# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-C-03-RZ Related File Number:

**Application Filed:** 6/4/2003 **Date of Revision:** 

Applicant: AMETCO, INC.

Owner:



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

# PROPERTY INFORMATION

General Location: Southeast side Dutch Valley Dr., southwest of Plummer Rd.

Other Parcel Info.:

Tax ID Number: 69 J C PORTION OF 24 OTHER: PART ZONED I-3 TO A Jurisdiction: City

Size of Tract: 1.95 acres

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: Office building

**Surrounding Land Use:** 

Proposed Use: Church Density:

Sector Plan: North City Sector Plan Designation: Light Industrial

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

Neighborhood Context: This area is developed with commercial and industrial businesses under I-3 and C-6 zoning on the

south side of Dutch Valley Dr. Residential uses are developed on the north side under R-1 and RP-1

zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of C-6 from the east

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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

**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.

Staff Recomm. (Full): C-6 is a logical extension of zoning from the east and is compatible with the scale and intensity of the

surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-6 is a logical extension of zoning from the east.

2. Uses permitted under C-6 zoning are compatible with the surrounding land uses and zoning pattern.

3. The C-6 zone requires administrative site plan approval from MPC staff prior to issuance of any

building permits for new development.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. C-6 zoning for this site would have minimal impact on the adjacent properties in the area.

3. The request would have no impact on schools.

4. Dutch Valley Dr. is approximately 20' in width, which is marginal for access to commercial businesses. However, the same issue affects other commercial and industrial uses on Dutch Valley Dr. It would be desirable for the road to be widened for existing and future development, but there are

no plans to widen the street at this time.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes light industrial uses for the site. C-6 is a zone permitted

within the light industrial designation.

2. The North City Sector Plan proposes light industrial uses for the site.

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

**Details of MPC action:** 

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

Date of MPC Approval: 7/10/2003 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:

Date of Legislative Appeal: Effective Date of Ordinance:

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