

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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www.knoxmpc.org

File Number: 5-K-04-RZ **Related File Number:**
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: JASON KIVETT
Owner:

PROPERTY INFORMATION

General Location: North side Greenway Dr., east of Beverly Rd.
Other Parcel Info.:
Tax ID Number: 59 J A 041 (PORTION ZONED I) **Jurisdiction:** County
Size of Tract: 1.8 acres
Accessibility: Access is via Greenway Dr., a major collector street with 50' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Mobile home for grandmother **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with residential uses on the north side of Greenway Dr., under I, R-1, RA and RB zoning. Businesses are developed on the south side of Greenway Dr., under I-3 zoning.

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

Street: 4209 Greenway Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RB from the northeast.
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RB (General Residential) zoning.

Staff Recomm. (Full): RB is a downzoning from the current I (Industrial) zoning of the property, and will bring the zoning into conformance with the residential use of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RB is a logical extension of zoning from the northeast.
2. RB will bring the zoning into conformance with the residential use of the property.
3. RB zoning is compatible with the scale and intensity of the surrounding land uses 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, schools and adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North City Sector Plan proposes medium density residential use of this site, consistent with this request.
2. The site is designated as Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Other properties on the north side of Greenway Dr., may be requested for RB or other residential zones in the future, consistent with the sector plan proposal and the current use of the properties.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 2004. 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.

MPC Action: Approved MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE RB (General Residential)

Date of MPC Approval: 5/13/2004 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: 6/28/2004 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:

