

▶ **FILE #:** 4-G-06-PA **AGENDA ITEM #:** 70
 4-N-06-RZ **AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** PATRICK J. SCHAAD, TRUSTEE
OWNER(S): PATRICK J. SCHAAD, TRUSTEE

TAX ID NUMBER: 59 K C 002 EAST PART ZONED O-1 MAP ON FILE.
JURISDICTION: Council District 4

▶ **LOCATION:** East of Washington Pike north of Green Meadow Dr.

▶ **TRACT INFORMATION:** 3.2 acres.

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Extension of mini-storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was zoned C-6 and O-1 in 1980's.(4-I-91-RZ,7-N-93-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Mini-storage facility / GC/C-6 Commercial
 South: Residences / LDR/R-1 Residential
 East: Retail businesses /GC/C=3 Commercial
 West: Office and Residence / O/O-1 Office

NEIGHBORHOOD CONTEXT: This site is part of a mixed use residential commercial area that has occurred within C-6, O-1, R-1 and RP-1 zoning

STAFF RECOMMENDATION:

▶ **APPROVE GC (General Commercial) designation**

This GC designation is an extension of the adjoining land use designation, and the applicant proposes to expand the adjacent mini-storage facilities onto this property.

▶ **APPROVE C-6 (General Commercial Park) zoning**

C-6 zoning is an extension of the adjacent commercial zoning and will permit the expansion of the mini-storage facilities onto this site following MPC staff approval of a site plan.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial designation for a mini-storage expansion is compatible with the scale and intensity of the surrounding land use and zoning pattern.
2. C-6 is an extension of commercial zoning from the north.
3. Commercial use is consistent with the sector plan proposal for the site.
4. The commercial use will back up to the rear property lines of residences to the south, but will not face any residential uses. The applicant has agreed to a 40' buffer along the southern property line of the subject site.
5. Staff review of a site plan as required under C-6 zoning will allow any concerns related to the development of the site to be addressed.

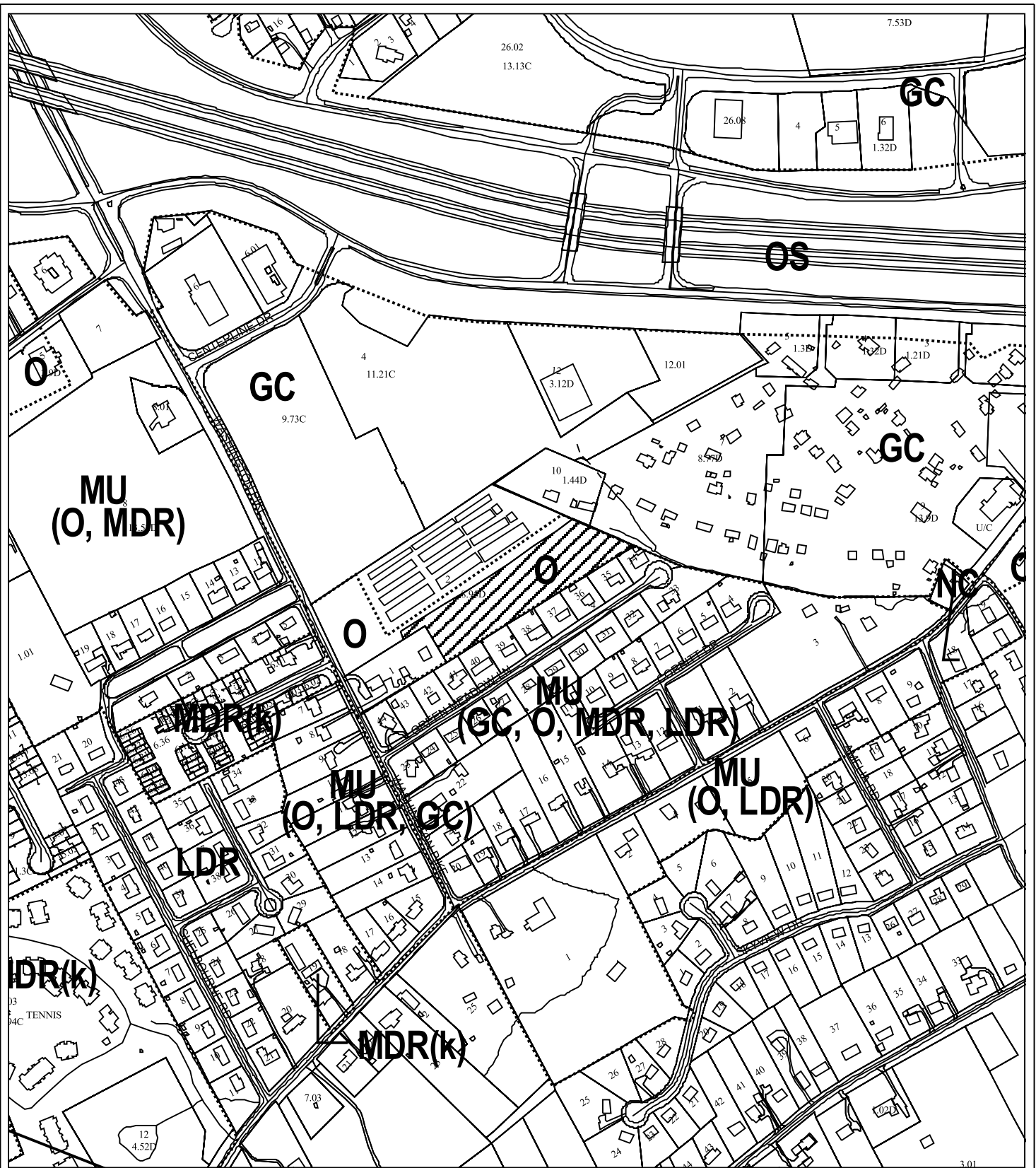
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended C-6 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes Mixed Use (GC, MDR, LDR, O) for this site, consistent with the proposed GC plan designation and C-6 zoning.
2. With the recommended amendment to GC (General Commercial), C-6 zoning is consistent with the City of Knoxville One Year Plan.
3. This request should may lead to future plan amendment and rezoning requests for commercial extension, consistent with the sector plan proposal.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




