# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 6-D-06-RZ Related File Number:

Application Filed: 4/25/2006 Date of Revision:

Applicant: CHESTER T. COCHRAN, JR.

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

### PROPERTY INFORMATION

General Location: Northwest side Dutch Valley Dr., east side Bruhin Rd.

Other Parcel Info.:

Tax ID Number: 69 J A 015, & PT. 011 ZONED O-1 Jurisdiction: City

Size of Tract: 3 acres

Access ibility: Access is via Dutch Valley Dr., a minor arterial street with 20' of pavement width within 50' of right of

way, or Bruhin Rd., a minor arterial street with 25' of pavement width within 50' of right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Storage

**Surrounding Land Use:** 

Proposed Use: Office/warehouse, mixed commercial Density:

Sector Plan: North City Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The parcels around the intersection of Dutch Valley Dr. and Bruhin Rd. are developed with commercial

uses under C-1, C-3 and C-4 zoning.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), C-1 (Neighborhood Commercial) and R-1 (Single Family

Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: 4-C-06-PA OYP amendment to Commercial was approved by MPC on April 13, 2006.

**Extension of Zone:** Yes, extension of C-3 from the south

**History of Zoning:** MPC approved GC One Year Plan designation for this site on 4/13/06 (4-C-06-PA).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning. (Applicant requested C-3.)

Staff Recomm. (Full): C-6 zoning is compatible with surrounding land uses and will require MPC staff review of a site plan

prior to development. C-6 zoning will require larger setbacks and more landscaping buffer areas

adjacent to the residential and public pool areas.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. C-6 zoning of this site for office/warehouse development would be compatible with established office

and commercial uses in the area.

3. C-6 zoning requires administrative site plan approval by MPC staff prior to issuance of building

permits.

4. The C-6 zone has greater setback and landscaping requirements than the C-3 zone. A similar sized site about 1,500 feet to the west of this site, located on the north side of Dutch Valley Dr., on the west

side of the railroad bridge, was zoned C-6 in 2005 for similar office/warehouse development.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Dutch Valley Dr. and Bruhin Rd. are both arterial streets, capable of handling the additional traffic that will be generated by this development.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties. The C-6 zone will require landscaped yards where adjacent to residential development. Staff will also expect some landscape screening along the site's boundary with the Inskip Pool to the north.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the plan amendment approved by MPC on 4/13/06, either C-3 or C-6 zoning would be consistent with the City of Knoxville One Year Plan.
- 2. The North City Sector Plan proposes medium density residential uses for this site. Medium density residential uses are located to the east of this site. Commercial use of the subject property is an extension of the commercial node from the south and west.
- 3. This request may lead to future plan amendment and rezoning requests for commercial uses in the area. However, the adopted plans do not support further extension of commercial uses to the north and east of this site.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the

plan is consistent with the approved C-6 plan.

MPC Action: Approved MPC Meeting Date: 6/8/2006

**Details of MPC action:** 

Summary of MPC action: C-6 (General Commercial Park)

Date of MPC Approval: 6/8/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

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# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/5/2006 Date of Legislative Action, Second Reading: 7/18/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

(Emergency)

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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