

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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:** 12-V-06-RZ                      **Related File Number:**  
**Application Filed:** 11/13/2006              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Greenway Dr., northwest of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 59 F A 022, 02301                      **Jurisdiction:** City  
**Size of Tract:** 6.2 acres  
**Accessibility:** Access is via Greenway Dr., a three lane, major collector street

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Retail commercial                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is in an area of developing commercial uses that are occurring under PC-1,C-6, I and CA zones.

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

**Street:** 4627 Greenway Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** RA (Low Density Residential) and CA (General Business)  
**Requested Zoning:** R-1 (Low Density Residential) and C-3 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned CA and RA in 2006. (4-J-06-RZ)

## 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-3 (General Commercial) and R-1 (Low Density Residential) zoning

Staff Recomm. (Full):

R-1 and C-3 zoning are consistent with other residential and commercial zoning found in the area. The sector plan proposes commercial uses of the part of the site recommended for C-3 zoning.

Comments:

The owners of these annexed properties have requested C-3 zoning.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial) and R-1 (Low Density Residential)

Date of MPC Approval:

12/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/16/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: