

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

▶ **FILE #:** 10-E-06-PA **AGENDA ITEM #:** 79
 10-H-06-RZ **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** JIM MCMICHAEL
OWNER(S): SAME

TAX ID NUMBER: 69 P D 015, 016
JURISDICTION: Commission District 5
▶ **LOCATION:** Northwest side Dutch Valley Dr., southwest side Coster Rd.
▶ **TRACT INFORMATION:** 1.6 acres.
SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Dutch Valley a minor arterial street with 32' of pavement located within the I-640 right-of-way.
UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and NC (Neighborhood Commercial) / C-1 (Neighborhood Commercial) and R-2 (General Residential)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)
▶ **EXISTING LAND USE:** Sign business
▶ **PROPOSED USE:** Sign business
EXTENSION OF PLAN DESIGNATION/ZONING: Yes
HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been designated for GC use in recent years.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Residences / LDR / R-1 Residential
 South: Interstate right-of-way / NC / C-1 Commercial
 East: Street and parking lot / NC/C-1 Commercial
 West: Rail road right-of-way/ R-2 and C-6 Commercial
NEIGHBORHOOD CONTEXT: This site is within a commercial/business strip that extends along the north side of Dutch Valley Dr., from the rail road to the Bruhin Rd. intersection within C-1 and C-4 zones.

STAFF RECOMMENDATION:

- ▶ **APPROVE GC (General Commercial) designation**
 GC designation and C-4 zoning will bring this existing business into conformity with the zoning of the property and add the adjoining lot to the north of the business which is also owned by the applicant. The One Year Plan and sector plan propose NC and LDR for the property.
- ▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning for the site based on the One Year Plan**

recommendation.

C-4 zoning of this site is consistent with the business that has operated on this site for years and is consistent with other recent commercial rezoning that has taken place in this area of Central Avenue Pike.

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-4 zoning of this site for the existing sign painting business would be compatible with established commercial uses in the area.
3. The C-4 zone has greater setback and landscaping requirements adjacent to residential zones than the existing C-1 zone.

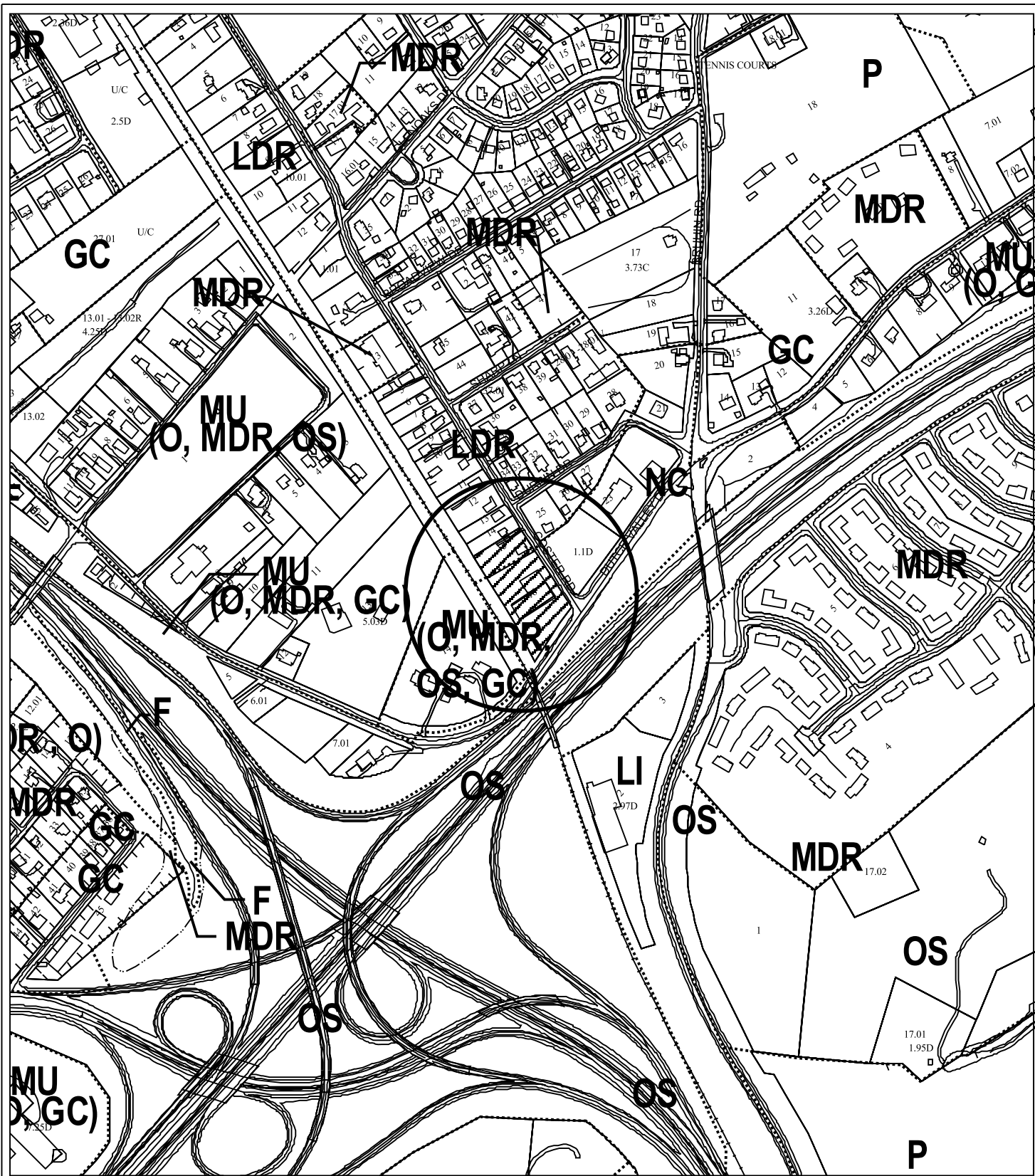
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Central Avenue Pike and Dutch Valley Dr. are both arterial streets, capable of handling the traffic associated with this business, as well as any additional traffic that will be generated by new development that might occur within other C-3 or C-4 zones along this block of Dutch Valley Dr.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment, C-4 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes low density residential uses for this commercial site and the remainder of the block already zoned C-1, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request could lead to future C-3 or C-4 commercial rezoning requests for the C-1 zoned property in the area.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. 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.



