

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-K-05-RZ **Related File Number:**
Application Filed: 5/19/2005 **Date of Revision:**
Applicant: DAVID CORUM
Owner:

PROPERTY INFORMATION

General Location: North side Greenway Dr., west of DeMarcus Ln.
Other Parcel Info.:
Tax ID Number: 59 J A 042 **Jurisdiction:** County
Size of Tract: 2.1 acres
Accessibility: Access is via Greenway Rd., a major collector street with 22' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Two residences **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR and SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is in a mixed use area of residential and business uses that have developed under I, I-1 , RA, RB and R-1 zones.

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

Street: 4203 Greenway Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial) and RA (Low Density Residential)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to RA, RB and R-1 in recent years.

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 RB (General Residential) zoning

Staff Recomm. (Full):

RB zoning is consistent with the adjacent residential zoning and development. The sector plan proposes Medium Density Residential uses and slope protection for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RB zoning is already in place on the adjacent property to the east of this site, and the addition of this 2.1 acres to the RB zone is compatible with the scale and intensity of the surrounding development and zoning pattern that includes both RB and I and I-3 and I-4 Industrial zoning.
2. The subject property is located along Greenway Dr., a major collector street across from industrial uses, making it more appropriate for higher densities than if it were located in the interior of lower density, larger lot single family residential development.
3. Other properties in the immediate area are developed with residential uses under RB, I and I-3 zoning.
4. RB zoning will not require MPC use on review approval of site plans prior to any development of the property unless the property is subdivided or the proposed development has a density of 12 dwellings per acre, or greater.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Maximum development of the site under RB zoning would permit 24 units to be built on the site without MPC approval and up to 48 units with MPC use on review approval.
3. RB zoning permits less intense uses than the current Industrial zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. RB zoning is consistent with the adopted sector plan proposal for medium density residential uses on this site
2. The site is located in the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

This request may generate similar requests for RB zoning based on the adopted sector plan's recommended medium density residential land use.

MPC Action:

Approved

MPC Meeting Date: 6/9/2005

Details of MPC action:

Summary of MPC action:

APPROVE RB (General Residential)

Date of MPC Approval:

6/9/2005

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:

7/25/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: