



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-C-06-PA

AGENDA ITEM #: 78

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** CHESTER T. COCHRAN, JR.

OWNER(S): COCHRAN CHESTER T JR

TAX ID NUMBER: 69 J A PART OF 011, 015 PART SHOWN AS O (OFFICE)

JURISDICTION: Council District 5

▶ **LOCATION:** Northwest side Dutch Valley Dr., northeast side Bruhin Rd.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: 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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) and O (Office) / O-1 (Office, Medical, and Related Services), C-1 (Neighborhood Commercial) & R-1 (Single Family Residential)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

▶ **EXISTING LAND USE:** Residence and office

▶ **PROPOSED USE:** Office/warehouse

EXTENSION OF PLAN DESIGNATION: Yes, extension of GC designation from the south and west.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Dwellings and public pool / LDR & P / R-1 (Single Family Residential) & OS-1 (Open Space)

South: Dutch Valley Dr. - Vacant land / MU (O, GC) & GC / A-1 (General Agricultural), C-3 (General Commercial) & C-4 (Highway & Arterial Commercial)

East: Dwellings / MDR / R-2 (General Residential)

West: Bruhin Rd. - Businesses and dwellings / GC, NC & LDR / R-1 (Single Family Residential), C-1 (Neighborhood Commercial) & C-3 (General Commercial)

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.

STAFF RECOMMENDATION:

▶ **APPROVE GC (General Commercial) One Year Plan designation.**

GC is an extension of the plan designation from the south and west and is a logical extension of the commercial node to the west.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. GC is an extension of the commercial designation and uses from the south and west.
3. Commercial use is an expansion of the commercial node at Bruhin Rd. and Dutch Valley Dr.

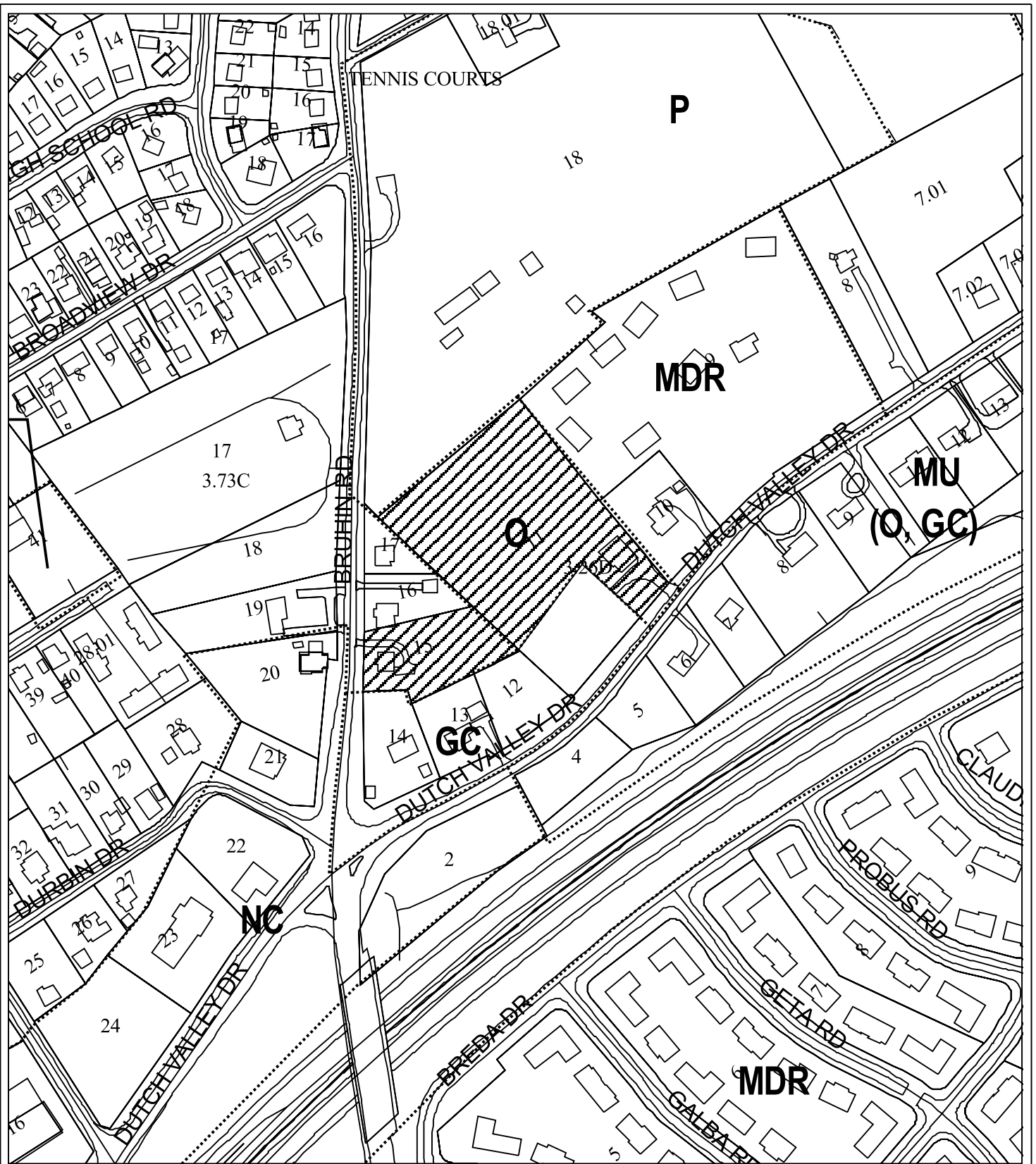
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed.
3. The recommended GC designation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Approval of the GC plan designation will allow the applicant to request commercial zoning for this site in the future, consistent with the One Year Plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. 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 for the subject property is an extension of the commercial node from the south and west.
2. With the recommended amendment to GC (General Commercial), C-3 zoning would be consistent with the City of Knoxville One Year Plan.
3. This request may lead to future plan amendment and rezoning requests for commercial in the area. However, the sector plan does not support further extension of commercial uses to the north and east of this site.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-C-06-PA
PLAN AMENDMENT**

Petitioner: Chester T. Cochran, Jr.

Map No: 69

Jurisdiction: City



From: LDR (Low Density Residential) and O (Office)

To: GC (General Commercial)

Original Print Date: 03/24/06 Revised: 03/29/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



BRACKFIELD & ASSOCIATES
Real Estate Services

March 27, 2006



Mr. Mark Donaldson
MPC Executive Director
Suite 402 City County Building
400 Main Street
Knoxville, TN 37902

4-C-06-PA

Dear Mr. Donaldson,

We are requesting approval as of April 13, 2006 for a one (1) year plan amendment on the property identified on the attached map.

This site fronts Dutch Valley Road and Bruhin Road respectfully. The current zoning calls for a mixed use of C3, R1, and office and we are asking for your support to C3 only.

We believe there will be very little impact to this area and hope that the C3 zoning makes this site more uniform. The property is currently used by Cochran Electric (owner) and A+ Embroidery with additional warehouse space for lease.

We are available at your request to discuss this openly and would appreciate your support

Please feel free to call me here at the office or my cell phone 414-9455.

Sincerely,

A handwritten signature in black ink, appearing to be "Buddy Brackfield", written over a horizontal line.

Buddy Brackfield

