CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:	7-H-07-RZ
Application Filed:	6/4/2007
Applicant:	STEVE BETHEL

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PROPERTY INFORMATION General Location: Northwest and southeast sides Comstock Rd., southwest side of Bridgewater Rd. Other Parcel Info.:

Tax ID Number:	119 L A 015, 016 & 017	Jurisdiction:	City
Size of Tract:	13.11 acres		
Accessibility:			

Related File Number:

Date of Revision:

7-D-07-PA

GENERAL LAND USE INFORMATION					
Existing Land Use:	Church				
Surrounding Land Use:					
Proposed Use:	Mini-storage facility		Density:		
Sector Plan:	Northwest County	Sector Plan Designation:	Medium Density Residential and Stream Protection		
Growth Policy Plan:	Urban Growth Area (Ir	nside City Limits)			

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

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 C-6 (General Commercial Park) zoning. (Applicant requested C-4.)		
Staff Recomm. (Full):	C-6 zoning is more compatible with surrounding development and will require administrative site plan approval from MPC staff prior to development.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The site fronts on the interstate and a major collector street and has a natural separation from the nearby residential uses from the floodway to the northwest of the site, which is a designated Knox County Greenway. Bridgewater Rd. has a partial interchange with the interstate. This site is appropriate for extension of a commercial node at the interchange. 2. Under C-6 zoning, this site can be developed to be compatible with surrounding land uses and the adjoining floodway. The proposed self-service storage facility, if developed, should be relatively low impact, especially with regard to vehicle trips per day, compared to other commercial uses. 3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. The proposal will have no impact on schools. Bridgewater Rd. is a four lane major arterial street, capable of handling the additional traffic that will be generated by this development. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended plan amendment, C-6 zoning is consistent with the City of Knoxville One Year Plan. 2. The Northwest County Sector Plan proposes medium density residential uses and stream protection for the site. 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map. 4. This request may lead to future commercial plan amendment and rezoning requests on surrounding properties in the area. If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. 		
MPC Action:	Approved MPC Meeting Date: 7/12/2007		
Details of MPC action:	 Stipulations between Bethel Development Company and Crestwood Hills 7-H-07-RZ/7-D-07-PA 1. Bethel Development will leave undisturbed as many trees and as much vegetation as possible on the north side of the property where the warehouses will be located. 2. Storage units will not be erected over one story unless a brick façade is placed at the end facing Crestwood Hills. (It is not anticipated at this time that any units will be over one story and no units will exceed 2 stories) 3. Bethel Development will not build storage units on the church property. 4. Security lighting for the warehouses will be directed away from any residential areas. Bethel Development anticipates that sensor lights will be used however those will only be activated by intruders. 5. No boats, trailers, mobile homes, motorcycles or R. V.'s will be visible from Bridgewater Road. 6. Assuming Comstock Road can be officially closed; the gate at the entrance will be relocated closer to Bridgewater Road. 7 Other than the parcels discussed, the church property will not be rezoned. 		

Summary of MPC action:	C-6 (General Comm	nercial Park)			
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:	Knoxville City Counc	cil			
Date of Legislative Action:	8/14/2007 Date of Legislative Action, Second Reading: 8/28/2007			g: 8/28/2007	
Ordinance Number:		Other Ordinance I	Number References:		
Disposition of Case:	Approved as Modifie	ed Disposition of Cas	se, Second Reading:	Approved as Modified	
If "Other":		If "Other":			
Amendments:		Amendments:			
Stipulations added. See Details of MPC Actions		See stipulations in	See stipulations in Details of MPC Actions		
Date of Legislative Appeal:		Effective Date of 0	Effective Date of Ordinance:		