

▶ **FILE #:** 6-R-07-RZ

**AGENDA ITEM #:** 93

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): KENNARD SUE & VINCENT STORMER

TAX ID NUMBER: 59 F A 02401

JURISDICTION: City Council District 4

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

▶ **APPX. SIZE OF TRACT:** 0.1007 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 in this area.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** No Zone (formerly I (Industrial))

▶ **ZONING REQUESTED:** I-4 (Heavy Industrial), R-1 (Low Density Residential) or C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Same as existing use

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Church and vacant land /R-1 and C-3 Commercial

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

East: Vacant land / C-3 Commercial

West: Church property / R-1 Residential

NEIGHBORHOOD CONTEXT: This site is located along a section of Greenway Dr., with emerging retail development within C-3, C-6, and PC-1 zones.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

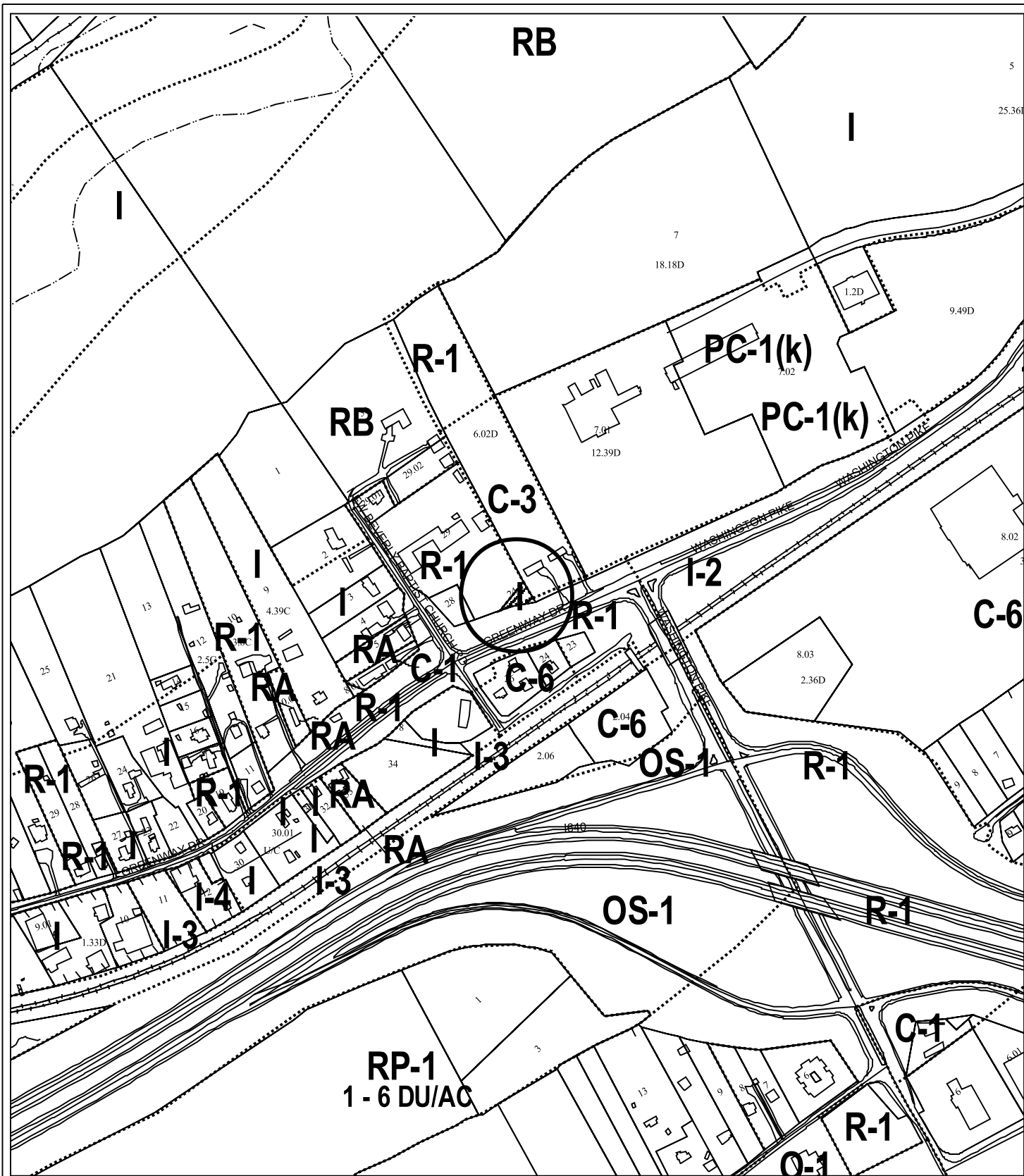
▶ **APPROVE C-3 (General Commercial) zoning**

C-3 zoning is comparable to the former Industrial zone. The site is small for development under any zone; however, the C-3 zoning is consistent with the adjoining non-residential zoning.

**COMMENTS:**


The C-3 zone would also allow the site to be incorporated into the adjoining property, if desired.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



**6-R-07-RZ  
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 59  
 Jurisdiction: City

 From: No Zone  
 To: I-4 (Heavy Industrial), R-1 (Low Density Residential) or C-3 (General Commercial)  
 Original Print Date: 05/30/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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