

# CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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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400 Main Street  
Knoxville, Tennessee 37902  
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F A X • 215 • 2068  
www.knoxmpc.org

File Number: 11-A-08-OA                      Related File Number:  
Application Filed: 10/28/2008              Date of Revision:  
Applicant: METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: amend the City of Knoxville Zoning Ordinance, Article 5, Section 3, Development Standards for Uses Permitted on Review, Section 3.G.7, Self Service Storage Facilities, regarding the location of and access to self-service storage units

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:    amend the City of Knoxville Zoning Ordinance, Article 5, Section 3, Development Standards for Uses Permitted on Review, Section 3.G.7, Self Service Storage Facilities, regarding the location of and access to self-service storage units

**MPC ACTION AND DISPOSITION**

Planner In Charge:            Ken Pruitt

Staff Recomm. (Abbr.):        approval of the proposed amendment.

Staff Recomm. (Full):        At its July 10, 2008, meeting MPC approved an amendment to the Major Road Plan for Knoxville and Knox County by changing the segment of Loves Creek Road north of Millertown Pike to its terminus from Future Major Collector to Major Collector. The request was made by the developer of a proposed self service storage facility within a C-6 zone district on that segment of Loves Creek Road.

MPC is the authority designated by state law at Tennessee Code Annotated 13-3-402 (Regional planning commission platting authority) to approve a Major Road Plan and any amendments. In accordance with MPC Administrative Rules (Article XII, Section 6, Applications not requiring Legislative Action), the approved amendment was forwarded to City Council for adoption. City Council has not yet adopted the amendment.

During deliberation, City Council asked MPC to look into and make a recommendation to amend the development standards found within the zoning ordinance for self service storage facilities considered as uses permitted on review. Council's intent appeared to be that an amendment of the standards would negate their need to adopt the Major Road Plan amendment.

Self service storage facilities are allowed within four zone districts in the city: as a use by right in PC-2 (Retail and Distribution Park District) and I-2 (Restricted Manufacturing and Warehousing District), and as a use-on-review in C-4 (Highway and Arterial Commercial District) and C-6 (General Commercial Park District).

The intent of the amendment is to broaden the access options for these facilities when considered as a use-on-review to include access from roads designated as future major collectors or arterials and from roads that serve only commercially zoned property. Many business parks that seem appropriate for this type of facility are zoned C-4 or C-6, but are not on roads classified in the road plan as major collectors or arterials, yet have no impact on residentially zoned land.

Comments:                      At its July 10, 2008, meeting MPC approved an amendment to the Major Road Plan for Knoxville and Knox County by changing the segment of Loves Creek Road north of Millertown Pike to its terminus from Future Major Collector to Major Collector. The request was made by the developer of a proposed self service storage facility within a C-6 zone district on that segment of Loves Creek Road.

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**MPC Action:** Approved **MPC Meeting Date:** 11/13/2008

**Details of MPC action:**

**Summary of MPC action:** approval of the proposed amendment

**Date of MPC Approval:** 11/13/2008 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/16/2008

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

**Ordinance Number:** O-233-08

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**