

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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:** 1-K-04-RZ                      **Related File Number:**  
**Application Filed:** 12/15/2003              **Date of Revision:**  
**Applicant:** KEN WILLIS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Jenso Dr. northwest of Clinton Hwy..  
**Other Parcel Info.:**  
**Tax ID Number:** 69 P A 040,041                      **Jurisdiction:** City  
**Size of Tract:** 0.68 acres  
**Accessibility:** Access is via Jenso Dr., a local street with 26' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Commercial                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of an older residential neighborhood that has been undergoing commercial redevelopment within C-3 and C-4 zoning.

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

**Street:** 309 Jenso Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** none noted

### PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full): C-4 zoning is consistent with other commercial zoning and with recent redevelopment trends in this area. The One year Plan proposes commercial for this site while the sector plan proposes medium density residential and office uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject parcel is already zoned C-3. The proposal will allow the property to be rezoned C-4 for a wider range of commercial uses.
2. C-4 is a logical extension of zoning from the south side of Jenso Dr.
3. Development permitted under C-4 zoning is compatible with the scale and intensity of the surrounding commercial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest City Sector Plan proposes medium density residential and/or office uses for this site.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests in the future along the north side of Jenso Dr. to fill in the adjacent properties that are not zoned commercial.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE C-4 (Highway and Arterial Commercial)

Date of MPC Approval: 1/8/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 2/3/2004 Date of Legislative Action, Second Reading: 2/17/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: