

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

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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File Number: 9-B-12-SP **Related File Number:** 9-B-12-RZ
Application Filed: 7/18/2012 **Date of Revision:**
Applicant: STORE SAFE STORAGE

PROPERTY INFORMATION

General Location: Northwest side Murray Dr., southwest side Primus Rd.
Other Parcel Info.:
Tax ID Number: 68 084 **Jurisdiction:** County
Size of Tract: 1.35 acres
Accessibility: Access is via Primus Rd., a local street with 21' of pavement width within 100' of right-of-way, or Murray Dr., a local collector street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Expansion of existing, 5 year old self storage business to the northwest **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is on Primus Rd, which runs parallel to I-75 with various businesses and a church, zoned C-3, CA and A. To the south, along Murray Dr., are residential uses, zoned A and RA.

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

Street: 301 Murray Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Not an extension of plan designation, but CA zoning abuts site to the northwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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.): ADOPT RESOLUTION #9-B-12-SP, amending the Northwest City Sector Plan to C (Commercial) and recommend that Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Commercial use of this property is an extension of the existing commercial use to the northwest. There are other commercial uses and zones further northwest on Primus Rd. adjacent to I-75, that are not currently recognized on the sector plan. MPC staff will propose a larger scale sector plan amendment for the sites along Primus Rd. to be placed on the October 11, 2012 MPC agenda.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Primus Rd. or Murray Dr. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest City Sector Plan does not currently recognize commercial uses and zoning that are in place along Primus Rd. It is staff's opinion that commercial use of these sites is appropriate, and an expanded sector plan amendment will be initiated to be placed on the October 11, 2012 MPC agenda. CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

There are established commercial uses and zoning along Primus Rd., not recognized on the current sector plan. The presence of the commercial zoning demonstrates that the City Council and County Commission have deemed this area as appropriate for commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The development trend along this Primus Rd. corridor is for non-residential uses. The road runs parallel and adjacent to I-75 and sites have exposure to drivers on the interstate.

Action: Approved

Meeting Date: 9/13/2012

Details of Action:

Summary of Action: ADOPT RESOLUTION #9-B-12-SP, amending the Northwest City Sector Plan to C (Commercial) and recommend the Knox County Commission approve the sector plan amendment, to make it operative.

Date of Approval: 9/13/2012

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/22/2012

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: