

▶ **FILE #:** 10-A-12-RZ

AGENDA ITEM #: 23

AGENDA DATE: 10/11/2012

▶ **APPLICANT:** **ROBERT GREENE**

OWNER(S): David and Jackie Keck

TAX ID NUMBER: 69 D A 023 & 02301

JURISDICTION: City Council District 5

▶ **LOCATION:** **North side Dutch Valley Dr., west of Old Broadway**

▶ **APPX. SIZE OF TRACT:** **5.6 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 21' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** **I-2 (Restricted Manufacturing and Warehousing)**

▶ **ZONING REQUESTED:** **C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Business**

▶ **PROPOSED USE:** **Body shop / automobile maintenance**

EXTENSION OF ZONE: No, but there is C-6 zoning located to the west of the site on a similar property.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ridge / R-1 (Low Density Residential)

South: Dutch Valley Dr. - Manufacturing, warehouse / I-2 (Restricted Manufacturing & Warehousing)

East: Vacant / I-2 (Restricted Manufacturing & Warehousing)

West: Distribution business / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed primarily with light industrial and commercial uses under I-2, I-3 and C-6 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 zoning is appropriate within the light industrial land use designation. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits. The rear portion of the site is characterized by steep slopes within the adjacent ridgeline and should be left undeveloped. Access to the rear portion of the site is limited by the placement of the existing building.

COMMENTS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR

CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-6 zoning is appropriate within the light industrial land use designation.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning, and has access to a minor arterial street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits. Staff would likely not be in favor of development to the rear of the existing building, which is designated on the sector plan for hillside and ridgetop protection.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The impact on the street system will depend on the type of development proposed. The site is currently developed with a general auto repair business.
3. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.
4. Public water and sewer utilities are available to serve the site.

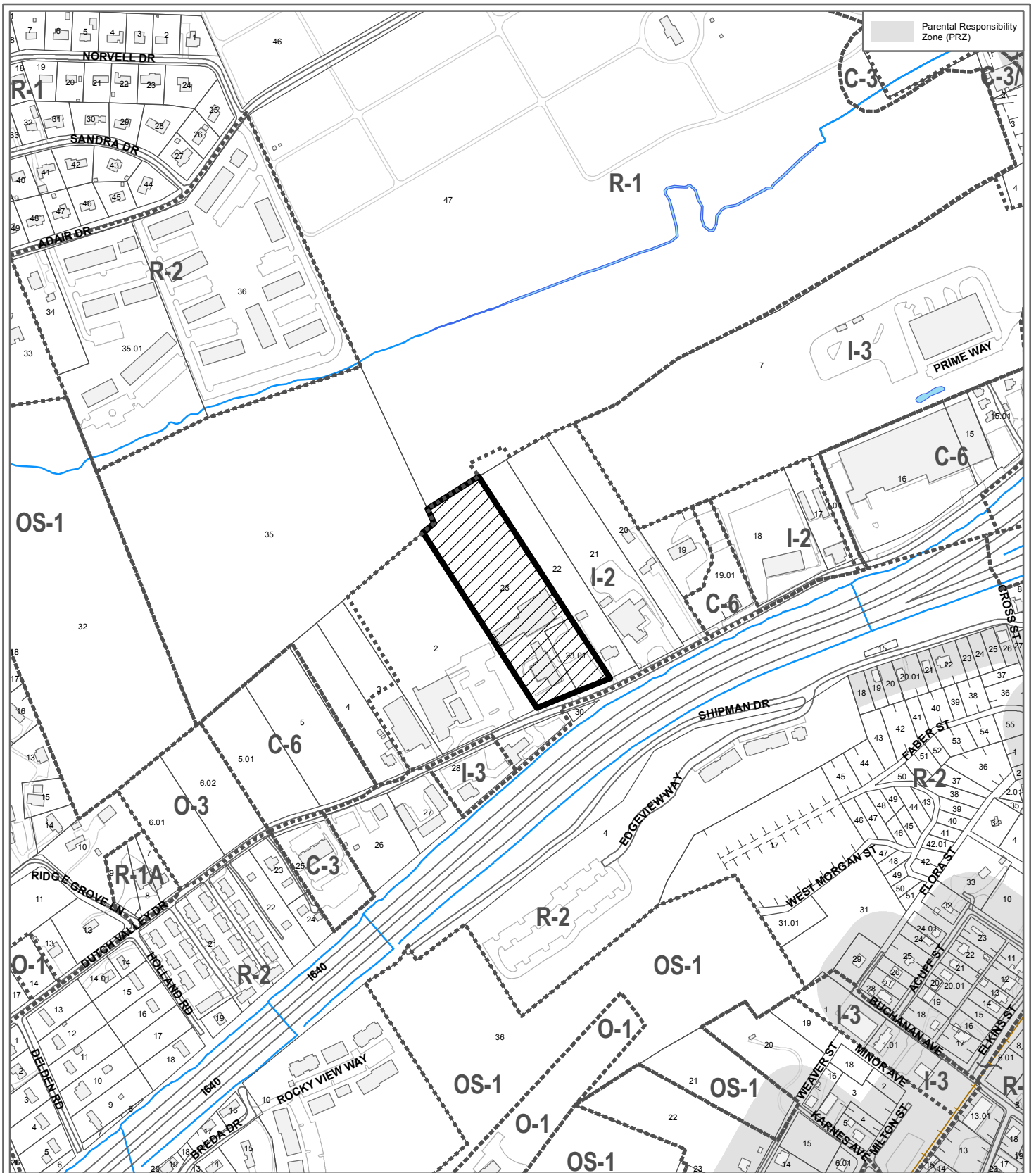
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed C-6 zoning.
2. The North City Sector Plan proposes light industrial uses and hillside protection for this site, consistent with the recommended C-6 and R-1 zones.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The sector plan proposes hillside and ridgetop protection for the entire rear half of the site behind the existing building. If development is proposed in this area in the future, staff would certainly take this into account as part of the administrative site plan review required under C-6 zoning. The development potential in the rear portion of the site will be severely limited.
5. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/13/2012 and 11/27/2012. 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-A-12-RZ
REZONING**

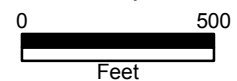
From: I-2 (Restricted Manufacturing and Warehousing)
To: C-6 (General Commercial Park)



Petitioner: Greene, Robert

Map No: 69

Jurisdiction: City



Original Print Date: 9/26/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902