

REZONING REPORT

▶ **FILE #:** 8-M-21-RZ

AGENDA ITEM #: 19

AGENDA DATE: 8/12/2021

▶ **APPLICANT:** BRADLEY & AMANDA SPENCER

OWNER(S): Kyle & Lori Beeler

TAX ID NUMBER: 69 F B 004

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2005 Dutch Valley Dr.

▶ **LOCATION:** North side of Dutch Valley Drive due east of Ridge Grove Lane

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (within City limits)

ACCESSIBILITY: Access is off of Dutch Valley Drive, a minor arterial with a 19.5-ft pavement width within a right-of-way that varies in width from 40 to 43 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)

▶ **ZONING REQUESTED:** I-MU (Industrial Mixed-Use) & HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶
EXTENSION OF ZONE: Yes, I-MU is adjacent to the east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

South: Multifamily - RN-5 (General Residential Neighborhood) District

East: Wholesale - I-MU (Industrial-Mixed Use) and HP (Hillside Protection Overlay) Districts

West: Agricultural/forestry/vacant - I-MU (Industrial-Mixed Use) and HP (Hillside Protection Overlay) Districts

NEIGHBORHOOD CONTEXT: This property is centrally located along Dutch Valley Road between I-275 and N. Broadway Avenue. It's situated in a transitional area between the commercial uses to the east and the residential uses to the west.

STAFF RECOMMENDATION:

▶ **Approve I-MU (Industrial-Mixed Use) zoning because it is a minor extension of that zone and is consistent with the sector plan's land use designation.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. This stretch of Dutch Valley Drive has been transitioning to commercial and light industrial zoning since the early 2000s. This is the only parcel in a string of parcels fronting Dutch Valley Drive to have residential zoning. It is the only parcel zoned anything other than I-MU within that stretch.

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

1. The I-MU Industrial Mixed-Use Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The subject parcel is adjacent to I-MU (Industrial-Mixed Use) zoning to the east and west.
2. The addition of more I-MU zoning in this area is not expected to cause any adverse impacts.
3. On the zoning map, it appears that this parcel would serve as access for a land-locked parcel behind it that is also zoned RN-1. However, the parcels have different owners, as has always been the case.
4. The back half of the property contains steep slopes (over 40%) and is located in the HP (Hillside Protection Overlay) District. The slope analysis recommends a maximum disturbance area of 0.90 acres (out of the total 1.95 acreage). Development is likely to occur towards the front of the site outside of the HP area.

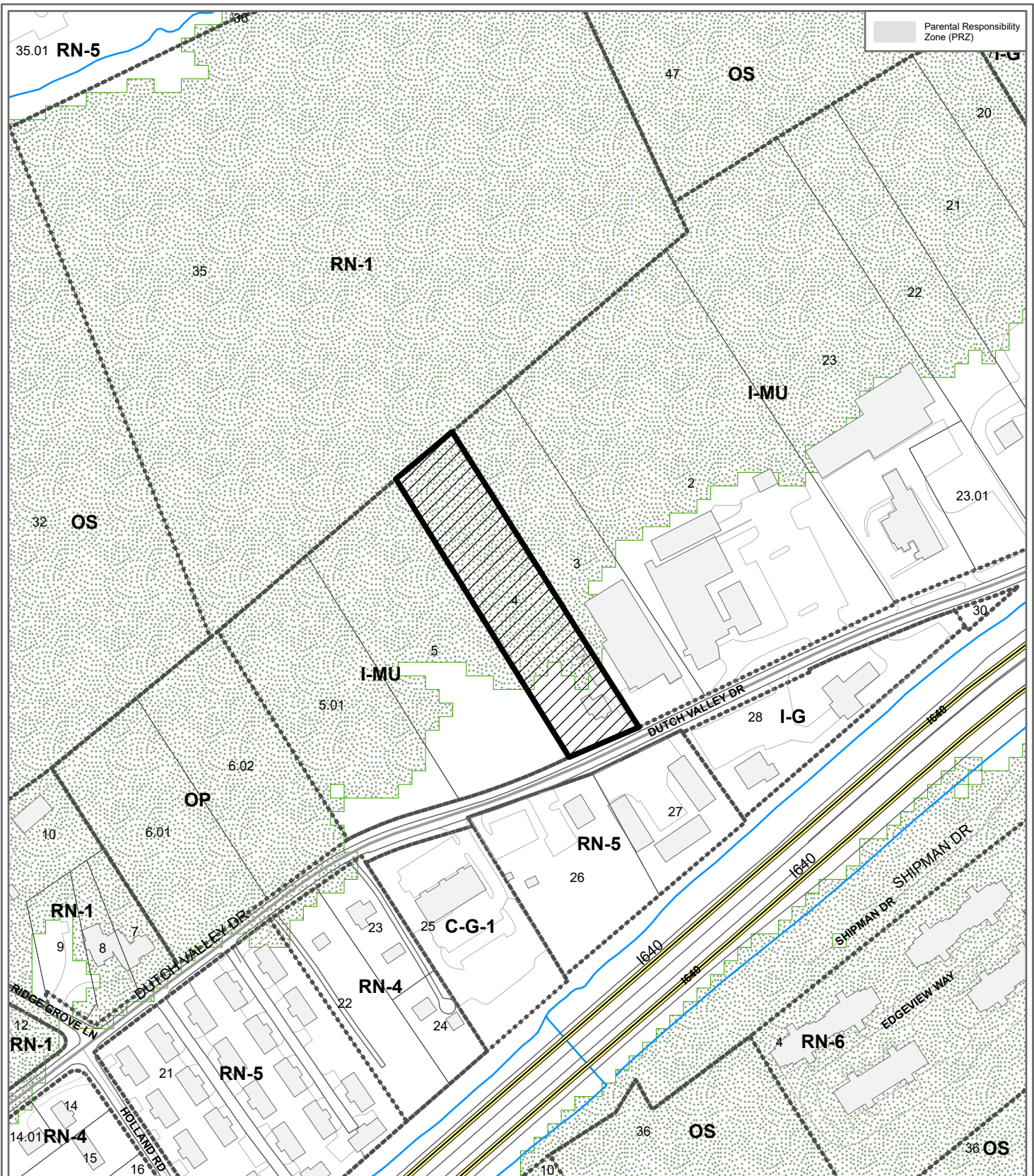
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The I-MU zone is consistent with the North City Sector Plan's LI (Light Industrial) land use designation.
2. The proposed amendment is consistent with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

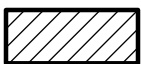
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



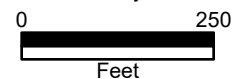
**8-M-21-RZ
REZONING**

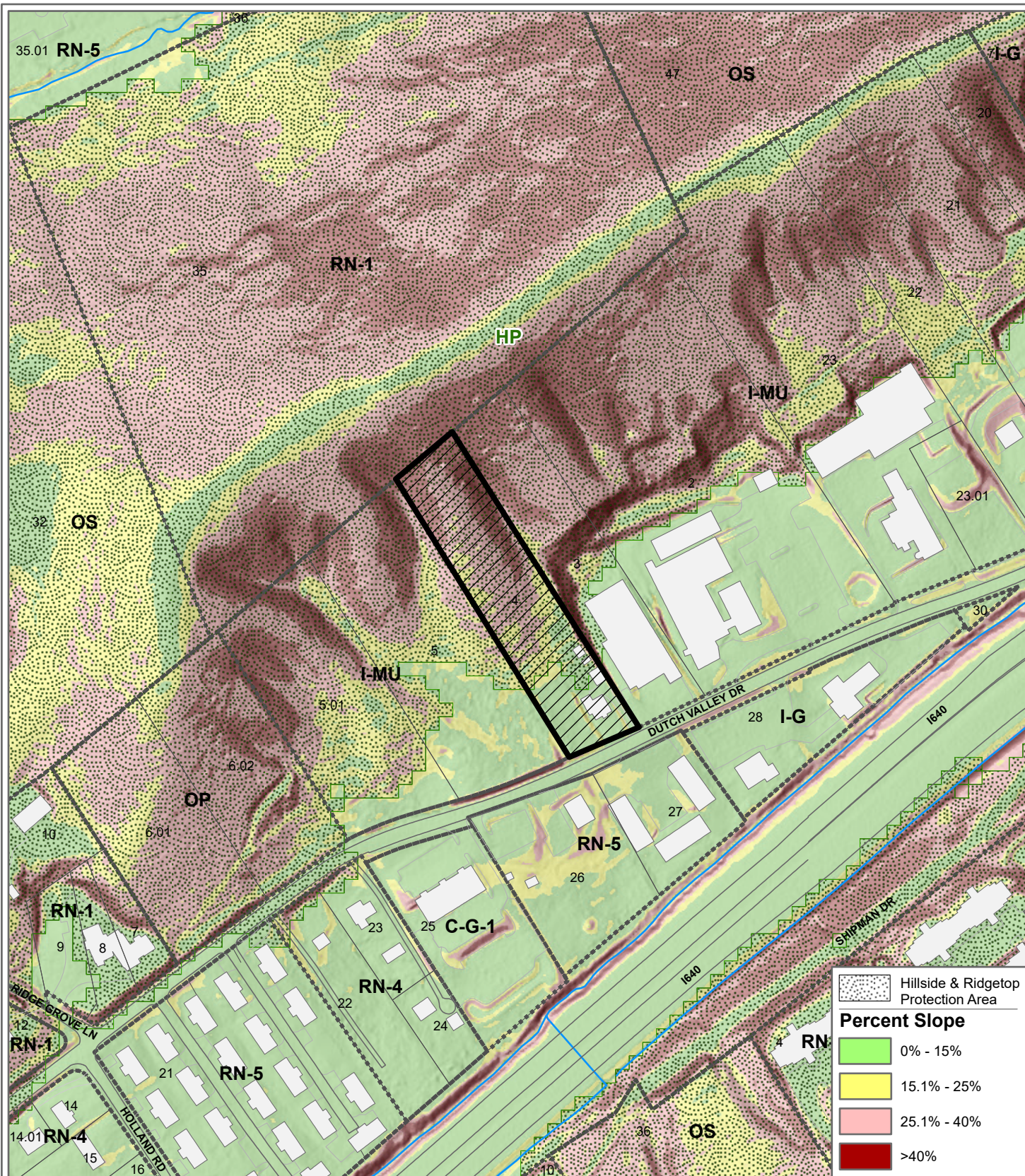
From: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)
To: I-MU (Industrial Mixed-Use) & HP (Hillside Protection)



Petitioner: & Amanda Spencer, Bradley

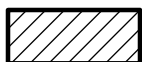
Map No: 69
Jurisdiction: City





**8-M-21-RZ
SLOPE ANALYSIS**

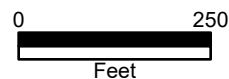
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Original Print Date: 7/7/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: & Amanda Spencer, Bradley

Map No: 69
Jurisdiction: City

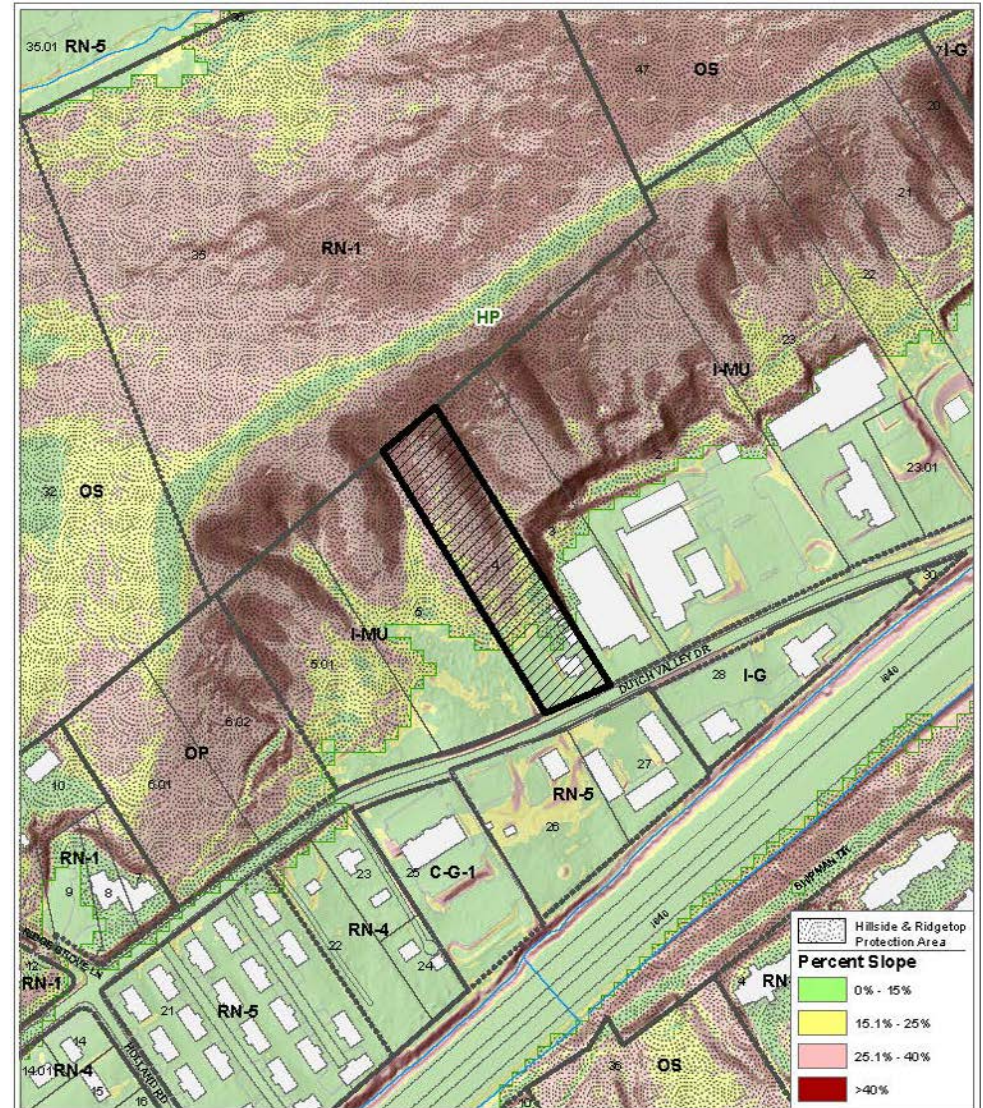


Slope Analysis
8-M-21-RZ

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	0.44	100%	0.44
0-15% Slope	0.13	100%	0.13
15-25% Slope	0.32	50%	0.16
25-40% Slope	0.62	20%	0.12
Greater than 40% Slope	0.44	10%	0.04
Subtotal: Sloped Land (Inside HP)	1.51		
Total	1.95		0.898

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.44	100%	0.4
0-15% Slope	0.13	100%	0.1
15-25% Slope	0.32	50%	0.2
25-40% Slope	0.62	20%	0.1
Greater than 40% Slope	0.44	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	1.51	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	0.5
Total Acreage	1.95		0.90

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.44	4.00	1.8
0-15% Slope	0.13	4.00	0.5
15-25% Slope	0.32	2.00	0.6
25-40% Slope	0.62	0.50	0.3
Greater than 40% Slope	0.44	0.20	0.1
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	1.51		1.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	1.95	1.70	3.3
Proposed Density (Applicant)	1.95	5.00	9.8



