

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

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: Access is via Schaad Rd., a minor arterial street with 4 lanes within 80' of right-of-way and Grassy Creek Way, a local, private street with 10' of pavement width within 50' of right-of-way.

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: This area is developed with a mix of residential and commercial uses, zoned A, CA and RB, adjacent to Knoxville Municipal Golf Course and parking, zoned OS-1.

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:
Extension of Zone: Yes, extension of C designation and CA zoning from the west
History of Zoning: None noted for this site.

PLAN INFORMATION (where applicable)

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

