

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-M-21-RZ **Related File Number:**
Application Filed: 6/28/2021 **Date of Revision:**
Applicant: BRADLEY & AMANDA SPENCER

PROPERTY INFORMATION

General Location: North side of Dutch Valley Drive due east of Ridge Grove Lane
Other Parcel Info.:
Tax ID Number: 69 F B 004 **Jurisdiction:** City
Size of Tract: 2.5 acres
Accessibility: Access is off of Dutch Valley Drive, a minor arterial with a 19.5-ft pavement width within a right-of-way that varies in width from 40 to 43 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LI (Light Industrial) & HP (Hillside Protection)
Growth Policy Plan: N/A (within City limits)
Neighborhood Context: This property is centrally located along Dutch Valley Road between I-275 and N. Broadway Avenue. It's situated in a transitional area between the commercial uses to the east and the residential uses to the west.

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

Street: 2005 Dutch Valley Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use) & HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, I-MU is adjacent to the east and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve I-MU (Industrial-Mixed Use) zoning because it is a minor extension of that zone and is consistent with the North City Sector Plan's land use designation.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. This stretch of Dutch Valley Drive has been transitioning to commercial and light industrial zoning since the early 2000s. This is the only parcel in a string of parcels fronting Dutch Valley Drive to have residential zoning. It is the only parcel zoned anything other than I-MU within that stretch.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The I-MU Industrial Mixed-Use Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject parcel is adjacent to I-MU (Industrial-Mixed Use) zoning to the east and west.
2. The addition of more I-MU zoning in this area is not expected to cause any adverse impacts.
3. On the zoning map, it appears that this parcel would serve as access for a land-locked parcel behind it that is also zoned RN-1. However, the parcels have different owners, as has always been the case.
4. The back half of the property contains steep slopes (over 40%) and is located in the HP (Hillside Protection Overlay) District. The slope analysis recommends a maximum disturbance area of 0.90 acres (out of the total 1.95 acreage). Development is likely to occur towards the front of the site outside of the HP area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The I-MU zone is consistent with the North City Sector Plan's LI (Light Industrial) land use designation.
2. The proposed amendment is consistent with all other plans.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

Summary of Action: Approve I-MU (Industrial-Mixed Use) zoning because it is a minor extension of that zone and is consistent with the North City Sector Plan's land use designation.

Date of Approval: 8/12/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/7/2021

Date of Legislative Action, Second Reading: 9/21/2021

Ordinance Number:

Other Ordinance Number References: O-122-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: