



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

**FILE #:** 4-J-06-RZ

**AGENDA ITEM #:** 66

**AGENDA DATE:** 4/13/2006

**APPLICANT:** DOUGLAS B. GRAY

**OWNER(S):** JASPER RALPH JAMES BUCKNER BUCKNER

**TAX ID NUMBER:** 59 F A 022,02301 PORTION MAP ON FILE.

**JURISDICTION:** County Commission District 7

**LOCATION:** Northwest side Greenway Dr., northwest of Washington Pike

**APPX. SIZE OF TRACT:** 3.8 acres

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via Greenway Dr., a three lane, major collector street.

**UTILITIES:** Water Source: KUB

Sewer Source: KUB

**PRESENT ZONING:** RA (Low Density Residential)

**ZONING REQUESTED:** CA (General Business)

**EXISTING LAND USE:** Residences

**PROPOSED USE:** Retail commercial service uses

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Vacant land RA and RB Residential

South: Greenway Dr. / R-1 and C-6 Commercial

East: Target Center / PC-1 Commercial

West: Church / R-1 Residential

**NEIGHBORHOOD CONTEXT:** This site is in an area of developing commercial uses that are occurring under PC-1, C-6, I and CA zones.

**STAFF RECOMMENDATION:**

**APPROVE CA (General Business) zoning**

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**

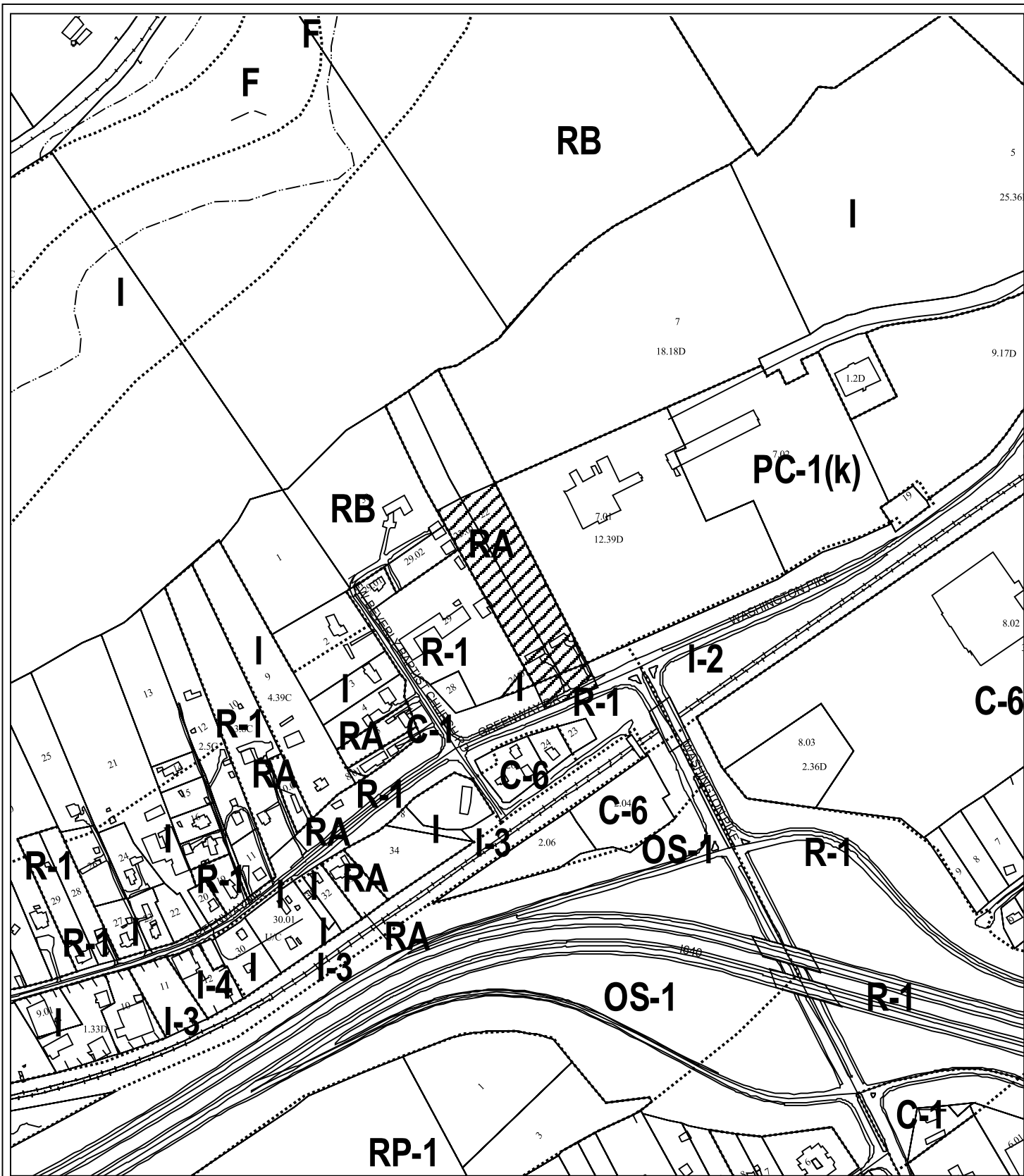
1. Public water and sewer utilities are available in the area to serve the site.

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.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. 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.



4-J-06-RZ  
REZONING

Petitioner: Douglas B Gray

Map No: 59

Jurisdiction: County



From: RA (Low Density Residential)

To: CA (General Commercial)

Original Print Date: 03/23/06 Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

