



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

▶ **FILE #:** 12-J-07-RZ
12-D-07-SP

AGENDA ITEM #: 86
AGENDA DATE: 12/13/2007

▶ **APPLICANT:** DUTCHTOWN LAND PARTNERS, LLC
OWNER(S): A AND P PROPERTIES
ALEXANDER WILLIAM K JR & ROY E ALEXANDER &

TAX ID NUMBER: 119 007, 008 & 014
JURISDICTION: Commission District 5

▶ **LOCATION:** South side Dutchtown Rd., northwest side Floyd Ln., west of N. Cedar Bluff Rd.

▶ **TRACT INFORMATION:** 10.2 acres.

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with 19' of pavement width within 70' of right of way, or Floyd Ln., a local right of way or varying widths.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Office and office warehouse

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of commercial plan designation, but it is an extension of CA zoning from the east

HISTORY OF ZONING REQUESTS: None noted for this site

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Dutchtown Rd. - Dwellings and school bus lot / LDR / A (Agricultural)
South: Floyd Ln. - Vacant land / MU and SLPA / RP-1 (Planned Residential) @ 1-12 du/ac
East: Dwelling and offices / LDR / A (Agricultural) and CA (General Business)
West: Dwellings / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: The immediate area is developed with residential uses under A zoning. Christian Academy of Knoxville is located to the west, zoned RP-1. Some offices are located to the east, zoned CA, OA and OB.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office) sector plan designation. (Applicant requested Commercial.)**

Commercial uses would not be appropriate at this location and could have a negative impact on surrounding properties. Office uses are appropriate as they are more compatible with surrounding residential uses.

▶ **APPROVE OB (Office, Medical & Related Services) zoning. (Applicant requested CB.)**

OB zoning allows reasonable use of the property, while not allowing the wide range of potentially negative impact uses that would be permitted under the requested CB zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CB allows a wide range of uses, many of which would not be compatible with surrounding land uses. However, the less intense OB zoning is appropriate on this site located along a minor arterial street and adjacent to a major academic institution. CB uses should be located where there are established heavy commercial uses. This area does not fit that description.
2. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. OB zoning allows reasonable use of the property without having a potentially detrimental impact on adjacent properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of use proposed, but the number of trips generated by office uses is generally less than commercial uses. Dutchtown Rd. is a minor arterial street that is being improved and that should be able to handle the additional traffic generated by this development.
3. The recommendation is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

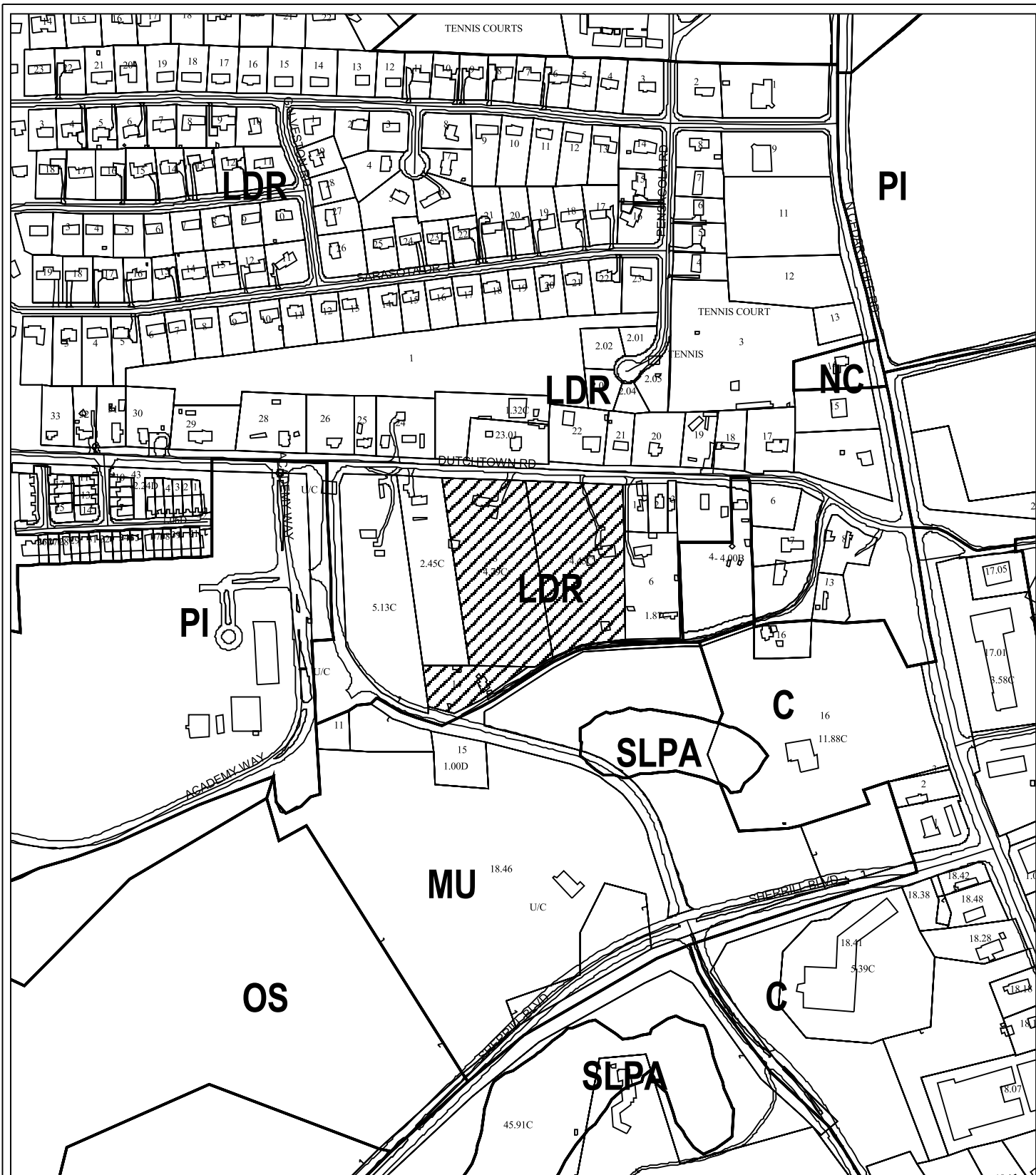
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to office, OB zoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of these requests may generate future requests for office or commercial designations or zoning, but the current sector plan does not propose additional office or commercial uses further to the west along Dutchtown Rd.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. 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 County.



