

REZONING REPORT

▶ **FILE #:** 6-A-19-RZ

AGENDA ITEM #: 21

AGENDA DATE: 6/13/2019

▶ **APPLICANT:** ALONZO GREGG

OWNER(S): Alonzo Gregg

TAX ID NUMBER: 48 M A 016

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5703 Jacksboro Pike

▶ **LOCATION:** Southwest side of Jacksboro Pike, Southwest of North Broadway, North side of Harvey Drive

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Jacksboro Pike, a major collector, with a pavement width of 21' feet within a right-of-way width of 50' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes, R-2 is adjacent to this property on the south side.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - R-1 (Low Density Residential)

South: Multifamily residential - R-2 (General Residential)

East: Single family residential - R-1 (Low Density Residential)

West: Single family residential - R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is largely single family residential with some multifamily residential interspersed throughout the area. The site is within 500' feet of the North Broadway corridor.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.**

Staff recommends approval of the requested R-2 zoning, which is compatible with the existing sector plan land use classification MDR (Medium Density Residential) for this property.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property is located in the inside the city limits of the City of Knoxville, and is within 500' of the Broadway corridor.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to R-2 zoning is intended to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. R-2 zoning is compatible with the existing MDR sector plan designation.
2. This rezoning to R-2 (General Residential) is anticipated to not adversely affect, nor have any direct or indirect adverse effects

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request is consistent with and not in conflict with any adopted plans.

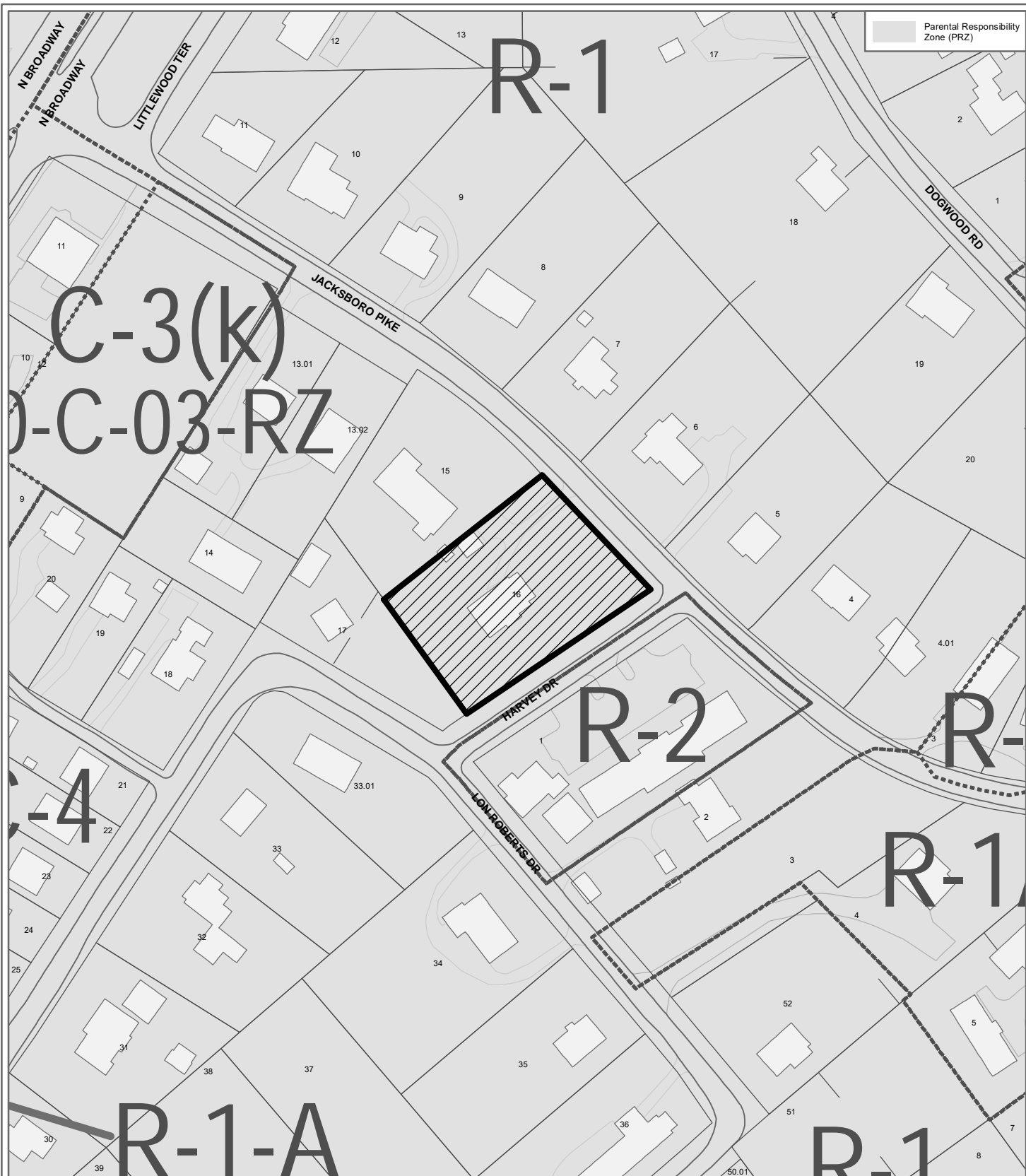
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 7/22/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



**6-A-19-RZ
REZONING**

From: R-1 (Low Density Residential)

To: R-2 (General Residential)



Petitioner: Alonzo Gregg

Map No: 48

Jurisdiction: City



Original Print Date: 5/16/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: Alonzo Gregg

Date Filed: 3/28/19 Meeting Date: 6/13/19

Application Accepted by: James Reed

Fee Amount: \$500 File Number: Rezoning 6-A-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____



5703 PROPERTY INFORMATION

Address: 5711 Jackshoro Pike

General Location: Southwest side of Jackshoro Pike, Southwest of N. Broadway N/S of Harney Dr

Parcel ID Number(s): 048MA01302 block 36908 016

Tract Size: ± 0.6

Existing Land Use: Residence SFR

Planning Sector: North City

Growth Policy Plan: City

Census Tract: 51

Traffic Zone: 203

Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Alonzo Gregg

Company: _____

Address: 5703 Jackshoro PK

City: Knoxville State: TN Zip: 37918

Telephone: 865-648-0638 H

Fax: _____

E-mail: ledag49@live.com

Requested Change

REZONING

FROM: R-1

TO: R-2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Alonzo Gregg

Company: _____

Address: 5703 Jackshoro PK

City: Knoxville State: TN Zip: 37918

Telephone: 865-548-4022 C

Fax: _____

E-mail: ledag49@live.com

PROPOSED USE OF PROPERTY

Residence

Density Proposed _____ Units/Acre _____

Previous Rezoning Requests: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Alonzo S. Gregg

