# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-G-01-RZ Related File Number:

**Application Filed:** 11/14/2001 **Date of Revision:** 

Applicant: S & E PROPERTIES

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

**General Location:** West side Old Broadway, southwest of N. Broadway

Other Parcel Info.:

Tax ID Number: 58 N D 47.05 Jurisdiction: City

Size of Tract: 4.75 acres

Accessibility: Access is via Old Broadway, a minor arterial street with 32' of pavement within a 60' right-of-way.

#### 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:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of the Broadway/Old Broadway commercial corridor developed under C-3, SC-1, C-6

and C-4 zones.

#### 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) & F-1 (Floodway)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park) & F-1 (Floodway)

Previous Requests: None noted.

Extension of Zone: Yes

**History of Zoning:** Property was zoned C-3 in 1980's

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 12:04 PM Page 1 of 2

# 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 C-6 (General Commercial Park) and F-1 (Floodway) zoning

Staff Recomm. (Full): C-6 zoning is comparable to the current C-3 zoning, but would permit the proposed mini-storage use,

The F-1 zone protects the stream channel from development. The sector plan proposes commercial

and stream protection for this area.

Comments: The floodway will need to be protected as part of any development of this site. The C-6 review process

provides a suitable means for plan review prior to any construction on this site. Because a mini storage facility would result in a large, paved area the potential drainage and flooding impacts must be carefully

considered during the site plan review process.

MPC Action: Approved MPC Meeting Date: 12/13/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE C-6 (General Commercial Park) and F-1 (Floodway)

**Date of MPC Approval**: 12/13/2001 **Date of Denial**: **Postponements**:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 1/8/2002 Date of Legislative Action, Second Reading: 1/22/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:04 PM Page 2 of 2