

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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www.knoxmpc.org

File Number: 2-C-06-RZ **Related File Number:**
Application Filed: 12/27/2005 **Date of Revision:**
Applicant: EMERALD WATER PROPERTY
Owner:

PROPERTY INFORMATION

General Location: West side Central Avenue Pike, south of Barberry Dr.
Other Parcel Info.:
Tax ID Number: 68 PORTION OF 077 OTHER: PORTIONS ZONED A **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Self-service storage units and office retail **Density:**
Sector Plan: North City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is developed with commercial and residential uses under A, A-1, PC, CB, C-3, C-6, R-1 and RP-1 zoning.

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

Street: 6521 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of PC from the remainder of the parcel to the southwest.
History of Zoning: MPC approved T (Transition) zoning on the property to the north on 3/14/02 (9-G-01-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) zoning.

Staff Recomm. (Full): PC is a logical extension of zoning from the remainder of the parcel to the southwest and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PC zoning is a logical extension of zoning from the southwest and would establish the same zoning on the entire subject parcel, which is consistent with the sector plan.
2. PC zoning is compatible with the scale and intensity of the surrounding land use and zoning pattern.
3. PC zoning will require review and approval of a development plan as a use on review prior to issuance of any building permits. During this review, issues such as access, parking, landscaping and traffic circulation can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools. Central Avenue Pike is a minor arterial street with sufficient capacity to handle the additional traffic that will be generated by this proposal.
3. PC zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes commercial uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones on nearby properties in the future, especially on properties adjacent to the I-75 right of way and properties fronting on Central Avenue Pike, which are proposed for either office or commercial uses by the sector plan.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)

Date of MPC Approval: 2/9/2006

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: 3/27/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: