

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-G-06-PA                      **Related File Number:** 4-N-06-RZ  
**Application Filed:** 3/10/2006              **Date of Revision:**  
**Applicant:** PATRICK J. SCHAAD, TRUSTEE  
**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

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## PROPERTY INFORMATION

**General Location:** East of Washington Pike north of Green Meadow Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 K C 002 EAST PART ZONED O-1 OTHER: MAP ON FI    **Jurisdiction:** City  
**Size of Tract:** 3.2 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Extension of mini-storage facility                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a mixed use residential commercial area that has occurred within C-6, O-1, R-1 and RP-1 zoning

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

**Street:** 4820 Washington Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** Property was zoned O-1 in the 1980's  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned C-6 and O-1 in 1980's.(4-I-91-RZ,7-N-93-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** GC (General 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) designation

Staff Recomm. (Full): This GC designation is an extension of the adjoining land use designation, and the applicant proposes to expand the adjacent mini-storage facilities onto this property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Commercial designation for a mini-storage expansion is compatible with the scale and intensity of the surrounding land use and zoning pattern.
- 2. C-6 is an extension of commercial zoning from the north.
- 3. Commercial use is consistent with the sector plan proposal for the site.
- 4. The commercial use will back up to the rear property lines of residences to the south, but will not face any residential uses. The applicant has agreed to a 40' buffer along the southern property line of the subject site.
- 5. Staff review of a site plan as required under C-6 zoning will allow any concerns related to the development of the site to be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools and a minimal impact on the street system.
- 3. The recommended C-6 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East City Sector Plan proposes Mixed Use (GC, MDR, LDR, O) for this site, consistent with the proposed GC plan designation and C-6 zoning.
- 2. With the recommended amendment to GC (General Commercial), C-6 zoning is consistent with the City of Knoxville One Year Plan.
- 3. This request should may lead to future plan amendment and rezoning requests for commercial extension, consistent with the sector plan proposal.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 4/13/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/9/2006

Date of Legislative Action, Second Reading: 5/23/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**