

▶ **FILE #:** 11-O-07-RZ

**AGENDA ITEM #:** 72

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): DAVID BRADY

TAX ID NUMBER: 59 J A 022

JURISDICTION: City Council District 4

▶ **LOCATION:** North side Greenway Dr., southwest of Amber Ridge Way

▶ **APPX. SIZE OF TRACT:** 0.44 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Greenway Dr., a two lane, major collector street with 50' of right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Whites Creek

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

▶ **ZONING REQUESTED:** I-3 (General Industrial)

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
 North: Business / I Industrial  
 South: Business / I-4 Industrial  
 East: Residences / I Industrial  
 West: Residences / Industrial

NEIGHBORHOOD CONTEXT: This site is located in a mixed use residential/business area that has developed under I, I-3, I-4, RB and R-1 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE I-3 (General Industrial) zoning**

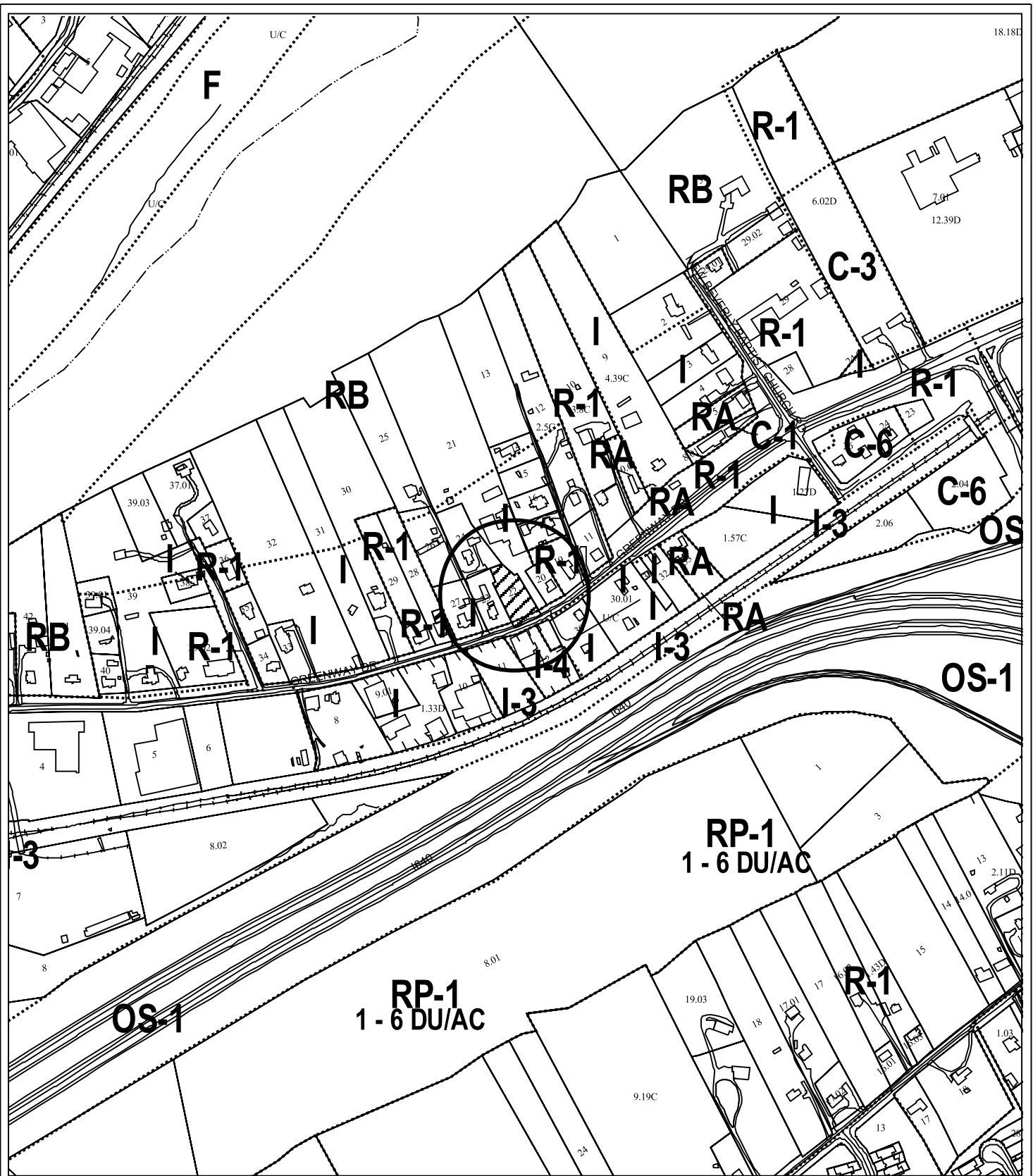
I-3 is a comparable city zone to the former Knox County I Industrial zone.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.


If approved, this item will be forwarded to Knoxville City Council for action on 12/4/2007 and 12/18/2007. 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.



**11-O-07-RZ  
GOVERNMENTAL REZONING**

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

 From: No Zone  
 To: I-3 (General Industrial)  
 Original Print Date: 10/23/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

