

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 1-C-07-RZ **Related File Number:** 1-A-07-SP
Application Filed: 11/28/2006 **Date of Revision:**
Applicant: J.M. GORDON
Owner:

PROPERTY INFORMATION

General Location: Northeast side Oak Ridge Hwy., northwest of Bobcat Ln.
Other Parcel Info.:
Tax ID Number: 79 J A 005 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residence
Surrounding Land Use:
Proposed Use: Self service storage facility **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6535 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) zoning. Applicant requested CA (General Business)

Staff Recomm. (Full): PC zoning will allow the development proposed for the site, while requiring development plan review and approval by MPC where access and slope protection issues relating to this site may be addressed.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. A Commercial designation and the recommended PC zoning are appropriate on this site within this mixed use area which contains businesses and residences within A, CA and C-6 zones, with frontage to Oak Ridge Hwy.
2. Uses allowed under PC zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes both CA and C-6 zoning, and will allow site plan review of any development proposal prior to construction to allow protection of the steep sloped portions of the site.
3. The requested CA zone does not provide the opportunity for slope protection through the site plan approval process through MPC prior to construction.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained, The developer of this and the adjacent property will be expected to address this issue as a site plan is prepared.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial development of this site can be accommodated by Oak Ridge Hwy.
3. Commercial development of this site will have no impact on schools.
4. PC zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes low density residential use and Slope Protection for the site.
2. This site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved as Modified

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 1/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: