

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-A-19-RZ  
Application Filed: 3/28/2019  
Applicant: ALONZO GREGG

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** Southwest side of Jacksboro Pike, Southwest of North Broadway, North side of Harvey Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 48 M A 016 **Jurisdiction:** City  
**Size of Tract:** 0.6 acres  
**Accessibility:** Access is via Jacksboro Pike, a major collector, with a pavement width of 21' feet within a right-of-way width of 50' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residence **Density:**  
**Sector Plan:** North City **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The area is largely single family residential with some multifamily residential interspersed throughout the area. The site is within 500' feet of the North Broadway corridor.

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

**Street:** 5703 Jacksboro Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, R-2 is adjacent to this property on the south side.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested R-2 zoning, which is compatible with the existing sector plan land use classification MDR (Medium Density Residential) for this property.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property is located in the inside the city limits of the City of Knoxville, and is within 500' of the Broadway corridor.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to R-2 zoning is intended to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. R-2 zoning is compatible with the existing MDR sector plan designation.  
2. This rezoning to R-2 (General Residential) is anticipated to not adversely affect, nor have any direct or indirect adverse effects

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.

Date of Approval:

6/13/2019

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: 7/16/2019

Date of Legislative Action, Second Reading: 7/30/2019

Ordinance Number:

Other Ordinance Number References: O-102-2019

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**