

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-K-04-RZ                      **Related File Number:**  
**Application Filed:** 3/4/2004              **Date of Revision:**  
**Applicant:** BOB & MARY SLACK  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Breda Dr., northeast of Bruhin Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 O A 026                      **Jurisdiction:** City  
**Size of Tract:** 6.09 acres  
**Accessibility:** Access is via Breda Dr., a local street with 18' of pavement width within the I-640 right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self service storage facility                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses under commercial, residential and commercial zoning.

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

**Street:** 1480 Breda Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** Recently zoned C-3  
**Extension of Zone:** No  
**History of Zoning:** MPC approved a rezoning of a portion of this site from A-1 and C-6 to C-3 on 4/10/03 (4-W-03-RZ).

### 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning. (Applicant requested C-4.)

Staff Recomm. (Full): C-6 zoning allows the proposed use of the property, is a logical extension of zoning from the east and requires MPC staff to conduct an administrative review of a site plan prior to any development of the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-6 zoning will provide staff the opportunity to review a site plan for the proposed development, in order to minimize the impact to adjacent properties, such as the church to the west. The C-6 zone will also help to keep the development more consistent with adjacent commercial development to the east, also zoned C-6.
2. A self-service storage facility, as proposed by the applicant, is permitted in the C-6 zone, with administrative site plan approval from MPC staff. The administrative review will allow the staff to address issues such as drainage, landscaping, building layout, setbacks and traffic circulation prior to development of the property. This will also help to keep any project more compatible with the scale and intensity of nearby uses.
3. C-6 is a logical extension of zoning from the east, and will accommodate development compatible with the surrounding land uses and zoning pattern.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on streets and no impact on schools.
3. Commercial use of this property will have minimal impact on surrounding properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes commercial uses on the south side of Breda Dr. for this site and to the east. The commercial designation ends directly west of this site.
2. The Central City Sector Plan proposes office uses for this site. However, the site is already zoned C-3 (General Commercial).
3. Staff does not anticipate any requests for commercial zoning further west on Breda Dr. The One Year Plan's commercial designation ends at this site.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 4/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/11/2004

Date of Legislative Action, Second Reading: 5/25/2004

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**