APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:4-I-05-PARelated File Number:4-R-05-RZApplication Filed:3/16/2005Date of Revision:4-R-05-RZApplicant:BRYAN E. TESTERMAN CONSTRUCTION4-R-05-RZ

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Owner:

PROPERTY INFORMATION

General Location:	West side Cheshire Dr., south of Kingston Pike.		
Other Parcel Info .:			
Tax ID Number:	123 F B 00903	Jurisdiction:	City
Size of Tract:	3.71 acres		
Accessibility:	Access is via Cheshire Dr., a minor collector street with 26' of pavement within a 50' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land Surrounding Land Use:

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Proposed Use:	Mini-storage facility			Density:
Sector Plan:	West City	Sector Plan Designation:	MDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			

Neighborhood Context: This vacant site is located between established apartment development and the rear of commercial uses zoned C-4 and C-6.

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

Street:

211 Cheshire Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RP-2 (Planned Residential)
Former Zoning:	
Requested Zoning:	C-4 (Highway and Arterial Commercial)
Previous Requests:	None noted
Extension of Zone:	Yes
History of Zoning:	Property was zoned RP-2 in 1970's for adjacent apartment development.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITIO	V
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE GC (G	eneral Commercial) designation	
Staff Recomm. (Full):	zoning in place on	designation to this site is consistent with a portion of this site, and property to the for Medium Density Residential use.	the adjoining commercial uses and C-4 north. The sector plan and One Year Plan
Comments:	 The proposal is designation and C General Comm be appropriate giv the south side of k additional apartmed A General Corr use on review con appropriately local THE EFFECTS O Public water and The proposal w The recomment the adjacent reside fence behind a 5 fminimize the impa Drainage from protected with any CONFORMITY OF With the recommend consistent with the site and the adjace The West City the adjacent site in local Growth Policy Plant This request sh 	en its location between established apart Kingston Pike, a major arterial street. The ents as permitted by the current RP-2 zon nmercial designation and C-4 zoning exte sideration for mini-storage use of the site ted adjacent to medium density apartmen F THE PROPOSAL Ind sewer utilities are available to serve the vill have a minimal impact on streets and ded commercial designation and C-4 rez ential zoning district. In addition, the prop oot landscaped area along the residentia ct on the adjacent apartment property. the west is carried under this site through development on this site. F THE PROPOSAL TO ADOPTED PLAN mended amendment to General Comme of City of Knoxville One Year Plan and rep ent property to the north. Sector Plan proposes medium density res effecting the current zoning of these prop ated within the Urban Growth Area (inside n map.	nercial uses onto this long, narrow site would ments and commercial uses located along e site would not be a good location for ing. ension to include the entire site will permit . This is a low impact use that may be it development. e site. no impact on schools. oning will require a 50' building setback from osed mini-storage uses will require a six foot I zone boundary of the site. This should help in a concrete box culvert that will have to be IS recial for this site, the requested C-4 zoning is resents an extension of C-4 zoning from this sidential uses for the site and commercial on erties. e City limits) on the Knoxville-Knox County d rezoning requests for commercial uses on
MPC Action:	Approved		MPC Meeting Date: 4/14/2005
Details of MPC action:			
Summary of MPC action:	APPROVE GC (G	eneral Commercial)	
Date of MPC Approval:	4/14/2005	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:	5/10/2005	Date of Legislative Action, Second Reading: 5/24/2005	
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:	