

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: 4-J-06-RZ **Related File Number:**
Application Filed: 3/10/2006 **Date of Revision:**
Applicant: DOUGLAS B. GRAY
Owner:

PROPERTY INFORMATION

General Location: Northwest side Greenway Dr., northwest of Washington Pike
Other Parcel Info.:
Tax ID Number: 59 F A 022,02301 PORTION OTHER: MAP ON FILE. **Jurisdiction:** County
Size of Tract: 3.8 acres
Accessibility: Access is via Greenway Dr., a three lane, major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Retail commercial service uses **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
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: 4609 Greenway Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
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 CA (General Business) zoning

Staff Recomm. (Full): CA zoning is consistent with other commercial zoning found in the area. The sector plan proposes commercial uses of the part of the site requested for CA zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA is an extension of the city's commercial zoning pattern from the northeast and an extension of commercial uses proposed on the sector plan from the northwest.
3. There are other commercially-zoned properties in the area including directly across Greenway Dr. from this site

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. Greenway Dr. is a major collector street that has capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Care will need to be taken in the development of this property so as not to negatively impact the property's steeper slopes to the north

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North City Sector Plan proposes commercial uses and slope protection for this site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for commercial in the immediate area.

MPC Action: Approved MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 4/13/2006 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/22/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

