



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

▶ **FILE #:** 3-C-13-RZ

**AGENDA ITEM #:** 23

**AGENDA DATE:** 3/14/2013

▶ **APPLICANT:** ANTHONY JEROME WALKER

OWNER(S): SWAN SEYMOUR ENTERPRISES INC

TAX ID NUMBER: 69 J C 004 & 005

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Dutch Valley Dr., east of Bruhin Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access 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: Second Creek

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office and parking of moving vans/trucks for moving company

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dutch Valley Dr. - Businesses / C-3 (General Commercial)  
South: I-640 right-of-way / O-1 (Office, Medical & Related Services)  
East: Residence / A-1 (General Agricultural)  
West: Vacant parcel / C-1 (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office and commercial uses under C-1, O-1, C-3, C-4, C-6, R-2 and A-1 zoning.

**STAFF RECOMMENDATION:**

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

The requested C-6 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of commercial zoning from two sides. 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.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 consistent with both the sector plan and One Year Plan designations for the property.
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, as well as the interstate, 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.

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 vacant.
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.

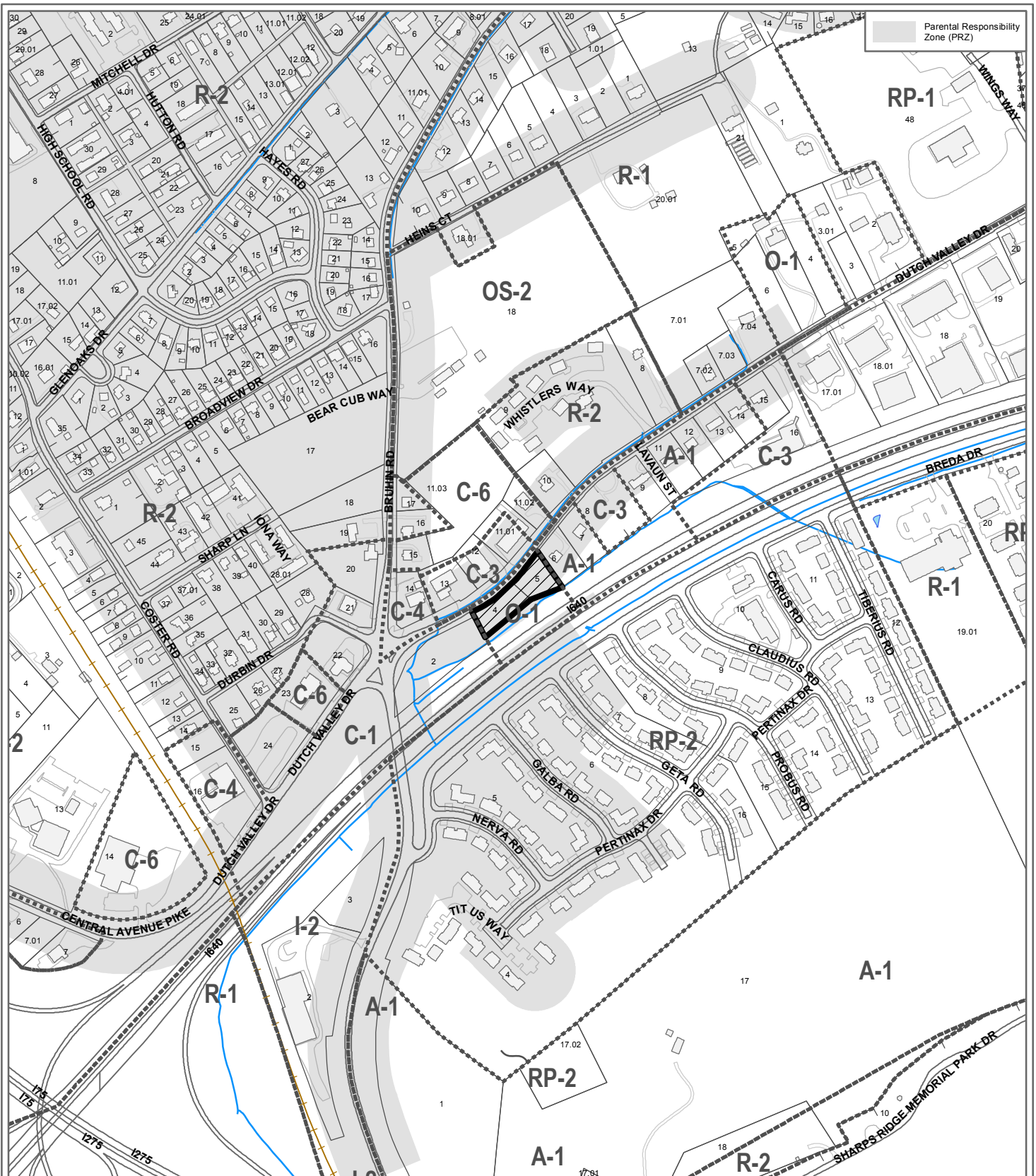
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan proposes mixed uses, limited to office or general commercial, for this site, consistent with the proposed C-6 zoning.
2. The North City Sector Plan proposes light industrial uses for this site, consistent with the proposed C-6 zoning district.
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 a small area in the southeast corner of the site. 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. This area is adjacent to I-640 and may have been created when the interstate was constructed.
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 4/16/2013 and 4/30/2013. 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.



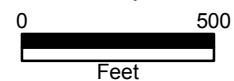
**3-C-13-RZ  
REZONING**

From: O-1 (Office, Medical, and Related Services)  
To: C-6 (General Commercial Park)



Petitioner: Walker, Anthony Jerome

Map No: 69  
Jurisdiction: City



Original Print Date: 2/26/2013 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902