

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: 11-D-07-RZ **Related File Number:**
Application Filed: 9/26/2007 **Date of Revision:**
Applicant: RANDY COOPER

PROPERTY INFORMATION

General Location: Northeast side Loves Creek Rd., northwest of Millertown Pike
Other Parcel Info.:
Tax ID Number: 59 031 **Jurisdiction:** City
Size of Tract: 4.88 acres
Accessibility: Access is via Loves Creek Rd., a local street with 20' of pavement width within 60' of right of way. The paved portion of this street ends at the subject property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self service storage facility **Density:**
Sector Plan: North City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area southwest of the railroad is developed with commercial uses under SC-3, C-3 and C-6 zoning. The Knoxville Center Mall is located to the southwest of this site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Not an extension of C-6, but adjacent properties are zoned C-3 and SC-3.
History of Zoning: None noted

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full):

C-6 is a compatible zone to adjacent development and zoning and is consistent with the sector and One Year Plan proposals for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommended C-6 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. There are some other C-6 zoned properties to the southeast along Loves Creek Rd. Most adjacent properties have some type of commercial zoning.
- 3. C-6 is similar to the current C-3 zoning, except that it allows a few additional uses. In addition, the C-6 zone requires administrative site plan approval by MPC staff prior to construction, while the C-3 zones requires no MPC review for most uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. The additional traffic impact of C-6 zoning over the current C-3 is minimal.
- 3. The recommended C-6 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
- 2. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with the proposal.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

C-6 (General Commercial Park)

Date of MPC Approval:

11/8/2007

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:

12/4/2007

Date of Legislative Action, Second Reading: 12/18/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: