

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**NORTHWEST COUNTY SECTOR PLAN 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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w w w • k n o x m p c • o r g

**File Number:** 3-A-11-RZ                      **Related File Number:** 3-A-11-SP  
**Application Filed:** 1/6/2011                      **Date of Revision:**  
**Applicant:** CATE ROAD DEVELOPERS, LLC

## **PROPERTY INFORMATION**

**General Location:** Northwest side Schaad Rd., northeast of Grassy Creek Way  
**Other Parcel Info.:**  
**Tax ID Number:** 79 02903                      **Jurisdiction:** County  
**Size of Tract:** 1.65 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self-storage facility or other permitted use                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 4111 Schaad Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** MU (Mixed Use)  
**Requested Plan Category:** C (Commercial)

**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.): RECOMMEND that County Commission APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA zoning at this location is an extension of zoning from the west and southeast and is compatible with surrounding land uses and zoning.

Comments: REZONING REQUIREMENTS:  
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. Several properties in the immediate area are already zoned CA, including two sites directly adjacent to the site, one of which contains a commercial business.  
2. The site is accessed from Schaad Rd., a four-lane, minor arterial street with sufficient capacity to support CA development. The adjacent property to the west is under the same ownership as the subject property.  
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Some residential uses and zones are still in place along this section of Oak Ridge Hwy., but the sector plan proposes commercial uses for the properties that front on the highway.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:  
1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.  
2. Based on the above description and intent, this property is appropriate to be rezoned to CA.

THE EFFECTS OF THIS PROPOSAL  
1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.  
2. Establishment of CA zoning at this location would have little adverse impact on surrounding properties.  
3. The applicant listed self-service storage facility as the proposed use on the application. This use would require use on review approval of a development plan by MPC prior to construction.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.  
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.  
3. Approval of this request may lead to future rezoning requests for CA zoning in the immediate area, on properties designated for mixed uses on the sector plan.

Action: Approved Meeting Date: 3/10/2011

Details of Action:

Summary of Action: RECOMMEND THE KNOX COUNTY COMMISSION APPROVE CA (GENERAL BUSINESS)

Date of Approval: 3/10/2011 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: 4/25/2011 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:**