

▶ **FILE #:** 12-X-06-RZ

AGENDA ITEM #: 84

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** JOHN SPINA

OWNER(S):

TAX ID NUMBER: 38 102, 104

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Andersonville Pike, northwest side E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 4.2 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., and Andersonville Pike, major arterial and collector streets with 20' pavements within 50' rights-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** CA (General Business) conditioned to SC zone uses

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Self Service Storage

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned CA restricted to SC uses in 2003. (3-J-03-RZ)

SURROUNDING LAND USE AND ZONING: North: Creek and residences / F and PR Residential

South: E. Emory Rd., Beaver Dam Baptist Church / A Agricultural

East: Residence and vacant land / A Agricultural

West: Andersonville Pike, Church, residence and phone company/A and OB Office

NEIGHBORHOOD CONTEXT: This area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning limited to SC uses and/or self service storage facilities**

Adding self service storage facilities to the permitted uses for this restricted CA zone will allow the applicant to seek use on review approval for self service storage facilities, but not other more objectionable permitted CA uses such as auto sales lots.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site is part of the developing commercial node in the Halls Crossroads area around the E. Emory Rd./Norris Fwy./Maynardville Hwy. intersections.

2. Other commercial and office properties in this area have been developed under either PC or SC zoning in recent years, which has resulted in a higher quality of development around this recognized commercial node. This trend should be maintained by keeping the SC uses conditioned for this site and adding the self

service storage facility uses for this property.

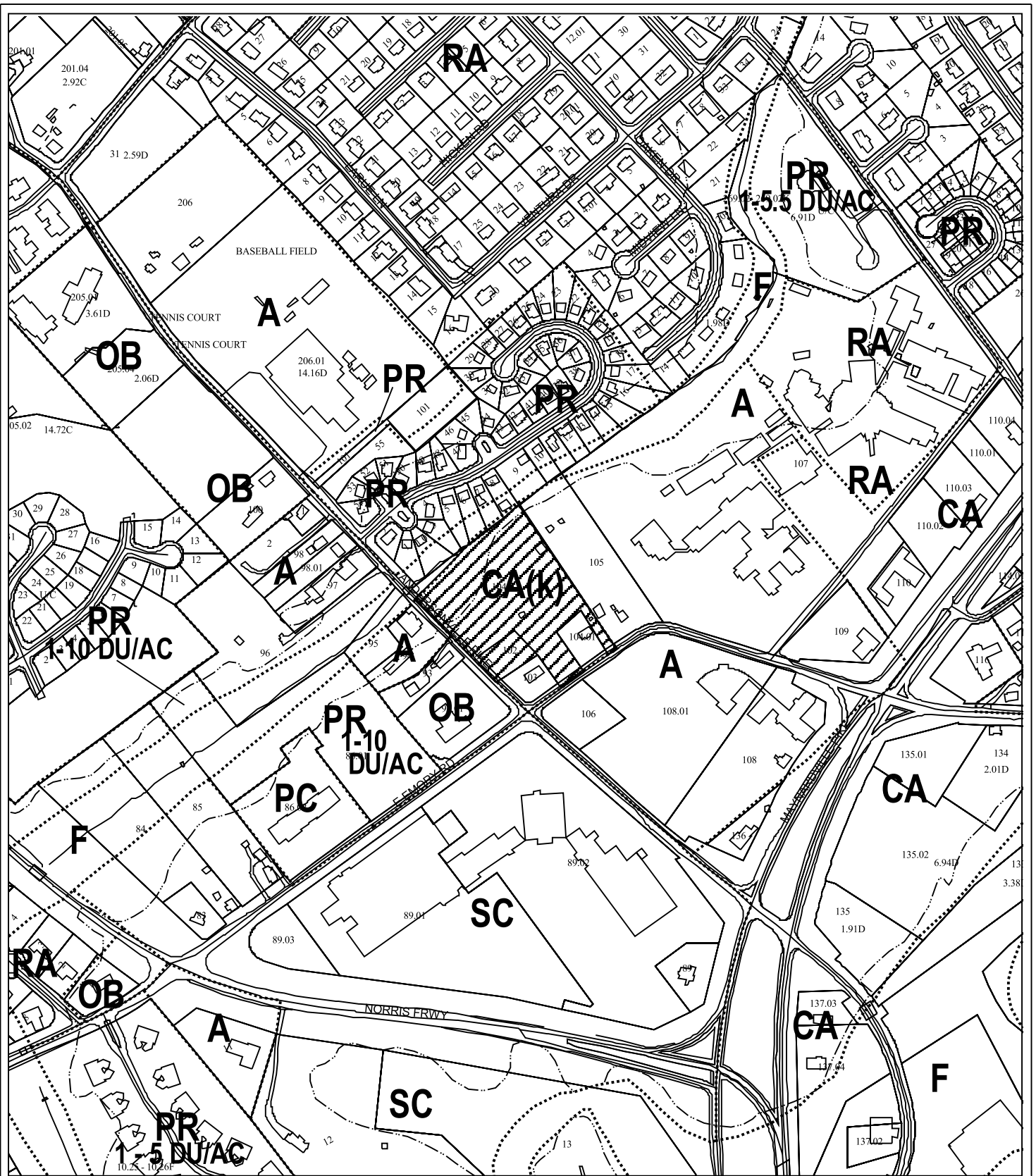
THE EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available to the site.
2. No additional demand will be placed on schools.
3. Additional demands to the streets caused by adding a self service storage facility use should be minimal since this business does not generate many trips per day.
4. Impact on adjacent properties should be minimal because most are developed with similar intense uses. The use on review requirement for self service storage facilities under the CA conditioned zoning will allow application of site design principles to reduce the impacts on the abutting residential property to the north.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for the site with a stream protection designation for the portion along the creek.
2. A policy of the General Plan for Knoxville/Knox County calls for the use of modern site planning techniques to promote attractive and efficient commercial development. Continued CA conditioned zoning would allow site plan review by the Planning Commission.
3. The property is located within the Planned Growth Area of the Knoxville/Knox County Growth Policy Plan.
4. The sector plan also proposes commercial uses for the parcel to the east adjacent to school property. Staff anticipates that commercial zoning may be requested for this parcel in the future.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




12-X-06-RZ
REZONING

Petitioner: John Spina

Map No: 38

Jurisdiction: County

 From: CA (General Business) conditioned to SC zone uses
To: CA (General Business)

Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



BLDG	BLDG SIZE SQ FT	UNITS	UNIT PRICE
1	3000	17	18000
2	7000	4	17500
3	2000	12	16667
4	800	4	20000
5	7000	39	18000
6	8000	12	66667
7	6700	10	67000
8	8700	10	87000
9	8800	23	38261
10	3000	15	20000
11	3000	15	20000

SITE NOTES

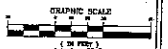
1. Corner monuments as shown hereon.
2. Verify exact size, depth and location of all underground utilities prior to construction.
3. 10' utility and drainage easement inside all exterior boundary lines, 5' each side all interior lot lines.
4. Property recorded instrument # 200203250078629
5. CIL 38, Parcels 104 & 102
6. Property Zoned: CA
7. Total Useable Area: 4.21 acres - 183,515.28 sq.ft.
8. Total Lots: 1
9. Property subject to all applicable easements, setbacks and restrictions of record.
10. SETBACKS: FRONT 25' SIDE 5' REAR 16'



U.O.I.
DATE: 11-13-06
12-K-044

DEVELOPER:
SERVA CORP & ASSOCIATES / LEVITT AP
805 N CENTRAL ST KNOXVILLE, TN 37917
PH: (603) 81-7487

OWNER:
VANDERBILT CONCRETE BOARD & DANIEL E. HENDRICKS & TRINIDAD BARRI / VANDERBILT & ELEANOR H. BARRI TRUST
4300 E EMORY RD KNOXVILLE, TN 37928
PH: (865) 825-9187



12-X-06-RZ

USE ON REVIEW
LeMAY AND ASSOCIATES
 CONSULTING ENGINEERS
HALLS CROSSING
 477