

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-A-15-UR **AGENDA ITEM #:** 55
 POSTPONEMENT(S): 5/14/2015-7/9/2015 **AGENDA DATE:** 8/13/2015
 ▶ **APPLICANT:** BRACKFIELD - ASSOCIATES, GP
 OWNER(S): Brackfield & Associates

TAX ID NUMBER: 38 N B 00206 [View map on KGIS](#)
 JURISDICTION: County Commission District 7
 STREET ADDRESS: 6829 Tice Ln
 ▶ **LOCATION:** Southwest side of Tice Ln., southeast side of Neal Dr.
 ▶ **APPX. SIZE OF TRACT:** 0.63 acres
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Tice Ln., a local street with a pavement width of 32' within a 70' wide right-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Beaver Creek

▶ **ZONING:** PC (Planned Commercial)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Self storage facility

HISTORY OF ZONING: The site was zoned PC (Planned Commercial) in the 1980's
 SURROUNDING LAND USE AND ZONING: North: Office / warehousing / PC commercial
 South: Office / warehousing / PC commercial
 East: Office / warehousing / PC commercial
 West: Office / warehousing / PC commercial
 NEIGHBORHOOD CONTEXT: This site is located in the Tice Commercial park which has been developed with general business and warehousing uses. Zoning in the area is PC (Planned Commercial). West of this property, the area transitions to residential use with PR (Planned Residential) and A (Agricultural) zoning in place.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's representative

COMMENTS:

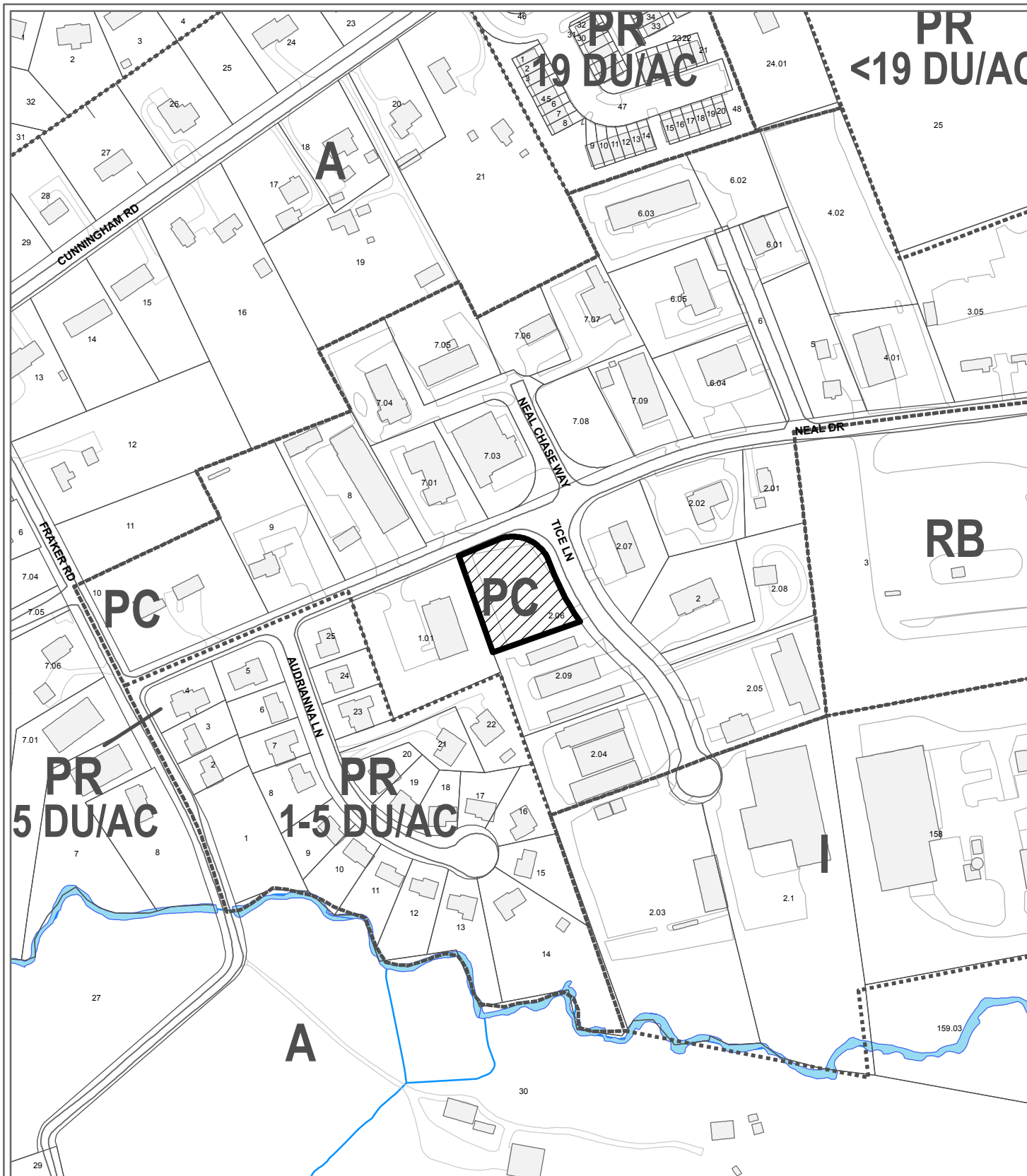
This request would have resulted in the construction of a second phase to an existing self-storage facility that is currently located on Tice Ln. The applicant's representative requested this matter be postponed in order to

have time to revise their plans and to seek the needed variances.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**5-A-15-UR
USE ON REVIEW**

Petitioner: Brackfield - Associates, GP



Self storage facility in PC (Planned Commercial)

Original Print Date: 4/27/2015
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 38
 Jurisdiction: County

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 Feet

