

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: 3-C-03-RZ **Related File Number:**
Application Filed: 2/5/2003 **Date of Revision:**
Applicant: TOMMY SNYDER
Owner:

PROPERTY INFORMATION

General Location: North side Fairview Rd., east of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 21 58.01 (PART ZONED RB) **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via Fairview Rd., a minor arterial street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage facilities **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is at the southern end of the Gibbs Community commercial area that has developed under CA zoning. The RB zoning to the south and east has not fully developed.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was denied CA zoning in 1998. (6-B-98-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

Staff Recomm. (Full): CA zoning is consistent with the adjacent commercial zoning and development. The sector plan proposes commercial and low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is vacant and adjacent to CA zoned property, which is developed with retail uses.
2. CA zoning would allow use on review consideration of the property for a self-service storage facility.
3. The proposed use and other permitted uses in the CA zone are compatible with the scale and intensity of surrounding commercial uses and CA zoning and RB zoning, which allows up to 24 apartment units per acre.

THE EFFECTS OF THE PROPOSAL
1. Northeast Knox and Hallsdale Powell Utility Districts have water and sewer service available to this site.
2. This rezoning to CA will not result in any more demands on schools or streets than would result under the current RB zoning.
3. The zoning change will not have a significant impact on some of the adjacent properties, which are zoned for commercial uses.
4. The self-storage standards require fencing and buffering adjacent to residential zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northeast County Sector Plan proposes Commercial for the majority of the site. The proposed commercial zoning is a logical extension of the sector plan's commercially designated area, which is already zoned CA.
2. The zoning change will allow the site to be incorporated into the commercial development to the west.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 3/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/28/2003 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:

