CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-H-03-RZ Related File Number:

Application Filed: 3/12/2003 Date of Revision:

Applicant: RAVI AND PEGGY SOOD

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North of Oak Ridge Hwy., northeast of Beaver Ridge Rd.

Other Parcel Info.:

Tax ID Number: 78 161 OTHER: (PART ZONED AGRICULTURAL) Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 40' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Self service storage facility expansion Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This narrow site is part of the emerging commercial development occurring along this section of Oak

Ridge Hwy under CA zoning. Other property in the area is zoned Agricultural and developed with older

residences.

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

Street: 7440 Oak Ridge Hwy.

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: Part of parcel was zoned CA in 1999

Extension of Zone: Yes

History of Zoning: Part of site was zoned CA in 1998 (2-D-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 of the remainder of this site will permit the continued development of the property with self

storage facilities in a manner consistent with other recent commercial development in the area. The

sector plan proposes office and low density residential uses 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.

THE EFFECTS OF THE PROPOSAL

1. West Knox Utility District has water and sewer service available to this site.

2. This rezoning to CA will not result in any demands on schools or substantially increase the traffic

volumes on Oak Ridge Hwy.

3. The CA zoning change to extend the present use will not have a significant impact on adjacent

properties.

4. The self service storage standards require fencing and buffering adjacent to residential zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes Office and Low Density Residential use for the site, although the proposed commercial zoning is a logical extension of the CA zoning, which is already on

half of the property.

2. The zoning change will allow the applicant to seek approval to fully develop this site with self service storage facilities which are already in place on the southern half of the property within the CA zone.

MPC Action: Approved MPC Meeting Date: 5/8/2003

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 5/8/2003 Date of Denial: Postponements: 4/10/2003

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/23/2003 Date of Legislative Action, Second Reading: 7/28/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

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Date	of	l ea	isla	itive	Αn	neal	•

Effective Date of Ordinance:

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