

# 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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**File Number:** 9-C-04-UR                      **Related File Number:**  
**Application Filed:** 8/9/2004              **Date of Revision:**  
**Applicant:** CROSSROADS PROPERTIES  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Tazewell Pk., south of Maloneyville Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 30 090                      **Jurisdiction:** County  
**Size of Tract:** 208 acres  
**Accessibility:** Access is via Tazewell Pk., a minor arterial street with a pavement width of 22' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Self service storage facility                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Property in the immediate vicinity of the site is zoned A agricultural and RA residential.

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

**Street:** 7024 Tazewell Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CR (Rural Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** CR zoning approved by Knox County Commission on 5/27/03

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



Policy Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/9/2004

**Details of MPC action:**

1. Providing the required 30' driveway width between buildings or obtaining the needed variances to permit the 26' wide driveways as shown and meeting all other requirements of Article 4 Section 93 of the Knox County Zoning Ordinance dealing with self service storage facilities.
2. Removing all parking from the required front setback and provide landscaping as required by the CR (Rural Commercial) zoning district.
3. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
6. Obtaining a driveway connection permit from the Tenn. Dept. of Transportation.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

**Summary of MPC action:**

APPROVE the request for a self service storage facility at this location as shown on the development plan subject to 7 conditions

**Date of MPC Approval:**

9/9/2004

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**