PLEASE PRINT

Name: Alonzo Gregg

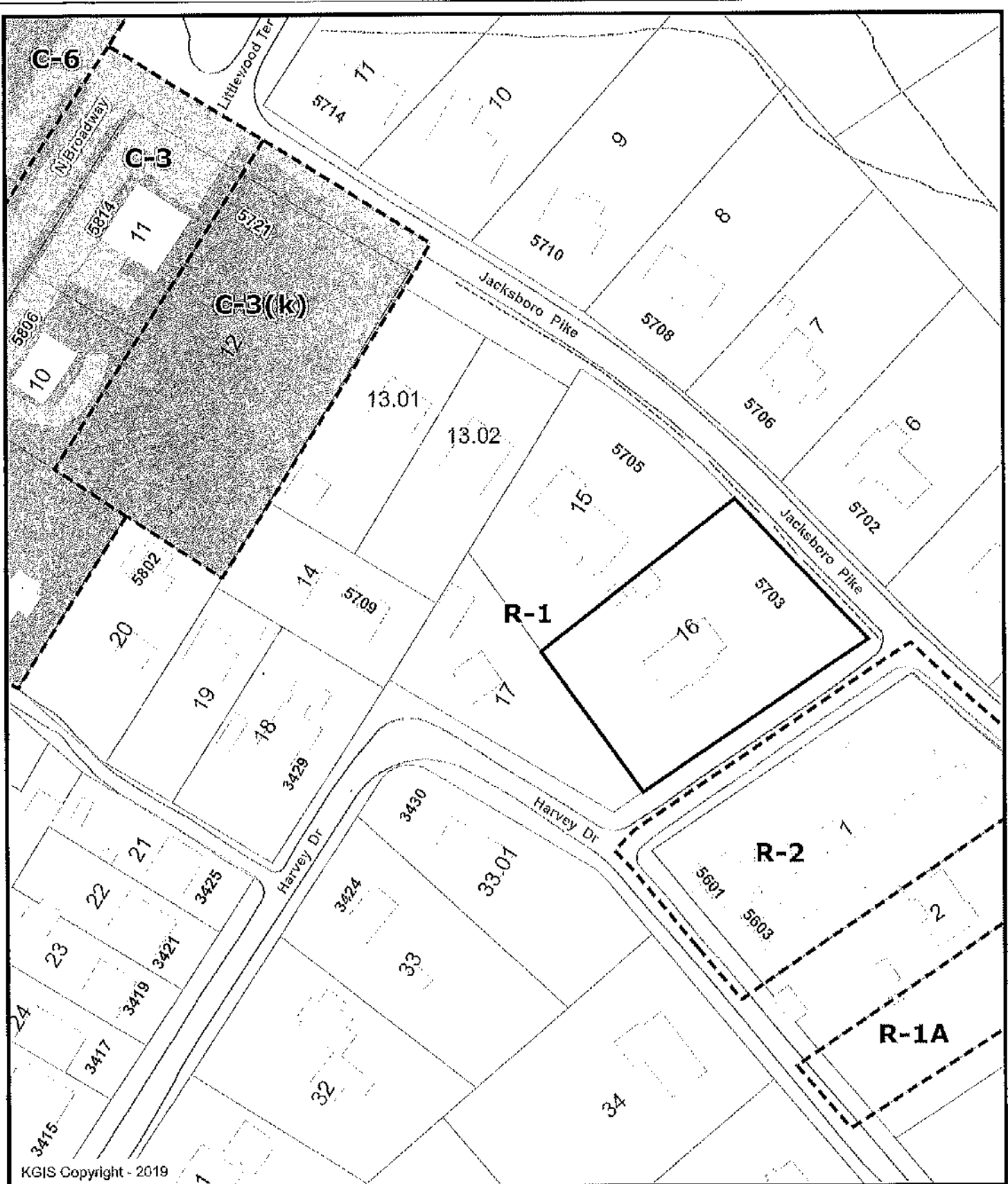
Company: _____

Address: 5703 Jackshoro PK

City: Knoxville State: TN Zip: 37918

Telephone: 865-648-0638

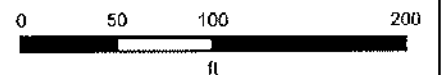
E-mail: ledag49@live.com



Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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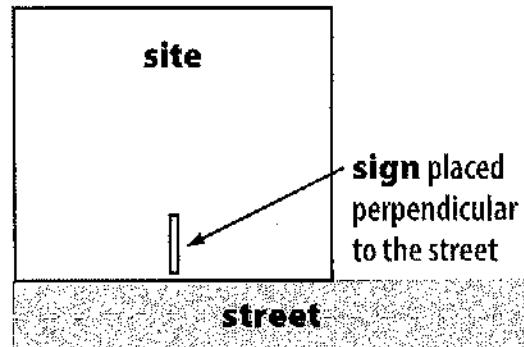
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

5/29/19 and 6/14/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Alonzo S. Greag*

Printed Name: Alonzo Greag

Phone: 465-648-0638 # Email: ledag49@live.com

Date: 3/28/19

File Number: 6-A-19-RZ

Marc will post the sign.