

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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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Knoxville, Tennessee 37902  
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**File Number:** 4-G-02-UR                      **Related File Number:**  
**Application Filed:** 3/11/2002              **Date of Revision:**  
**Applicant:** ERNEST DELGADO  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Rutledge Pk., southwest of Old Rutledge Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 24 1.01                      **Jurisdiction:** County  
**Size of Tract:** 7.54 acres  
**Accessibility:** Access is via Rutledge Pk., a four lane, median divided, arterial street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Self storage facility                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** Property in the area is zoned CA commercial and A agricultural. Development consists of businesses located along Rutledge Pike and residences located throughout the area on large parcels.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Site was zoned PC (Planned Commercial) in November, 2001.

## 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: Dan Kelly

Staff Recomm. (Abbr.): DENY the request for a self storage facility at this location because it does not conform with the Northeast County Sector Plan which designates most of the site as part of a slope protection area.

Staff Recomm. (Full):

Comments: The site is located on the north side of Rutledge Pike just to the west of the Grainger County line. Planned Commercial Zoning was approved for this site in November, 2001. At the time the site was rezoned the applicant stated that it was his intent to develop the site with a self storage facility. The property was zoned PC (Planned Commercial) in order to permit a review of the proposed development plans.

At the time this application was postponed last month, staff requested the applicant provide an improved site plan and additional information regarding the access and grading proposed for the site. The site is very steep and has already been subjected to some grading. Extensive grading will be required to implement the proposed plan. Staff is concerned with the 70' high cut at 1.5 to1 slope that will be required to make the upper portion of the site developable. There are similarly steep slopes adjoining the driveway access. The applicant's engineer has stated these slopes will be sodded. Even with the sodding, it is very difficult to stabilize steep cuts like the ones contained in this proposal.

The Northeast County Sector Plan identifies the site as a hillside that is to be slope protected. Making large cuts in the side of this hill is not in conformance with that plan. Due to the steepness of the site it will be very difficult to develop this property. There are other commercially zoned sites along Rutledge Pk. that can accommodate the proposed use.

MPC Action: Denied

MPC Meeting Date: 5/9/2002

Details of MPC action: The site is located on the north side of Rutledge Pike just to the west of the Grainger County line. Planned Commercial Zoning was approved for this site in November, 2001. At the time the site was rezoned the applicant stated that it was his intent to develop the site with a self storage facility. The property was zoned PC (Planned Commercial) in order to permit a review of the proposed development plans.

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Summary of MPC action: DENY the request for a self storage facility at this location because it does not conform with the Northeast County Sector Plan which designates most of the site as part of a slope protection area.

Date of MPC Approval: Date of Denial: 5/9/2002 Postponements: 4/11/02

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**