

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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:** 10-N-02-UR                      **Related File Number:**  
**Application Filed:** 9/20/2002              **Date of Revision:**  
**Applicant:** JOSEPH G. CROWE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Tipton Ln., south of E. Beaver Creek Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 123    **Jurisdiction:** County  
**Size of Tract:** 4.47 acres  
**Accessibility:** Access is via Tipton Ln., a local deadened street with 17' to 19' of pavement within a 40' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and large garage  
**Surrounding Land Use:**  
**Proposed Use:** Indoor storage of doors and windows                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This steep site is part of rural residential development pattern where recent low density subdivision development has occurred under PR zoning. No commercial zoning or development is found in the area.

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

**Street:** 7100 Tipton Ln.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was withdrawn from CA consideration at the September MPC meeting.

## 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.): DENY COMMERCIAL INDOOR STORAGE on this site

Staff Recomm. (Full): Commercial storage with several truck trips and employees at the site daily is not an appropriate consideration for "indoor storage" as a use on review in the A zone. Commercial storage on this site would result in inappropriate commercial noise and truck traffic on Tipton Ln., a deadend, local street serving as the sole means of access to a stable, predominately single family neighborhood, The sector plan proposes low density residential use and stream protection for this site.

Comments: A. Need and Justification for Proposal
1. This site is developed with a residence and accessory building and can continue to be used for residential purposes under Agricultural zoning.
2. This site is in a stable, low density residential area where the introduction of a commercial use and traffic would be disruptive to this residential neighborhood.

B. Effect of the Proposal on the Subject Property
1. The change would bring one or two commercial truck trips per day down a narrow, deadend residential street to this site. On occasion, larger trucks would have to use this road to access the site.
2. This proposal would add commercial noise and lighting in the area by the truck traffic. Several employees who would be at the site between 8:00 AM and 3:30 PM.
3. Permitting this use would be incompatible with surrounding residential uses. There are no other commercial uses in the area.
4. The storage of doors and windows needs a location in an established commercial area where similar uses are in place.

C. Conformity to the General Plan
1. Commercial uses such as proposed for this site should be clustered along arterial and collector streets easily accessible to the public and for truck traffic.
2. Commercial uses should be separated from low density residential uses. In this case, the proposed use would be surrounded by residential development.
3. Commercial use of this site would not be compatible with the scale and intensity of surrounding residential zoning and development, or poor level of public access by means of a substandard road.

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action: Commercial storage with several truck trips and employees at the site daily is not an appropriate consideration for "indoor storage" as a use on review in the A zone. Commercial storage on this site would result in inappropriate commercial noise and truck traffic on Tipton Ln., a deadend, local street serving as the sole means of access to a stable, predominately single family neighborhood, The sector plan proposes low density residential use and stream protection for this site.

Summary of MPC action: APPROVE COMMERCIAL INDOOR STORAGE on this site

Date of MPC Approval: 10/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**