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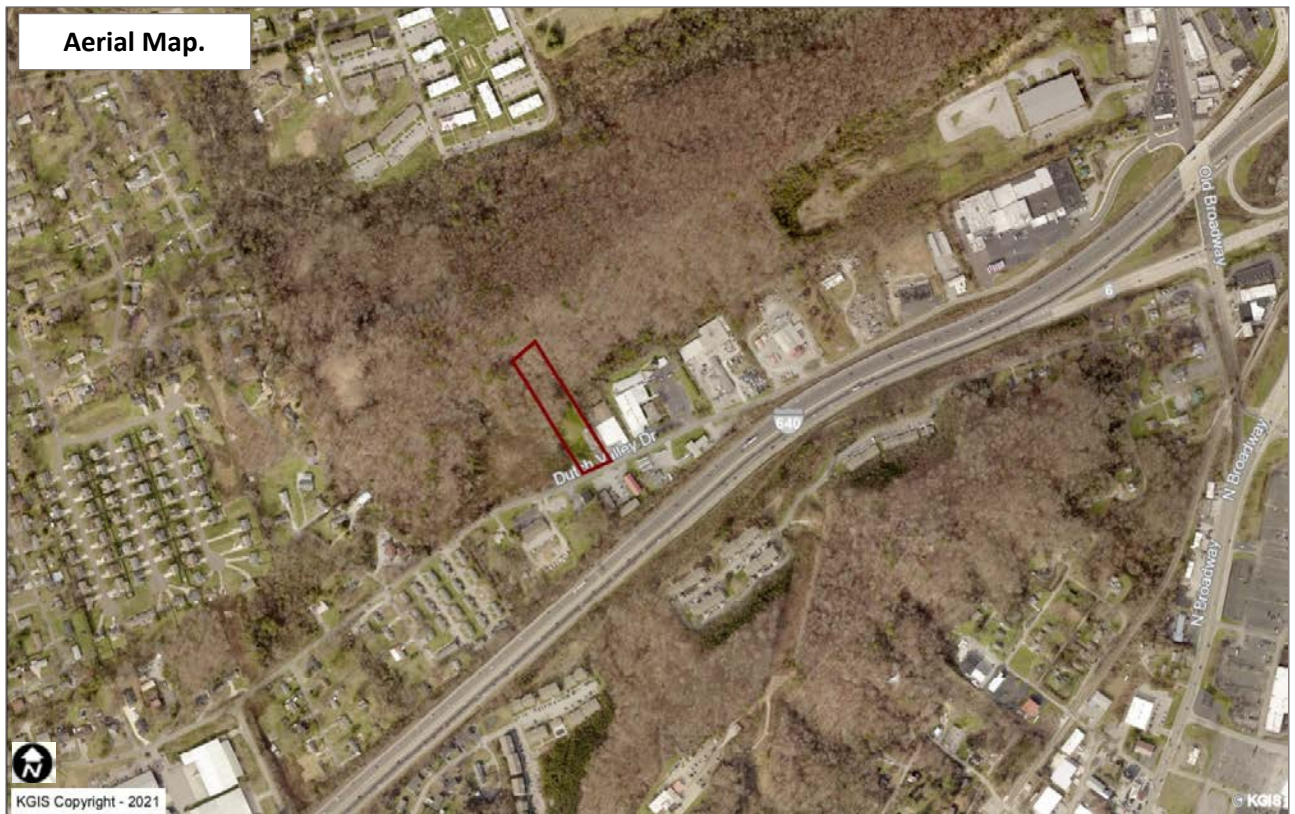
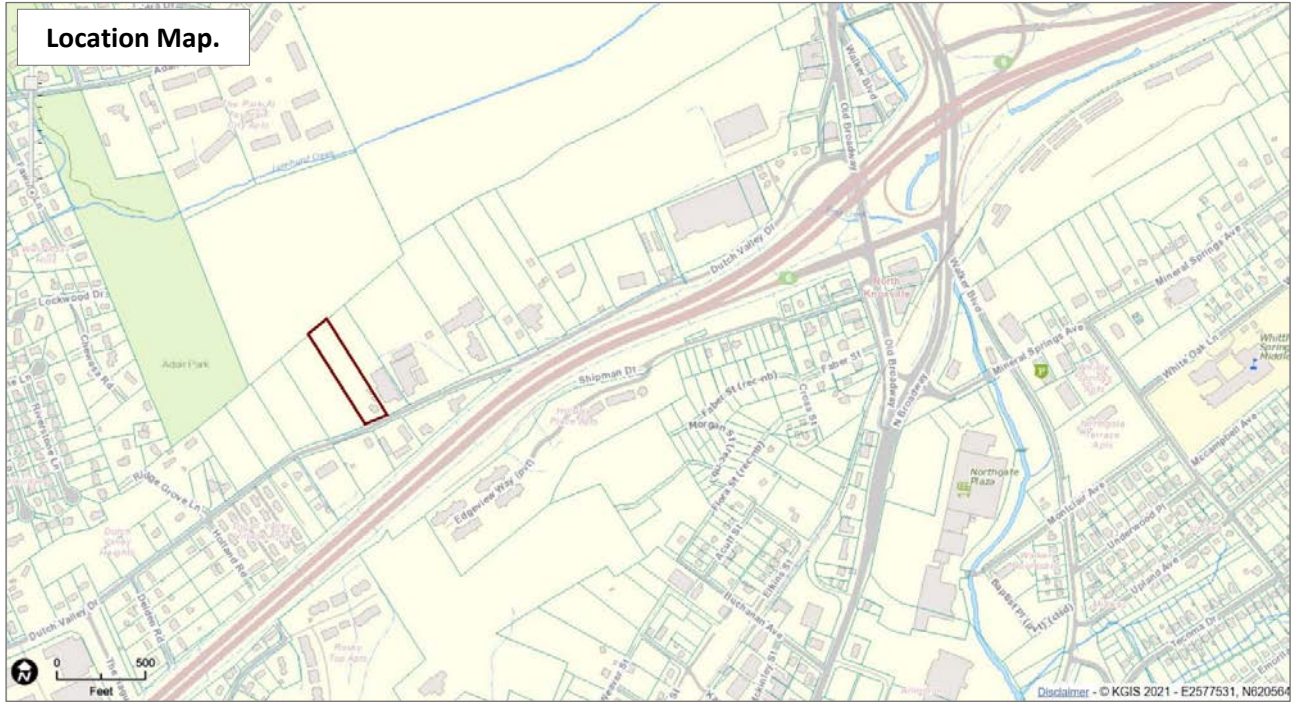
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Feet

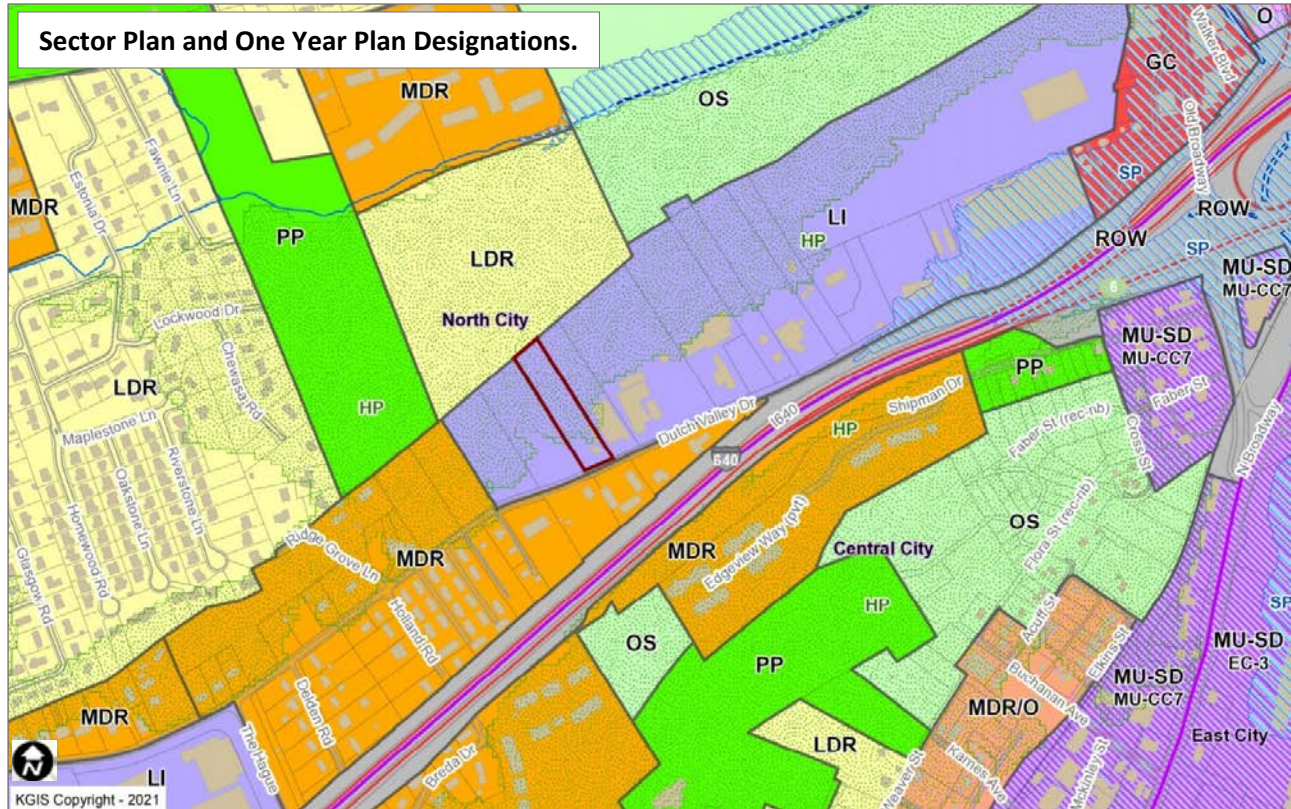
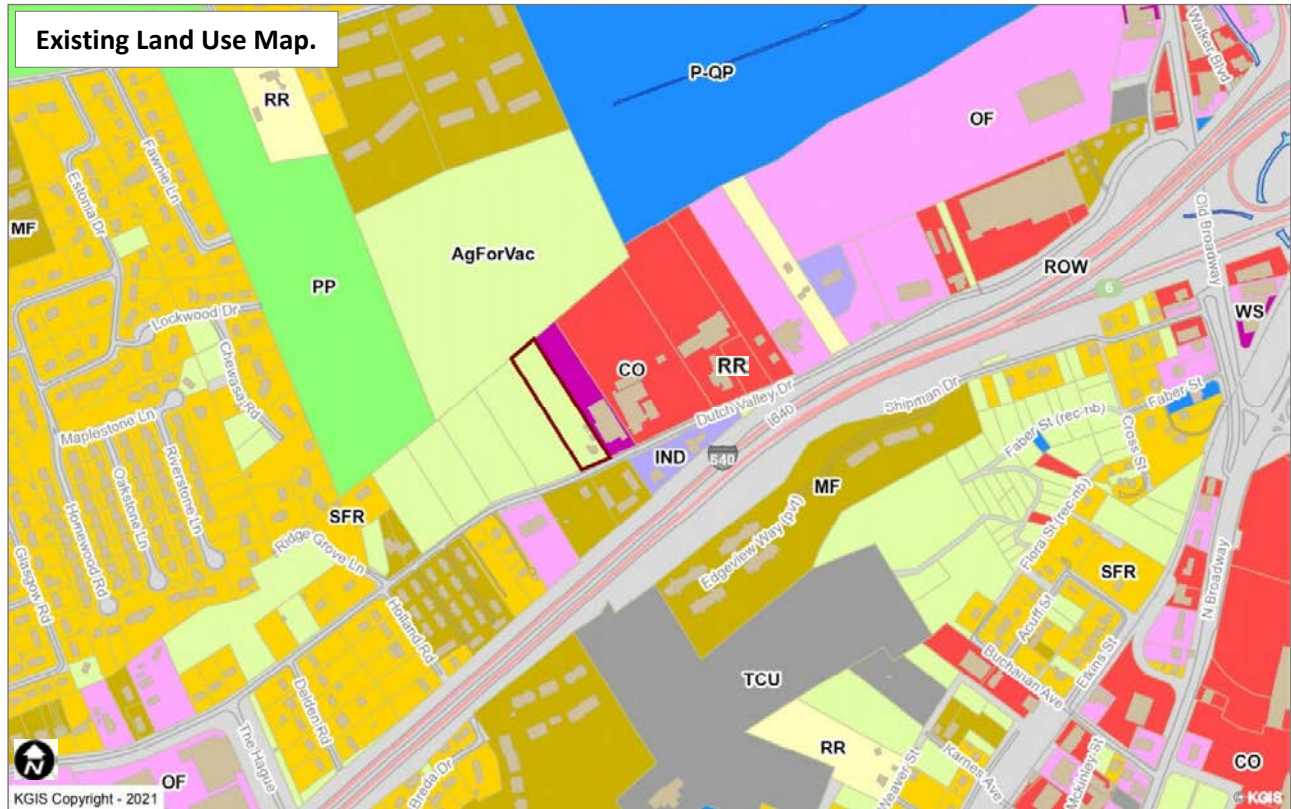
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8-M-21-RZ
EXHIBIT A. Contextual Images

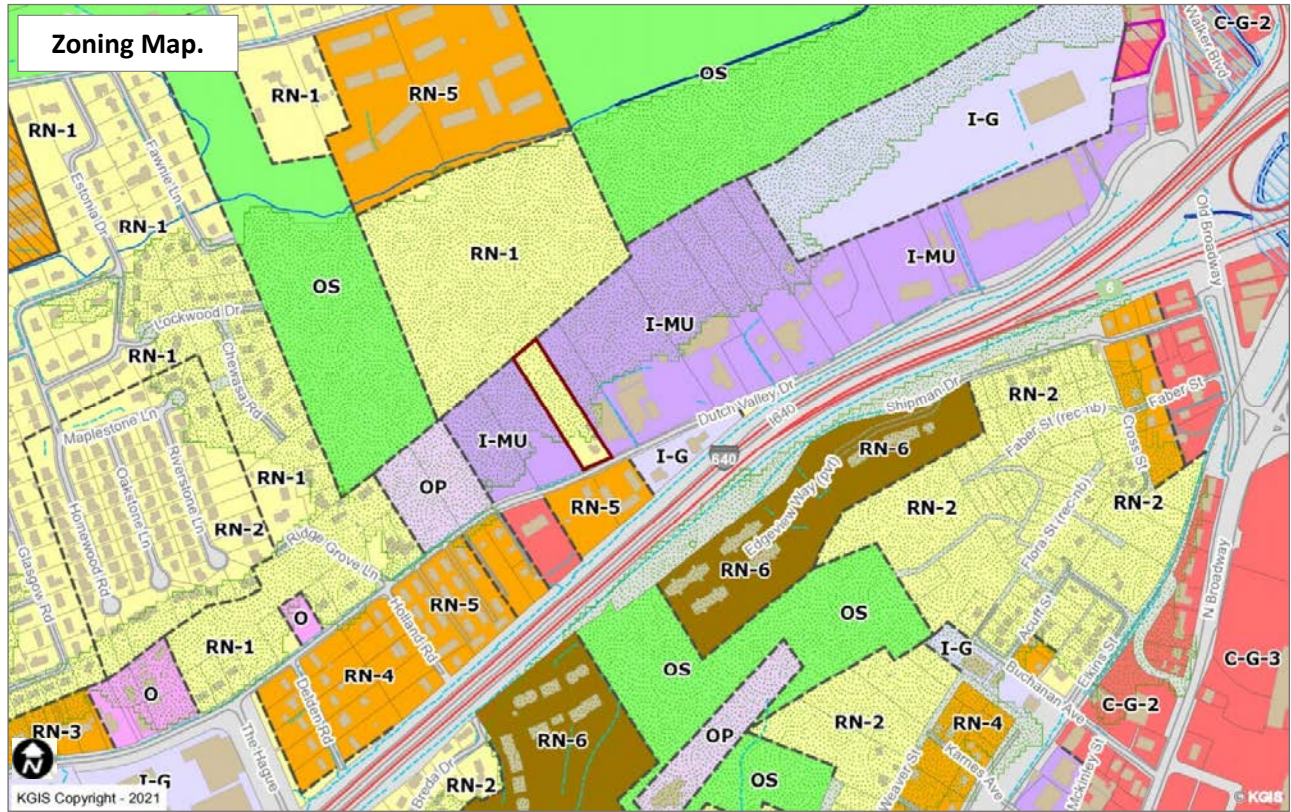


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EXHIBIT A. Contextual Images



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EXHIBIT A. Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Bradley and Amanda Spencer

Applicant Name

Affiliation

06/28/2021

8/12/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

8-M-21-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Bradley and Amanda Spencer

ABO Enterprises LLC dba Bin There Dump That

Name

Company

202 Campus Ln

Knoxville

TN

37918

Address

City

State

ZIP

865-689-1010 (o) 615-496-9933 Brad

knoxville@bintheredumpthat.com

Phone

Email

CURRENT PROPERTY INFO

Kyle and Lori Beeler

5903 Edmondson Ln, Knoxville TN 37918

(865)742-3891

Owner Name (if different)

Owner Address

Owner Phone

2005 Dutch Valley Rd Dr.

069FB004

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Dutch Valley Drive due East of Ridge Grove Lane

2.5 ac.

General Location

Tract Size

City County

5th District

RN-1 & HP
Zoning District

AgForVac

Existing Land Use

North City

LI (hp)

City

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

I-MU

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0326	1,000.00	
Fee 2		
Fee 3		
		\$1,000.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Amanda Spencer
 Applicant Signature

Bradley and Amanda Spencer

06-28-2020

Please Print

Date

(865-689-1010) (c) 615-496-9933 (Brad)

