

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: 12-X-06-RZ **Related File Number:**
Application Filed: 11/15/2006 **Date of Revision:**
Applicant: JOHN SPINA
Owner:

PROPERTY INFORMATION

General Location: Northeast side Andersonville Pike, northwest side E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 38 102, 104 **Jurisdiction:** County
Size of Tract: 4.2 acres
Accessibility: Access is via E. Emory Rd., and Andersonville Pike, major arterial and collector streets with 20' pavements within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Self Service Storage **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

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

Street: 7404 Andersonville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) conditioned to SC zone uses
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No
History of Zoning: Property was zoned CA restricted to SC uses in 2003. (3-J-03-RZ)

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 CA (General Business) zoning limited to SC uses and/or self service storage facilities

Staff Recomm. (Full):

Adding self service storage facilities to the permitted uses for this restricted CA zone will allow the applicant to seek use on review approval for self service storage facilities, but not other more objectionable permitted CA uses such as auto sales lots.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site is part of the developing commercial node in the Halls Crossroads area around the E. Emory Rd./Norris Fwy./Maynardville Hwy. intersections.
2. Other commercial and office properties in this area have been developed under either PC or SC zoning in recent years, which has resulted in a higher quality of development around this recognized commercial node. This trend should be maintained by keeping the SC uses conditioned for this site and adding the self service storage facility uses for this property.

THE EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available to the site.
2. No additional demand will be placed on schools.
3. Additional demands to the streets caused by adding a self service storage facility use should be minimal since this business does not generate many trips per day.
4. Impact on adjacent properties should be minimal because most are developed with similar intense uses. The use on review requirement for self service storage facilities under the CA conditioned zoning will allow application of site design principles to reduce the impacts on the abutting residential property to the north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for the site with a stream protection designation for the portion along the creek.
2. A policy of the General Plan for Knoxville/Knox County calls for the use of modern site planning techniques to promote attractive and efficient commercial development. Continued CA conditioned zoning would allow site plan review by the Planning Commission.
3. The property is located within the Planned Growth Area of the Knoxville/Knox County Growth Policy Plan.
4. The sector plan also proposes commercial uses for the parcel to the east adjacent to school property. Staff anticipates that commercial zoning may be requested for this parcel in the future.

MPC Action:

Approved as Modified

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action:

CA(k) (General Business) conditioned to SC (Shopping Center) uses and/or self service storage facilities

Date of MPC Approval:

12/14/2006

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: 1/22/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: