# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 7-B-03-PA Related File Number: 7-B-03-RZ

**Application Filed:** 6/10/2003 **Date of Revision:** 

Applicant: CHESTER COCHRAN

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 69 J A 11,12,13 OTHER: MAP ON FILE Jurisdiction: City

Size of Tract: 4.95 acres

Accessibility: Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residences

**Surrounding Land Use:** 

Proposed Use: Office and retail uses Density:

Sector Plan: North City Sector Plan Designation:

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

Neighborhood Context: This property is within an area of mixed land uses, including commercial businesses, apartments, single

family housing and a city park, within C-4, C-1, O-1, R-2 and R-1 zones.

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

**Street:** 505 Dutch Valley Dr.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) & R-2 (General Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial) & O-1 (Office, Medical, and Related Services)

**Previous Requests:** Part of site was zoned C-2 in 1990's

**Extension of Zone:** Yes for GC, no for Office

**History of Zoning:** Part of site was zoned C-1 in 2001. (4-S-00-SC)

### PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial) & MDR (Medium Density Residential)

Requested Plan Category: GC (General Commercial) & O (Office)

1/31/2007 01:56 PM Page 1 of 3

# 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) and O (Office) designations

Staff Recomm. (Full): General commercial expansion with an office transition to multi-family and park development is

consistent with the surrounding zoning and development pattern. The sector plan proposes commercial

and medium density residential use for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The general commercial designation and zoning are appropriate for this site, which is adjacent to C-

4 and R-2 zoning and multi-family and commercial uses.

2. Uses permitted under C-3 and O-1 zoning will be compatible with surrounding development and

zoning

3. The GC and O designations and C-3 and O-1 zones are logical extensions from the south and west.

#### THE EFFECTS OF THE PROPOSAL

1. There will be minimal impact on Dutch Valley Dr. and no impact on schools as a result of this zoning change.

2. Public water and sewer utilities are available to serve this site.

3. The effect on adjacent properties as a result of this zoning change will be minimal. The requested C-3 and O-1 zones will allow commercial expansion along Dutch Valley Dr. and office transition next to established multi-family development. A city park is located to the north of the subject property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested One Year Plan change is a logical extension from the south and west.

2. The North City Sector Plan proposes commercial and multi-family uses for this site.

3. Staff anticipates that the parcels to the northwest along Bruhin Rd south of the city park and not currently shown for commercial could be requested for One Year Plan amendment and zoning changes to O-1, C-1 or C-3 in the future. The sector plan proposes medium density use for these properties as

well.

MPC Action: Approved MPC Meeting Date: 7/10/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE GC (General Commercial) & O (Office)

Date of MPC Approval: 7/11/2002 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: 8/5/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

1/31/2007 01:56 PM Page 2 of 3

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Date	<b>U</b> I	ьсч	1316	4 L I V S	- ^	NNC	aı.

**Effective Date of Ordinance:** 

1/31/2007 01:56 PM Page 3 of 3