

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: 7-F-07-RZ **Related File Number:** 7-A-07-SP
Application Filed: 6/1/2007 **Date of Revision:**
Applicant: VICTOR JERNIGAN

PROPERTY INFORMATION

General Location: Southeast side Washington Pike, northeast of McCampbell Dr.
Other Parcel Info.:
Tax ID Number: 49 PART OF 092 OTHER: PART ZONED PR **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-service storage **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 5912 Washington Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was amended to LDR and zoned PR in 2002 (6-A-02-SP/6-E-02-RZ)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 CA (General Business) zoning,
SUBJECT TO THE FOLLOWING 2 CONDITIONS:

Staff Recomm. (Full): 1. Development shall be limited to CN uses and a self-service storage facility as a use on review.
2. Development shall be subject to CN development standards.

CA zoning with the above conditions is compatible with surrounding development and zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommended CA zoning with conditions will allow the development of the proposed self-service storage facility, but maintains the more neighborhood friendly, lower impact uses and development standards of the CN zoning district.
- 2. Unconditioned CA zoning of this site would potentially have a detrimental impact on existing and developing residential uses in the immediate area.
- 3. A self-service storage facility is not permitted in the CN zone, but is permitted as a use on review in the CA zone. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscape buffering, lighting, layout and traffic circulation, as well as other development concerns.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. The access to the site will be through the access drive west of the Weigel's store to the northwest of this site. This road will eventually become an extension of Murphy Rd., when that Knox County project gets underway.
- 3. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized with the use on review process required for self-service storage facilities in the CA zone. The additional conditions recommended as part of the rezoning will also help to minimize the potential impact on surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment to neighborhood commercial, CN zoning is consistent with the Northeast County Sector Plan.
- 2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area. However, the sector plan does not propose any type of commercial uses for any other adjacent properties that are not already zoned commercial.

MPC Action: Approved

MPC Meeting Date: 7/12/2007

Details of MPC action: 1. Development shall be limited to CN uses and a self-service storage facility as a use on review.
2. Development shall be subject to CN development standards.

Summary of MPC action: APPROVE CA(k) (General Business) subject to development limited to CN uses and a self-service facility as a use on review and subject to CN development standards.

Date of MPC Approval: 7/12/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: 8/27/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: