

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 7-A-05-UR **Related File Number:**
Application Filed: 5/20/2005 **Date of Revision:**
Applicant: BRYAN TESTERMAN
Owner:

PROPERTY INFORMATION

General Location: Southwest side Cheshire Dr., southeast of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 120 F B 00903 **Jurisdiction:** City
Size of Tract: 3.71 acres
Accessibility: Access is via Cheshire Dr., a minor collector street with 28' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, cleared land
Surrounding Land Use:
Proposed Use: Self-service storage facility **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial uses fronting on Kingston Pike, zoned C-3, C-4, C-5 and C-6, with office uses and apartments to their rear, zoned O-1, O-3 and RP-2, and then a single family residential neighborhood, zoned R-1 and RP-1.

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: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: MPC approved a GC plan designation and limited C-4 zoning on April 14, 2005 (4-I-05-PA/4-R-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The City of Knoxville One Year Plan was recently amended to show general commercial uses for the site, consistent with the proposal.
- 2. The West City Sector Plan proposes medium density residential uses for the site.

MPC Action: Approved **MPC Meeting Date:** 7/14/2005

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 - 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 3. Installing and maintaining a continuous landscape buffer screen along the entire south property line. The screen must be, at minimum, a single, continuous row of evergreen trees/shrubs on maximum 4' centers.
 - 4. Meeting all requirements of the City of Knoxville Arborist.
 - 5. Installing all landscaping, as shown on the plan and as required in condition #3, within six months of issuance of occupancy permits for the project.
 - 6. Approval of a variance from the Knoxville Board of Zoning Appeals (BZA) to permit access to a self-service storage facility from a minor collector street rather than a major collector street. (Scheduled to be heard on July 21, 2005)
 - 7. Meeting all applicable requirements of the Knox County Health Department.

Summary of MPC action: APPROVE the development plan for a self-service storage facility in the C-4 zone, subject to 7 conditions:

Date of MPC Approval: 7/14/2005 **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: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**