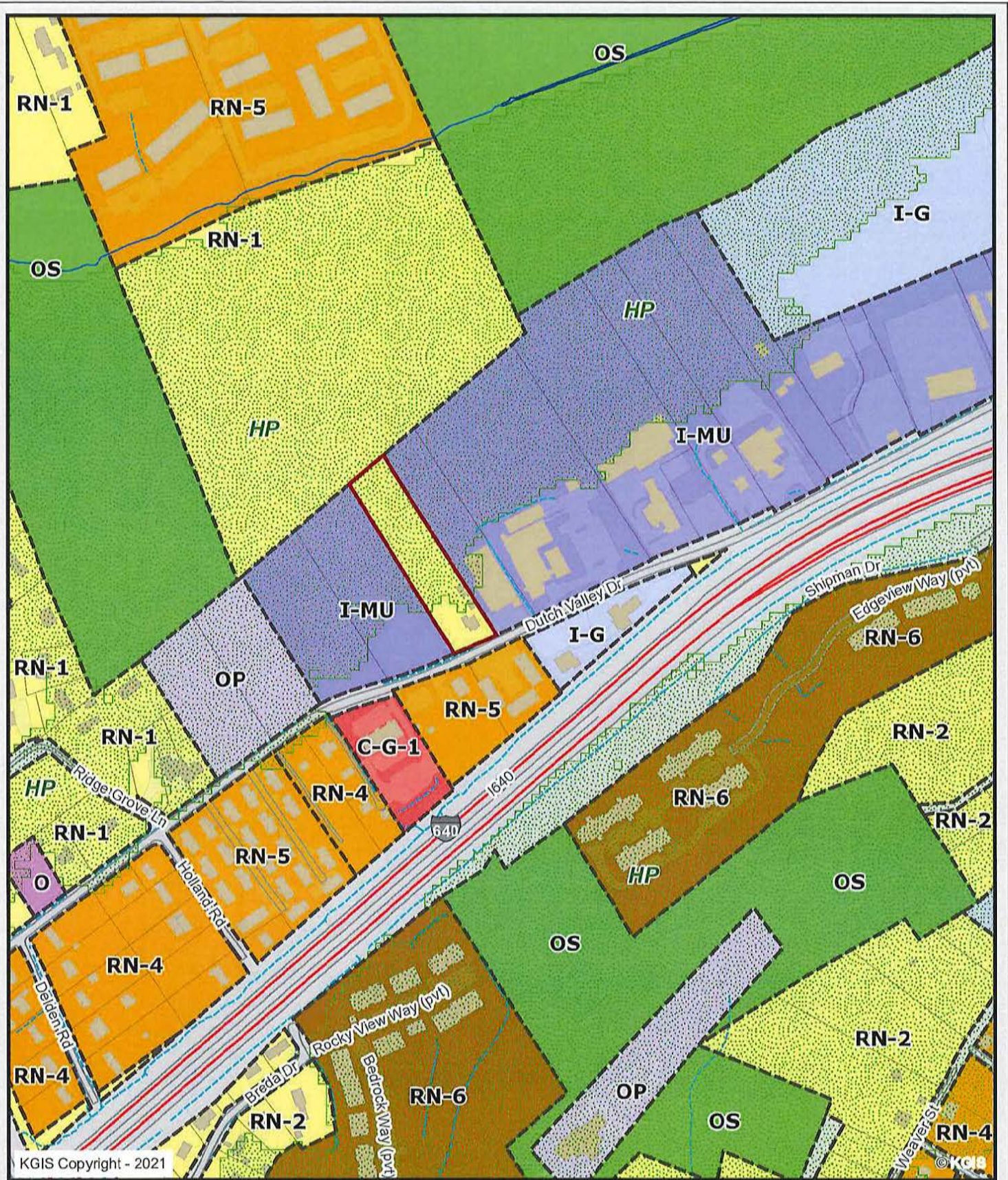
knoxville@bintheredumpthat.com

Phone Number

Email

MARC Payne

6/28/2020



2005 Dutch Valley Dr.

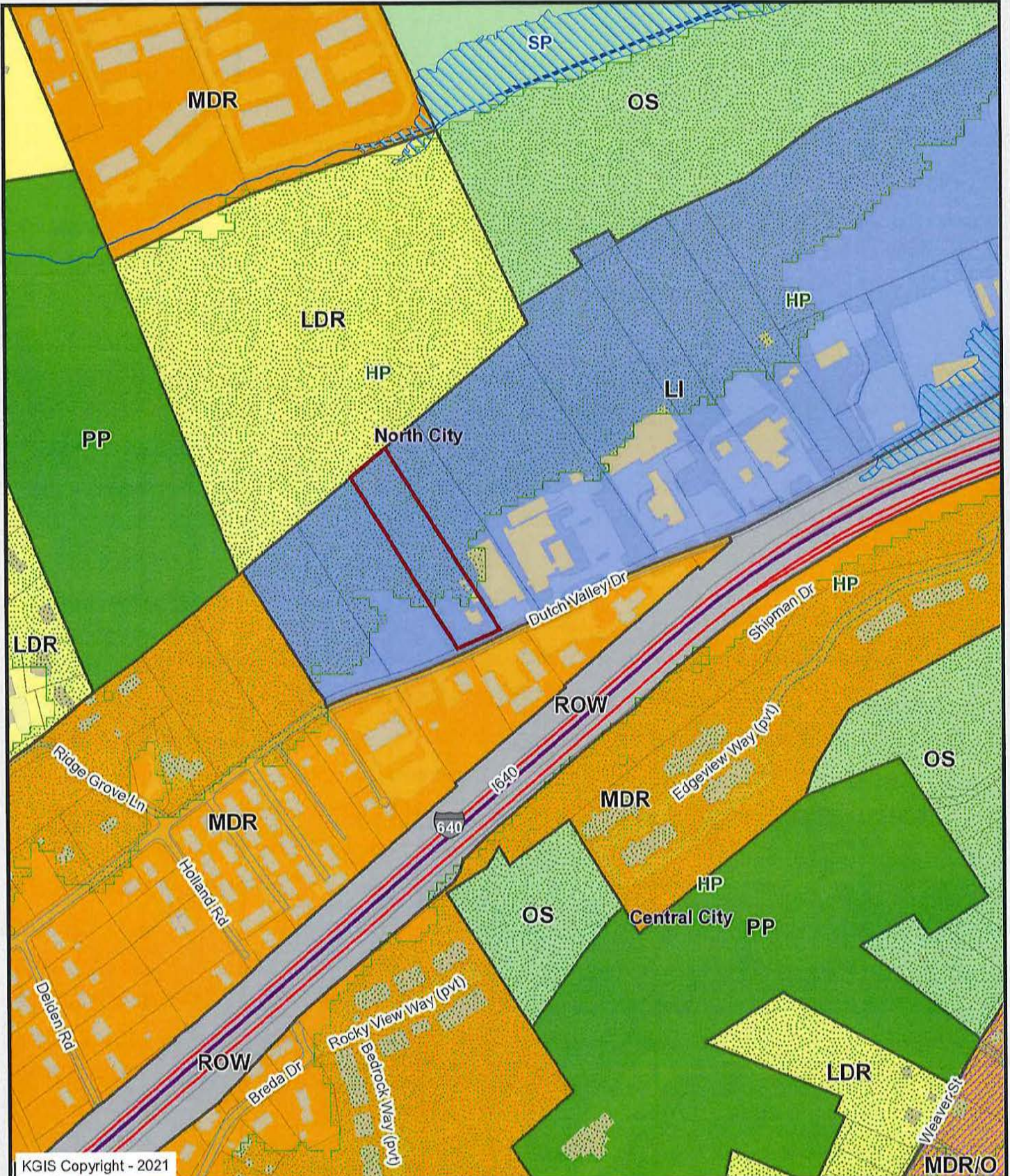
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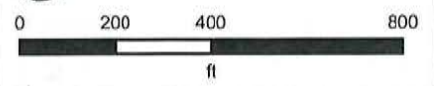
MDR/O

2005 Dutch Valley Dr.

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