



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

FILE #: 3-A-09-RZ

AGENDA ITEM #: 53

AGENDA DATE: 3/12/2009

APPLICANT: DOUG SHOFFNER
OWNER(S): DFS PROPERTIES LLC

TAX ID NUMBER: 69 J B 043

JURISDICTION: City Council District 5

LOCATION: Northwest side Dutch Valley Dr., southwest of Plummer Rd.

APPX. SIZE OF TRACT: 0.7 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Dutch Valley Dr., a two lane minor arterial street with 22' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

WATERSHED: First Creek

PRESENT ZONING: R-1 (Low Density Residential)
ZONING REQUESTED: O-1 (Office, Medical, and Related Services)
EXISTING LAND USE: Vacant residence
PROPOSED USE: Office

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / LDR/R-1 Residences
South: Dutch Valley Dr./ Businesses /LI/C-6 and I-3 Industrial
East: Residences / MU SD (Office/Residential)/R-1Residential
West: Residence / MU SD (Office/Residential)/R-1Residential

NEIGHBORHOOD CONTEXT: This site is part of an older residential area developed under R-1 zoning that has been undergoing non-residential redevelopment within RP-1, O-1, O-3, C-6, and I-3 zoning.

STAFF RECOMMENDATION:

Recommend that City Council APPROVE O-3 (Office Park) zoning

O-3 zoning of this site is compatible with surrounding uses that includes residences, businesses and office uses. The One Year plan proposes a Mixed Use-Special District (MU-SD) for this site and a new zoning district of R-4 which has not yet been adopted. The O-3 zone is one of the zones recommended for the former MU One Year Plan designation and is a suitable substitute zone for this MU area.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Office uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. This site is proposed for restricted mixed use zoning consistent with the O-3 zoning permitted uses.

3. O-3 zoning provides the applicant the opportunity to develop the subject site for restricted office uses in a manner compatible with adjacent and nearby uses that include residences, businesses and a church.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The O-3 zone, as described in the zoning ordinance, is intended to provide for professional and business offices surrounded by landscaped yards and open area.
2. O-3 is a suitable zone to accommodate the proposed development.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will be minimal.
3. O-3 zoning will have a minimal impact on adjacent properties, which are zoned for similar or higher intensity uses.

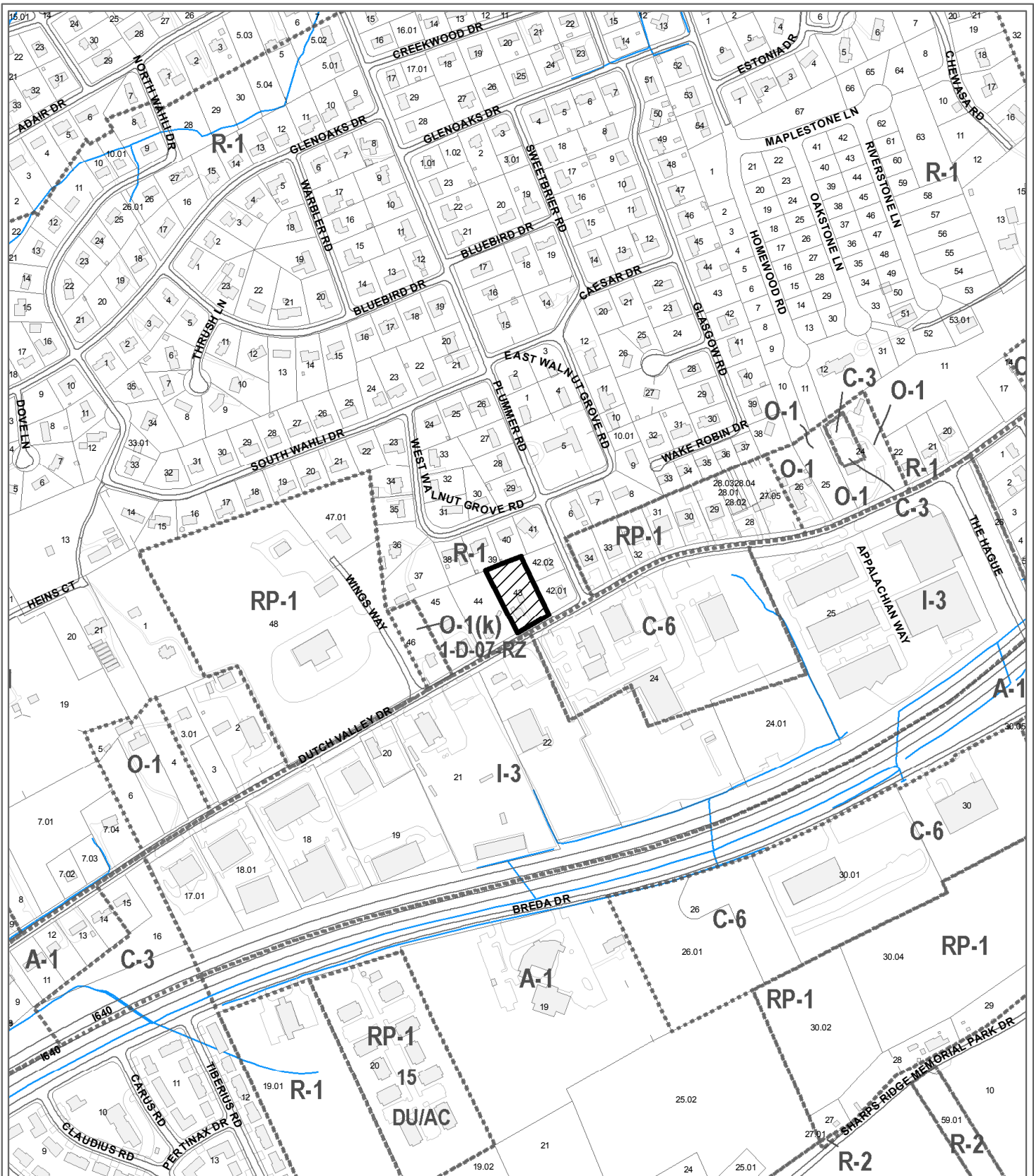
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes mixed uses, limited to residential and office uses. O-3 zoning is an acceptable zone under the One Year Plan designation.
2. The North City Sector Plan proposes Mixed Use-Special District (MU-SD) for the site and a zoning district which has not yet been adopted..
3. Approval of this rezoning could lead to future O-3 requests, if the need arises in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2009 and 4/21/2009. 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.



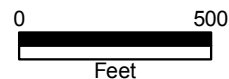
**3-A-09-RZ
REZONING**

From: R-1 (Low Density Residential)
To: O-1 (Office, Medical, and Related Services)



Petitioner: Shoffner, Doug

Map No: 69
Jurisdiction: City



Original Print Date: 2/26/2009
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902