4-G-06-PA/4-N-06-RZ
 PLAN AMENDMENT

Petitioner: Patrick J. Schaad, Trustee

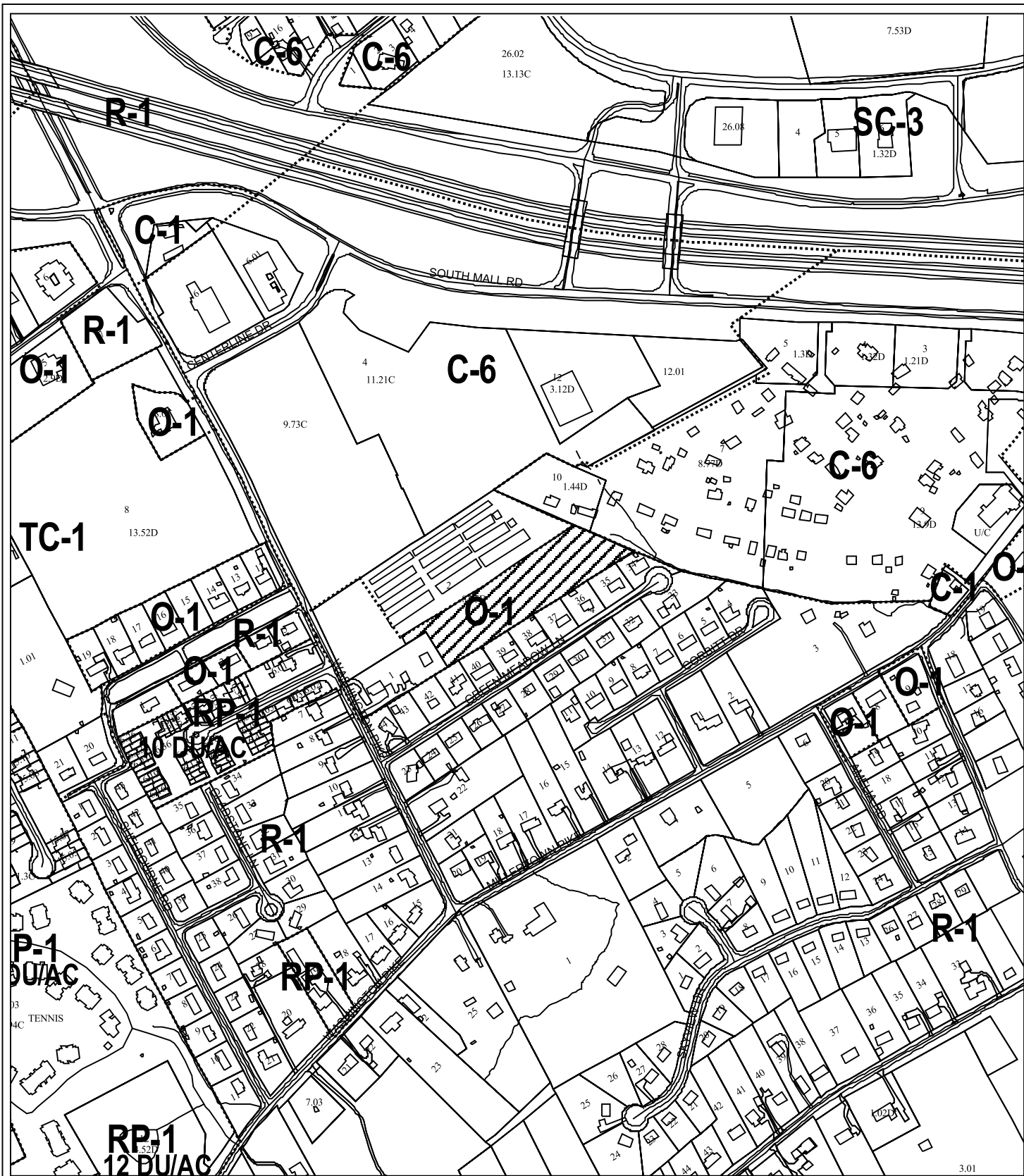
Map No: 59

Jurisdiction: City

 From: O (Office)
 To: GC (General Commercial)

Original Print Date: 03/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





4-N-06-RZ
REZONING

Petitioner: Patrick J. Schaad, Trustee

Map No: 59

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services)

To: C-6 (General Commercial Park)

Original Print Date: 03/23/06 Revised: 03/29/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902