

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-E-03-SP **Related File Number:** 4-TT-03-RZ
Application Filed: 3/24/2003 **Date of Revision:**
Applicant: CROSSROADS PROPERTIES, LLC
Owner:

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
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PROPERTY INFORMATION

General Location: Southeast side Tazewell Pike, south of Maloneyville Rd.
Other Parcel Info.:
Tax ID Number: 30 90 **Jurisdiction:** County
Size of Tract: 2.8 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 50' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mini-storage facility **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area is mainly developed with rural residential uses under Agricultural zoning. There are some commercial uses to the north at the intersection of Maloneyville Rd. and Tazewell Pike, developed under CA zoning.

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

Street: 7024 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CR (Rural Commercial)
Previous Requests: CA was denied for this property in 1998 (4-D-98-RZ)
Extension of Zone: No
History of Zoning: No plan requests. MPC denied a rezoning request to CA for this property on April 9, 1998. (4-D-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: Agricultural / Rural Residential

Requested Plan Category: C (Commercial)

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 C (Commercial) sector plan designation, limited to CR zoning.

Staff Recomm. (Full): Rural commercial uses will provide services to the surrounding community. This level site has good sight distance on Tazewell Pike and is an appropriate location for CR zoning. There is commercial CA zoning located 250 feet north of this site and a convenience store, also zoned CA, about 500 feet north of this site.

Comments:

MPC Action: Denied MPC Meeting Date: 4/10/2003

Details of MPC action: DENY C (Commercial) sector plan designation.

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 4/10/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 4/24/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/27/2003 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:

Approved Commercial (instead of MPC denial)

Date of Legislative Appeal: Effective Date of Ordinance: