



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 3-I-06-UR **AGENDA ITEM #:** 98  
POSTPONEMENT(S): 3/9/2006-5/11/2006 **AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** DONNY MEADOWS  
OWNER(S): DONNY MEADOWS

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TAX ID NUMBER: 82 G B 001  
JURISDICTION: City Council District 6

▶ **LOCATION:** North end N. Hembree St., east end Nichols Ave., southeast side I-40

▶ **APPX. SIZE OF TRACT:** 23.57 acres

SECTOR PLAN: East City  
GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Washington Ave., a local street with a 24' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

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▶ **ZONING:** RP-1 (Planned Residential) - Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartment complex

DENSITY PROPOSED: 3.39 du/ac

HISTORY OF ZONING: The Planning Commission recommended approval of a rezoning request to RP-1 (Planned Residential) at a density of up to 3.4 du/ac on January 12, 2006.

SURROUNDING LAND USE AND ZONING: North: I-40 / I-3 (General Industrial)  
South: Residences / R-1A (Low Density Residential)  
East: Knoxville Zoo / O-2 (Civic and Institutional)  
West: Residences / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: The adjacent neighborhood is developed with residential uses under R-1A zoning. The Knoxville Zoo is located to the east, zoned O-2. The subject property is located between an existing neighborhood, the zoo and the interstate.

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**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant.

**COMMENTS:**

The applicant is proposing to develop this 23.57 acre site into an 80 unit apartment complex at a density of 3.39 du/ac. Access to the site will be via the eastern end Washington Ave. There will be no other street connections into the development.

The Planning Commission recommended approval of a rezoning request (1-Y-06-RZ) to RP-1 (Planned Residential) at a density of up to 3.4 du/ac on January 12, 2006. The applicant withdrew the rezoning request at Knoxville City Council on September 12, 2006.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.