12-D-07-SP/12-J-07-RZ
 SECTOR PLAN AMENDMENT
 NORTHWEST COUNTY SECTOR PLAN AMENDMENT

Petitioner: Dutchtown Land Partners, LLC

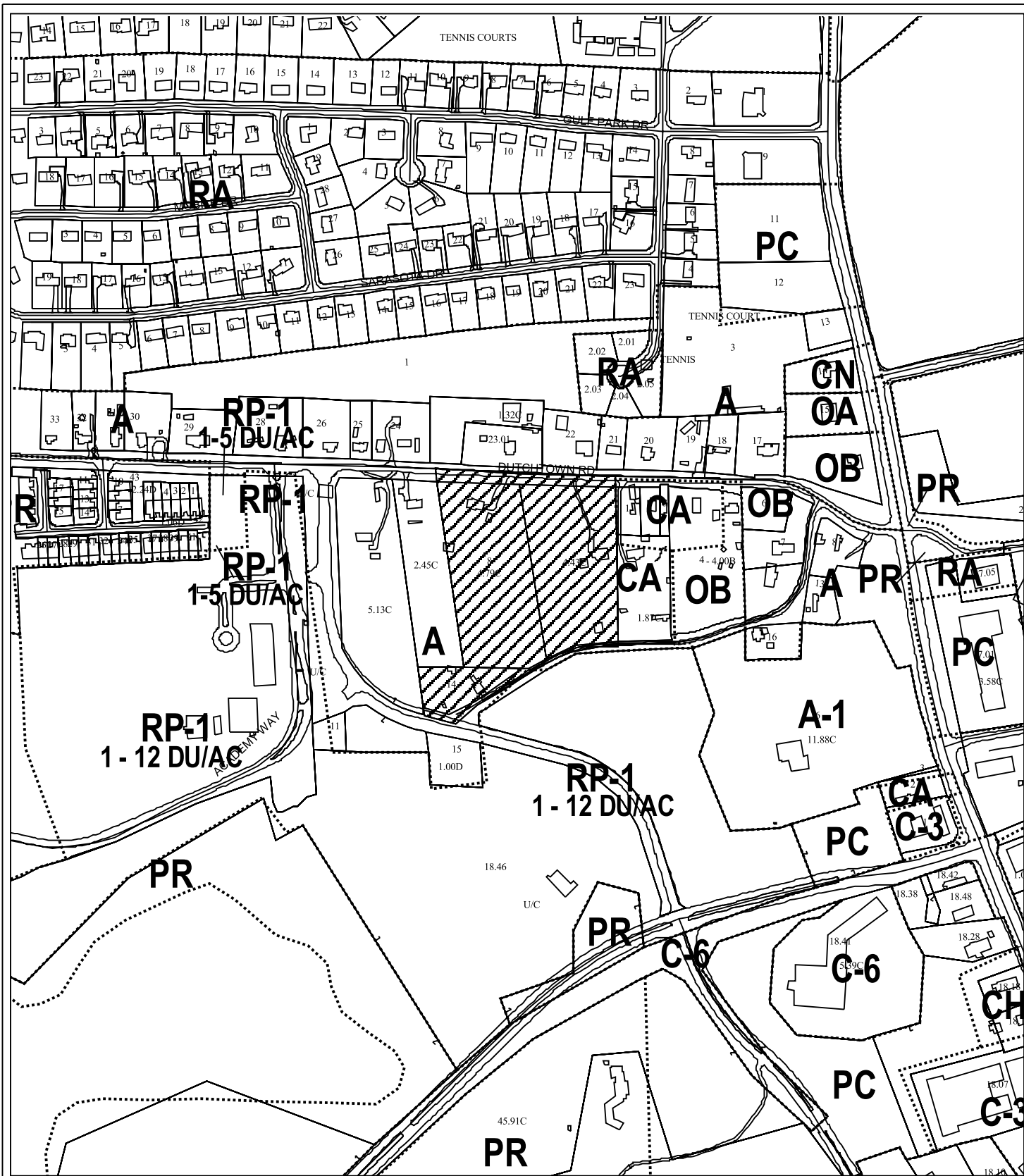
Map No: 119

Jurisdiction: County

From: LDR (Low Density Residential)
 To: C (Commercial)

Original Print Date: 11/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





12-J-07-RZ
REZONING

Petitioner: Dutchtown Land Partners, LLC

Map No: 119

Jurisdiction: County



From: A (Agricultural)

To: CB (Business and Manufacturing)

Original Print Date: 11/26/07 Revised:

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