

# 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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Knoxville, Tennessee 37902  
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**File Number:** 4-H-03-RZ                      **Related File Number:**  
**Application Filed:** 3/12/2003              **Date of Revision:**  
**Applicant:** RAVI AND PEGGY SOOD  
**Owner:**

### 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:**



**Date of Legislative Appeal:**

**Effective Date of Ordinance:**