10-E-06-PA/10-H-06-RZ
 PLAN AMENDMENT

Petitioner: Jim McMichael

Map No: 69

Jurisdiction: City

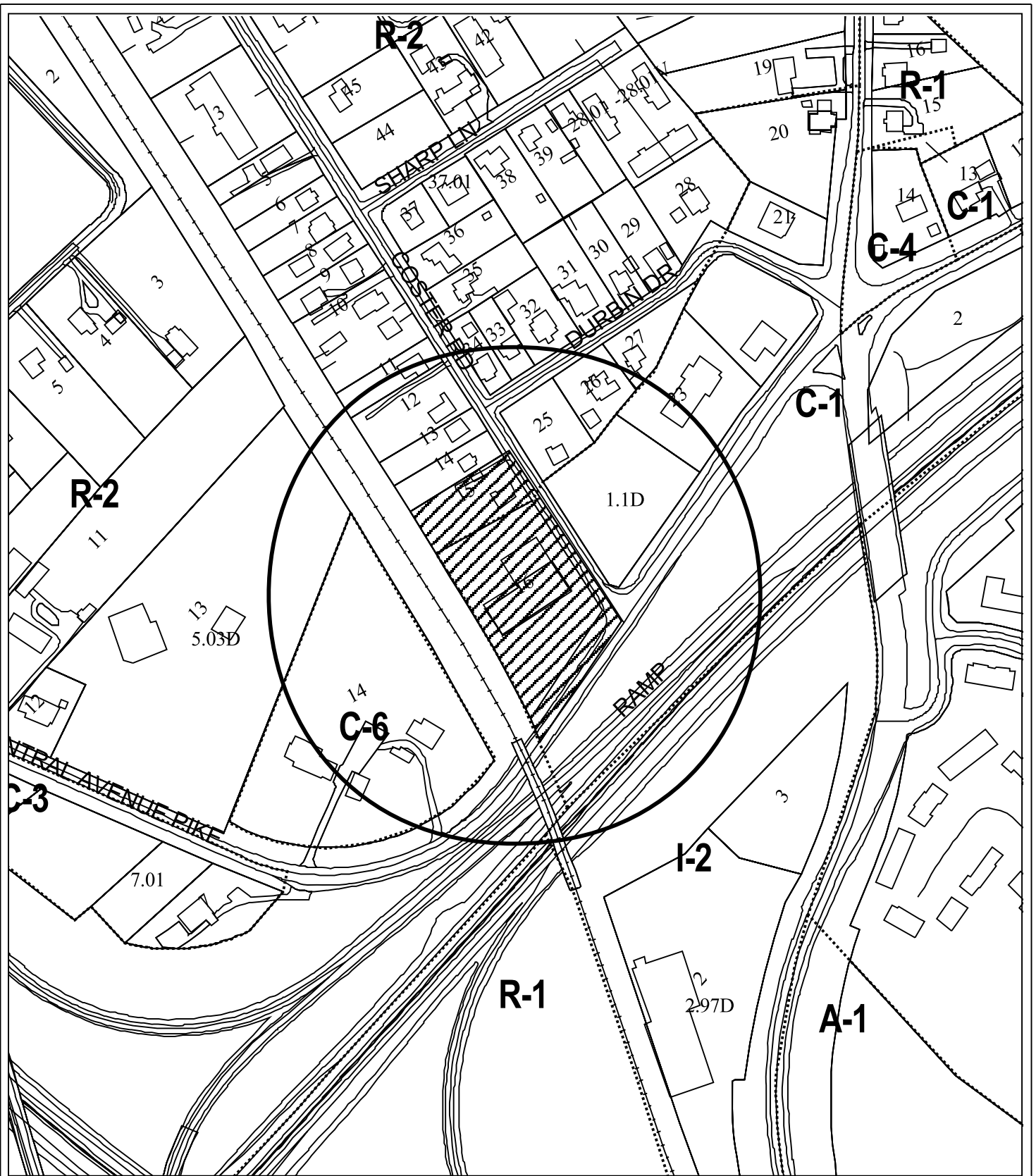


From: LDR (Low Density Residential) and NC (Neighborhood Commercial)

To: GC (General Commercial)

Original Print Date: 09/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-H-06-RZ
REZONING**

Petitioner: Jim McMichael

Map No: 69

Jurisdiction: City



From: C-1 (Neighborhood Commercial) and R-2 (General residential)

To: C-4 (Highway and Arterial Commercial)

Original Print Date: 09/26/06

Revised:

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

0 250'

