

▶ **FILE #:** 12-V-06-RZ

**AGENDA ITEM #:** 82

**AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** CITY OF KNOXVILLE  
 OWNER(S): KNOXVILLE LEVCAL,LLC

TAX ID NUMBER: 59 F A 022, 02301

JURISDICTION: City Council District 4

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

▶ **APPX. SIZE OF TRACT:** 6.2 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** No Zone (formerly RA (Low Density Residential) and CA (General Business))

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) and C-3 (General Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Retail commercial

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned CA and RA in 2006. (4-J-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / RB Residential

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

East: Target shopping center / PC-1(k) 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:**

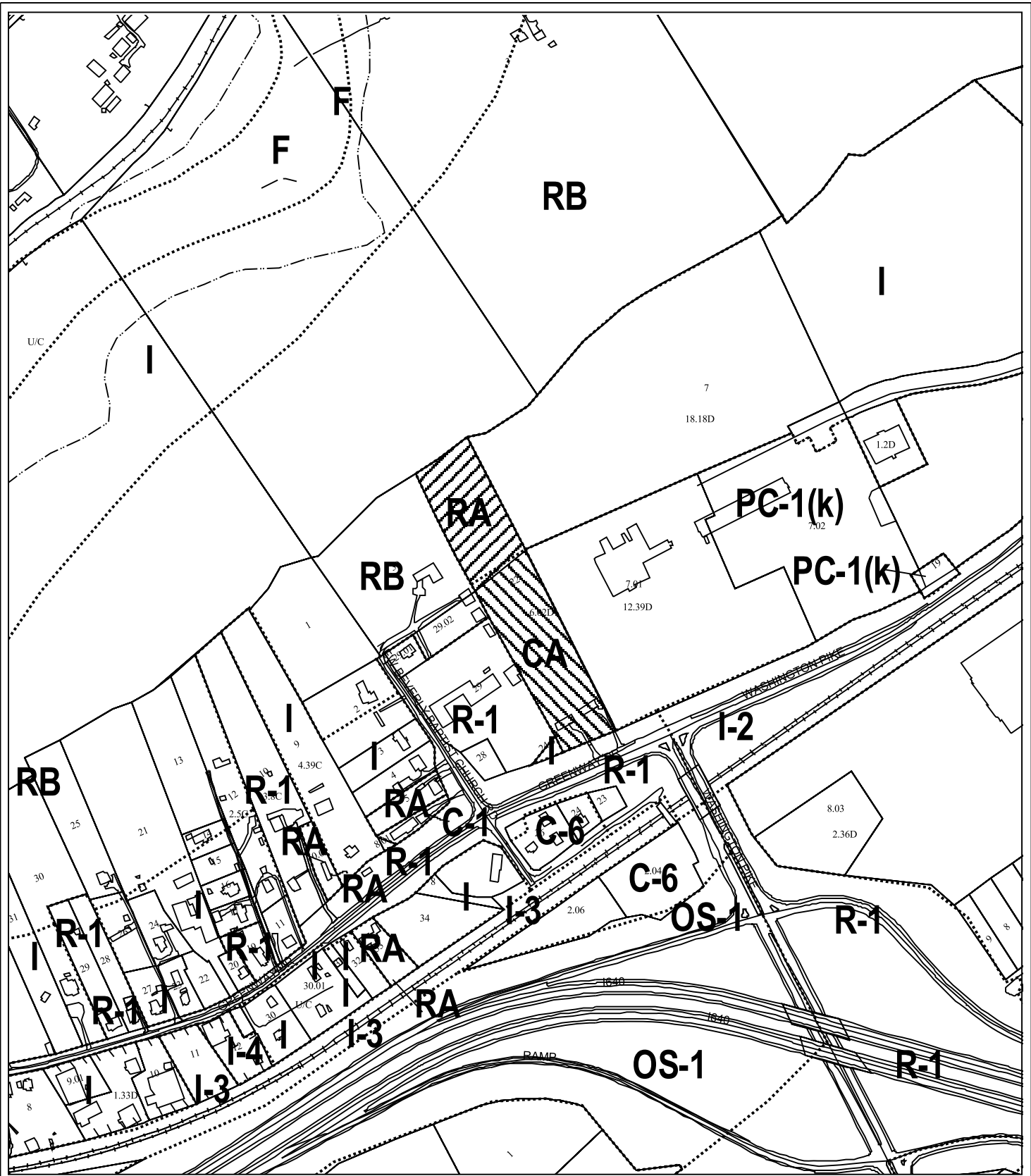
▶ **APPROVE C-3 (General Commercial) and R-1 (Low Density Residential) zoning**

R-1 and C-3 zoning are consistent with other residential and commercial zoning found in the area. The sector plan proposes commercial uses of the part of the site recommended for C-3 zoning.

**COMMENTS:**

The owners of these annexed properties have requested C-3 zoning.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-V-06-RZ

GOVERNMENTAL REZONING



From: No Zone  
To: R-1 (Low Density Residential)

From: No Zone  
To: C-3 (General Commercial)

Original Print Date: 11/17/06 Revised: 12/07/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 59

Jurisdiction: City

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