

▶ **FILE #:** 6-D-06-RZ

AGENDA ITEM #: 66

AGENDA DATE: 6/8/2006

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

OWNER(S): COCHRAN CHESTER T JR

TAX ID NUMBER: 69 J A 015, & PT. 011 ZONED O-1

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Dutch Valley Dr., east 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 ZONING:** O-1 (Office, Medical, and Related Services), C-1 (Neighborhood Commercial) and R-1 (Single Family Residential)

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Storage

▶ **PROPOSED USE:** Office/warehouse, mixed commercial

EXTENSION OF ZONE: Yes, extension of C-3 from the south

HISTORY OF ZONING: MPC approved GC One Year Plan designation for this site on 4/13/06 (4-C-06-PA).

SURROUNDING LAND USE AND ZONING: North: Inskip Pool and dwellings / OS-1 (Open Space) and R-1 (Single Family Residential)

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

East: Multi-family dwellings / R-2 (General Residential)

West: Bruhin Rd. - Businesses and dwellings / R-1 (Single Family Residential and 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 C-6 (General Commercial Park) zoning. (Applicant requested C-3.)**

C-6 zoning is compatible with surrounding land uses and will require MPC staff review of a site plan prior to development. C-6 zoning will require larger setbacks and more landscaping buffer areas adjacent to the residential and public pool areas.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for office/warehouse development would be compatible with established office and

commercial uses in the area.

3. C-6 zoning requires administrative site plan approval by MPC staff prior to issuance of building permits.
4. The C-6 zone has greater setback and landscaping requirements than the C-3 zone. A similar sized site about 1,500 feet to the west of this site, located on the north side of Dutch Valley Dr., on the west side of the railroad bridge, was zoned C-6 in 2005 for similar office/warehouse development.

THE EFFECTS OF THE PROPOSAL

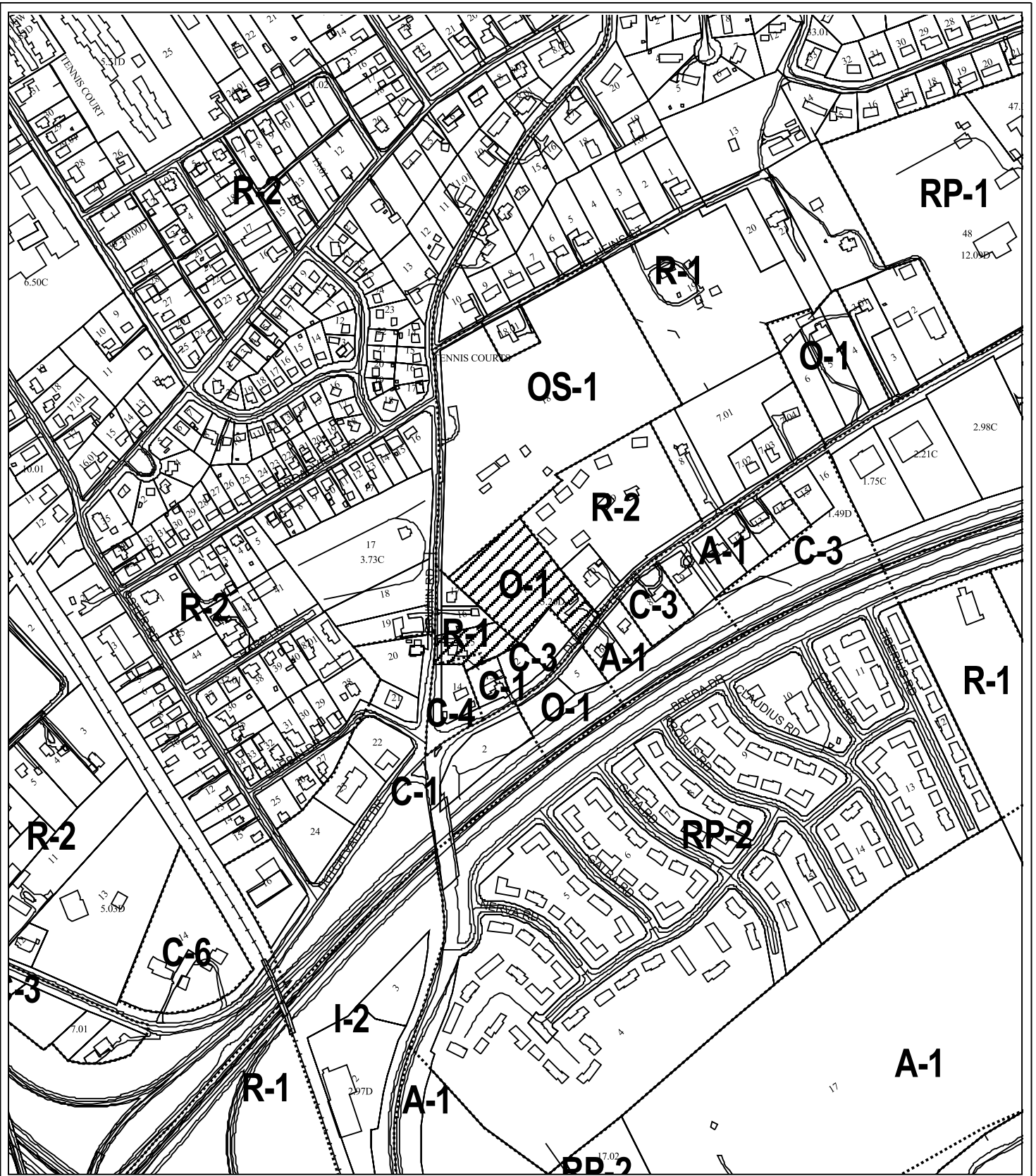
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Dutch Valley Dr. and Bruhin Rd. are both arterial streets, capable of handling the additional traffic that will be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties. The C-6 zone will require landscaped yards where adjacent to residential development. Staff will also expect some landscape screening along the site's boundary with the Inskip Pool to the north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the plan amendment approved by MPC on 4/13/06, either C-3 or C-6 zoning would be consistent with the City of Knoxville One Year Plan.
2. 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 use of the subject property is an extension of the commercial node from the south and west.
3. This request may lead to future plan amendment and rezoning requests for commercial uses in the area. However, the adopted plans do not support further extension of commercial uses to the north and east of this site.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan.

If approved, this item will be forwarded to Knoxville City Council for action on 7/5/2006 and 8/1/2006. 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.



**6-D-06-RZ
REZONING**

Petitioner: Chester T. Cochran, Jr.

Map No: 69

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services), C-1 (Neighborhood Commercial) and R-1 (Single Family Residential)
To: C-3 (General Commercial)

Original Print Date: 05/24/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902