

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 6-G-02-RZ **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: DAVID COOPER
Owner:

PROPERTY INFORMATION

General Location: South side of Dutch Valley Dr., east of Lavaun St.
Other Parcel Info.:
Tax ID Number: 69 J C 15 **Jurisdiction:** City
Size of Tract: 0.44 acre
Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 50' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Landscaping business office and equipment/inventory storage with no retail sales **Density:**
Sector Plan: North City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area east of this site is developed with residential uses under A-1, R-1 and R-2 zoning. To the west, is a mix of uses developed under O-1, I-3, R-1 and RP-1 zoning.

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

Street: 716 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
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-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning allows an extension of a business area from the east and is consistent with the One Year Plan designation for this property.

Comments: The One Year Plan designates this site for Mixed Use limited to O-1, O-3 or C-3 zoning. The North City Sector Plan proposes office uses for the site. Although rezoning this property C-3 will leave it surrounded by three A-1 zoned properties and one R-1 zoned property, the property to the east (parcel 16) is currently vacant and under the same ownership as the next property to the east (parcel 17.01), which is currently the location of The Map Store. There is minimal chance that parcel 16 will be developed residentially. It is anticipated that further office or commercial zoning will be requested along this section south of Dutch Valley Drive in the future.

The applicants are proposing to use this site for a landscaping business office and equipment/inventory storage with no retail sales. Commercial vehicles must be stored inside closed structures. Open storage of other materials and equipment incidental to the permitted use must be screened from view consistent with the regulations of Article 4, Section 9, B, 21 of the Knoxville Zoning Ordinance.

MPC Action: Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)

Date of MPC Approval: 6/13/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 7/9/2002

Date of Legislative Action, Second Reading: 7/23/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: