



PLAN AMENDMENT REPORT

| | | | |
|---------------------|------------------|-----------------------|------------------|
| ▶ FILE #: | 1-C-21-SP | AGENDA ITEM #: | 5 |
| POSTPONEMENT(S): | 1/14/2021 | AGENDA DATE: | 2/11/2021 |
| ▶ APPLICANT: | RON WELCH | | |
| OWNER(S): | Ronnie Welch | | |

| | | |
|-------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|
| TAX ID NUMBER: | 59 P D 010 & 59PD011 | <u>View map on KGIS</u> |
| JURISDICTION: | Council District 4 | |
| STREET ADDRESS: | 2910, 2912, & 3000 Greenway Dr. | |
| ▶ LOCATION: | South side of Greenway Drive due east of Nora Road | |
| ▶ APPX. SIZE OF TRACT: | 4.1 acres | |
| SECTOR PLAN: | North City | |
| GROWTH POLICY PLAN: | Within City limits | |
| ACCESSIBILITY: | Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way. | |
| UTILITIES: | Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board | |
| WATERSHED: | Whites Creek | |

| | |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ▶ PRESENT PLAN AND ZONING DESIGNATION: | MDR (Medium Density Residential) / SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood) / F (Floodway) |
| ▶ PROPOSED PLAN DESIGNATION: | HDR (High Density Residential) / SP (Stream Protection) |
| ▶ EXISTING LAND USE: | Multifamily (four-plex) and single family residential on parcel 59PD011; duplex on 59PD010 |
| EXTENSION OF PLAN DESIGNATION: | No |
| HISTORY OF REQUESTS: | None noted for this property |
| SURROUNDING LAND USE AND PLAN DESIGNATION: | North: Single family residential and rural residential - LDR (Low Density Residential) South: I-640 right-of-way and railroad tracks inside the I-640 right-of-way - ROW (Right of Way) East: Single family residential - MDR (Medium Density Residential) West: Public/quasi-public land (church) - CI (Civic/Institutional) |
| NEIGHBORHOOD CONTEXT | Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south. This portion of Greenway Drive contains long, narrow lots that back up to I-640. |

STAFF RECOMMENDATION:

► **Withdraw the request for a plan amendment to the HDR (High Density Residential) designation per the applicant's request.**

Staff received an email on 1/22/2021 requesting withdrawal of this item as part of a revision to the rezoning request. The applicant is now withdrawing this application and the related cases (11-G-20-RZ and 1-C-21-PA) and will reapply for a different zone with a new case number to ensure the request was well-defined and transparent.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2021 and 3/23/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



PLAN AMENDMENT REPORT

| | | | |
|---------------------|------------------|-----------------------|------------------|
| ▶ FILE #: | 1-C-21-PA | AGENDA ITEM #: | 5 |
| POSTPONEMENT(S): | 1/14/2021 | AGENDA DATE: | 2/11/2021 |
| ▶ APPLICANT: | RON WELCH | | |
| OWNER(S): | Ronnie Welch | | |

| | | |
|-------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|
| TAX ID NUMBER: | 59 P D 010 & 59 P D011 | <u>View map on KGIS</u> |
| JURISDICTION: | Council District 4 | |
| STREET ADDRESS: | 2910, 2912, & 3000 Greenway Dr. | |
| ▶ LOCATION: | South side of Greenway Drive due east of Nora Road | |
| ▶ APPX. SIZE OF TRACT: | 4.1 acres | |
| SECTOR PLAN: | North City | |
| GROWTH POLICY PLAN: | Within City limits | |
| ACCESSIBILITY: | Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way. | |
| UTILITIES: | Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board | |
| WATERSHED: | Whites Creek | |

| | |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ▶ PRESENT PLAN AND ZONING DESIGNATION: | MDR (Medium Density Residential) / SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood) / F (Floodway) |
| ▶ PROPOSED PLAN DESIGNATION: | HDR (High Density Residential) / SP (Stream Protection) |
| ▶ EXISTING LAND USE: | Multifamily (four-plex) and single family residential on parcel 59PD011; duplex on 59PD010 |
| EXTENSION OF PLAN DESIGNATION: | No |
| HISTORY OF REQUESTS: | No plan amendment requests noted for this property; A request for the front portion of parcel 059PD010 to be rezoned from R-1 to R-2 was denied by the Planning Commission and appealed to City Council (Case 5-C-84-RZ) who approved the request. |
| SURROUNDING LAND USE AND PLAN DESIGNATION: | North: Single family residential and rural residential - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts South: I-640 right-of-way and railroad tracks inside the I-640 right-of-way - ROW (Right of Way) - ROW (Right of Way) East: Single family residential - MDR (Medium Density Residential) - RN-1 (Single Family Residential Neighborhood) District West: Public/quasi-public land (church) - CI (Civic/Institutional) - RN-1 (Single Family Residential Neighborhood) and RN-2 (Single Family Residential Neighborhood) Districts |

NEIGHBORHOOD CONTEXT

Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south. This portion of Greenway Drive contains long, narrow lots that back up to I-640.

STAFF RECOMMENDATION:

- ▶ **Withdraw the request for a plan amendment to the HDR (High Density Residential) designation per the applicant's request.**

Staff received an email on 1/22/2021 requesting withdrawal of this item as part of a revision to the rezoning request. The applicant is now withdrawing this application and the related zoning and sector plan amendment cases (11-G-20-RZ and 1-C-21-SP) and will reapply for a different zone with a new case number to ensure the request is well-defined and transparent.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2021 and 3/23/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.

REZONING REPORT

| | | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| ▶ FILE #: 11-G-20-RZ (REVISED) | | AGENDA ITEM #: | 5 |
| POSTPONEMENT(S): | 11/12/2020, 1/14/2021 | AGENDA DATE: | 2/11/2021 |
| ▶ APPLICANT: | | RONNIE WELCH | |
| OWNER(S): | Ronnie Welch | | |
| <hr/> | | | |
| TAX ID NUMBER: | 59 P D 010 & 59PD011 | <u>View map on KGIS</u> | |
| JURISDICTION: | City Council District 4 | | |
| STREET ADDRESS: | 2910 2912 & 3000 Greenway Dr. | | |
| ▶ LOCATION: | South side of Greenway Drive due east of Nora Road | | |
| ▶ APPX. SIZE OF TRACT: | | | |
| SECTOR PLAN: | North City | | |
| GROWTH POLICY PLAN: | Within City Limits | | |
| ACCESSIBILITY: | Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way. | | |
| UTILITIES: | Water Source: | Knoxville Utilities Board | |
| | Sewer Source: | Knoxville Utilities Board | |
| WATERSHED: | Whites Creek | | |
| <hr/> | | | |
| ▶ PRESENT ZONING: | RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) | | |
| ▶ ZONING REQUESTED: | RN-5 (General Residential Neighborhood) / F (Floodplain Overlay) / HP (Hillside Overlay) | | |
| ▶ EXISTING LAND USE: | Multifamily (four-plex) and single family residential on parcel 59PD011; a duplex on 59PD010 | | |
| ▶ | | | |
| EXTENSION OF ZONE: | No | | |
| HISTORY OF ZONING: | A request for the front portion of parcel 059PD010 to be rezoned from R-1 to R-2 was denied by the Planning Commission and appealed to City Council (Case 5-C-84-RZ) who approved the request. | | |
| SURROUNDING LAND USE AND ZONING: | North: | Single family residential and rural residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts | |
| | South: | I-640 right-of-way and railroad tracks inside the I-640 right-of-way | |
| | East: | Single family residential - RN-1 (Single Family Residential Neighborhood) District | |
| | West: | Public/quasi-public land (church) - RN-1 (Single Family Residential Neighborhood) and RN-2 (Single Family Residential Neighborhood) Districts | |
| | | | |
| NEIGHBORHOOD CONTEXT: | Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south. This portion of Greenway Drive contains long, narrow lots that back up to I-640. | | |

STAFF RECOMMENDATION:

► **Withdraw this application per the applicant's request.**

The applicant is withdrawing this application and the related plan amendment cases (1-C-21-PA and 1-C-21-SP) and will reapply for a different zone with a new case number. Due to the number of revisions and changes to the application, planning staff wanted to ensure the request was well-defined and transparent. Staff received the withdrawal request on 1/25/2021.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2021 and 3/23/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Welch 11-G-20-RZ, 1-C-21-PA, 1-C-21-SP

Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Jan 20, 2021 at 5:22 PM

To: "Brooks, Amy" <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Dori and Laura,

FYI since you all haven't sent in the ad yet that we have an application revision in progress!

Laura I hope your son's ok!

Michelle



----- Forwarded message -----

From: **Michelle Portier** <michelle.portier@knoxplanning.org>

Date: Wed, Jan 20, 2021 at 4:58 PM

Subject: Re: Welch 11-G-20-RZ, 1-C-21-PA, 1-C-21-SP

To: Benjamin C. Mullins <bnullins@fmsllp.com>

CC: Amy Brooks <amy.brooks@knoxplanning.org>

WITHDRAWAL REQUEST**File #:** 11-G-20-RZ_1-C-20-PA_1-C-21-SP**Meeting Date:** February 11, 2021

Ben,

You will need to revise the application (attached) to ask for RN-4 instead of RN-5. To do that, cross through RN-4 and add RN-5 with your initials on page 2, and cross through the HDR request on page 2, initialing there as well. You would send that back with the completed [Request to Postpone/Table/Withdraw form](#) to withdraw the plan amendment requests.

Let me know if you have any questions.

Michelle

On Wed, Jan 20, 2021 at 4:38 PM Benjamin C. Mullins <bnullins@fmsllp.com> wrote:

Michelle,

After further consultation with my client, we would like to withdraw our application for a Sector Plan and One-Year plan amendment and ask that this property be considered for RN-4 zoning. As you know, this property was zoned R-2 previously, and that zoning would have afforded multi-family as "uses permitted." The only current zone that allows multi-family as a permitted use (not as a special exception) is RN-5, but that zone is no longer allowed in the underlying MDR sector designation.

After talking through all of this, my client is agreeable to RN-4 with the understanding that if he wants to develop his property at some point at greater than 9 du/ac it would require a special use permit. He just does not want to lose to the value of a zoning that would allow consideration for multi-family as he had that previously.

Let me know what forms I need to complete to make this amended application official.

Thanks for all of your help.



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Welch 11-G-20-RZ, 1-C-21-PA, 1-C-21-SP

Michelle Portier <michelle.portier@knoxplanning.org>
To: Dori Caron <dori.caron@knoxplanning.org>

Wed, Feb 3, 2021 at 3:38 PM

----- Forwarded message -----

From: **Michelle Portier** <michelle.portier@knoxplanning.org>
Date: Mon, Jan 25, 2021 at 10:15 AM
Subject: Re: [Planning Applications] RE: Welch 11-G-20-RZ, 1-C-21-PA, 1-C-21-SP
To: Benjamin C. Mullins <bmullins@fmsllp.com>

Ben,

Just to confirm with you, the new application would get a March file number and would be heard at the March meeting. As you know, today is the standard deadline day for March, and double-fee deadline is next Monday.

Thanks,
Michelle

On Mon, Jan 25, 2021 at 9:39 AM Benjamin C. Mullins <bmullins@fmsllp.com> wrote:

Sherry,

I'm sorry for the confusion. It was sent under a revised application (attached). We sent it before we saw Ms. Brook's email about the need for a new application. I'll get a new application to you guys today.

Ben

From: Sherry Michienzi <sherry.michienzi@knoxplanning.org>
Sent: Monday, January 25, 2021 9:36 AM
To: Benjamin C. Mullins <bmullins@fmsllp.com>
Subject: Re: [Planning Applications] RE: Welch 11-G-20-RZ, 1-C-21-PA, 1-C-21-SP

I don't see a check? Was it supposed to be attached?

Sherry Michienzi
Planning Technician
865-215-2505



Request to Postpone • Table • Withdraw

Name of Applicant: Benjamin C. Mullins o/b/o Ron Welch

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-C-21-SP / 11-G-20-RZ / 1-C-21-PA

Date Scheduled for Planning Review: 01/14/2021

Date Request Filed: 01/12/2021

Request Accepted by: _____

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

30 days (02/11/2021)

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Explore potential withdrawal or amendment to application with client and staff

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Benjamin C. Mullins

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 637-5249

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

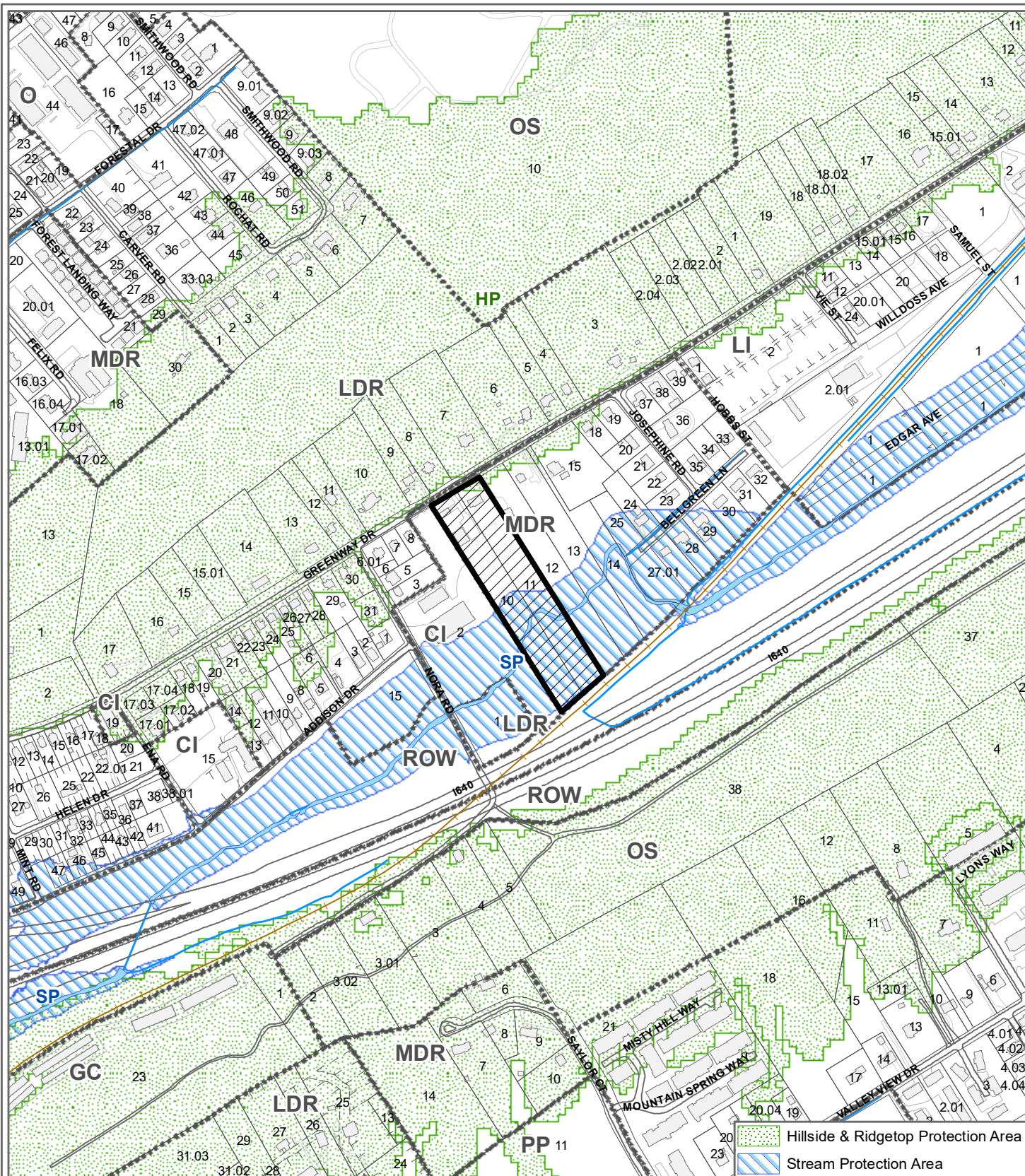
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



1-C-21-SP **NORTH CITY SECTOR PLAN AMENDMENT**



From: MDR (Medium Density Residential) / SP (Stream Protection)

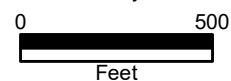
To: HDR (High Density Residential) / SP (Stream Protection)

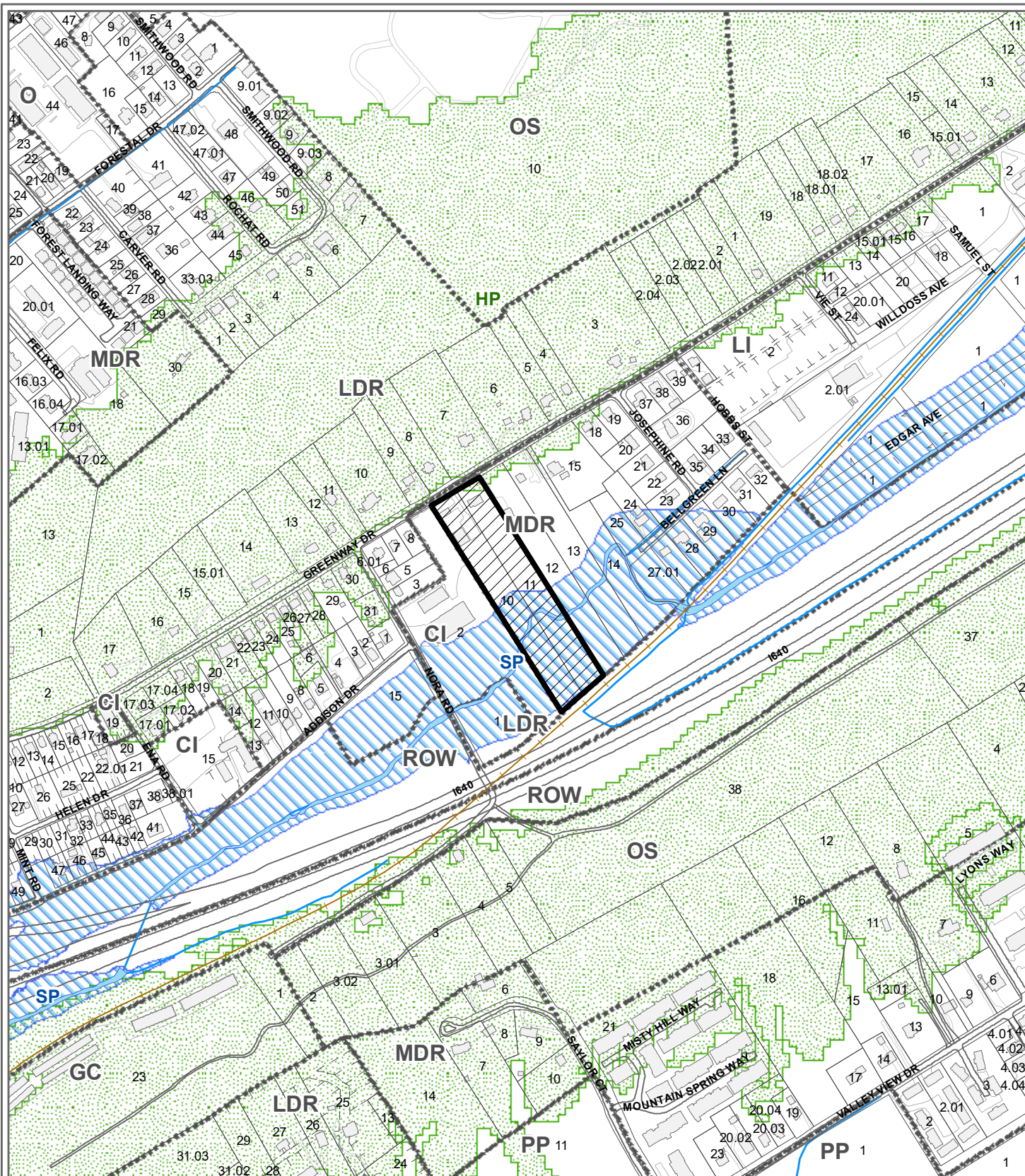
Original Print Date: 12/7/2020
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Welch, Ron

Map No: 59

Jurisdiction: City





**1-C-21-PA / 11-G-20-RZ
ONE YEAR PLAN AMENDMENT**



From: MDR (Medium Density Residential) / SP (Stream Protection)

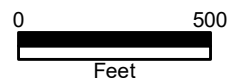
To: HDR (High Density Residential) / SP (Stream Protection)

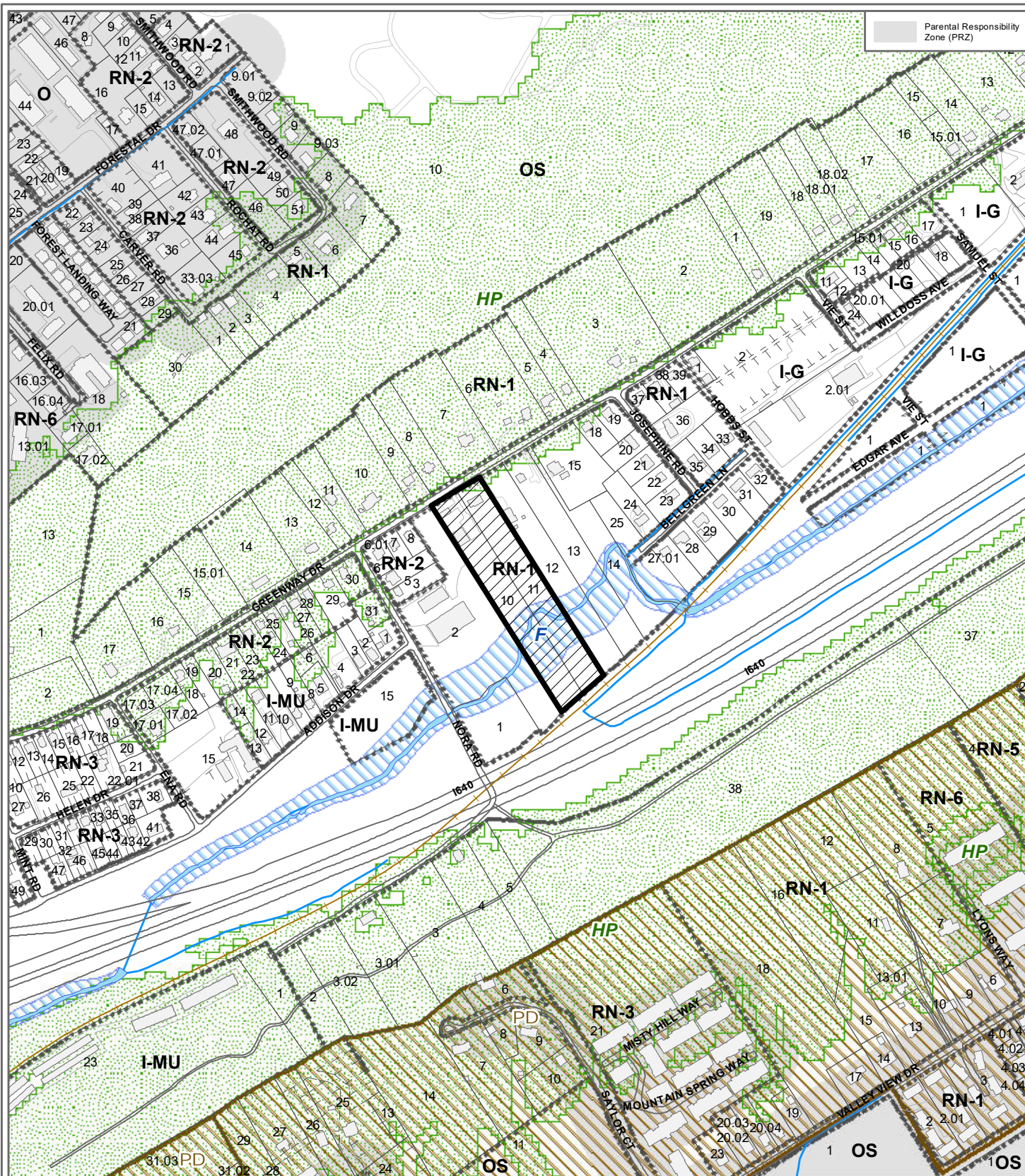
Original Print Date: 12/7/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Welch, Ron

Map No: 59

Jurisdiction: City





11-G-20-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)
To: RN-5 (General Residential Neighborhood) / F (Floodplain Overlay)

Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ronnie Welch

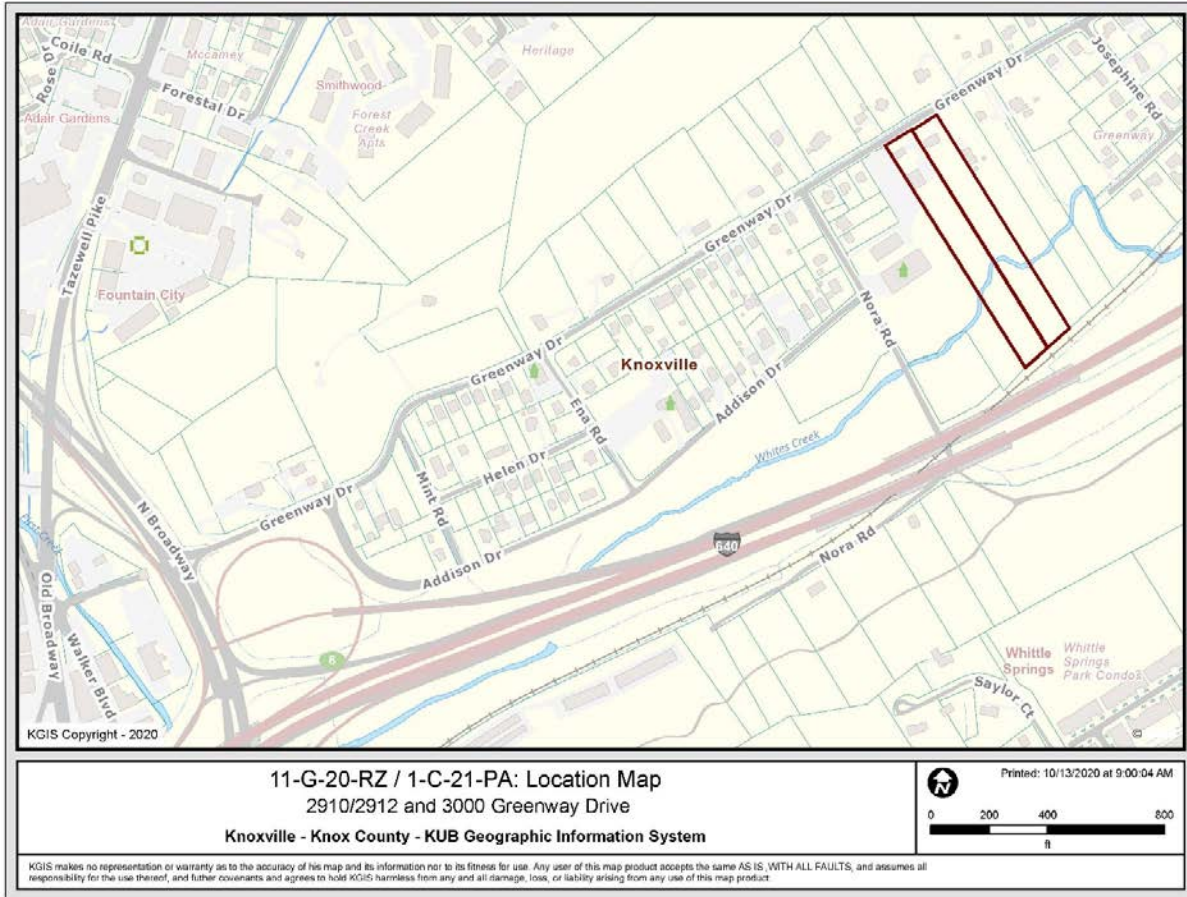
Map No: 59
Jurisdiction: City

0 500
Feet



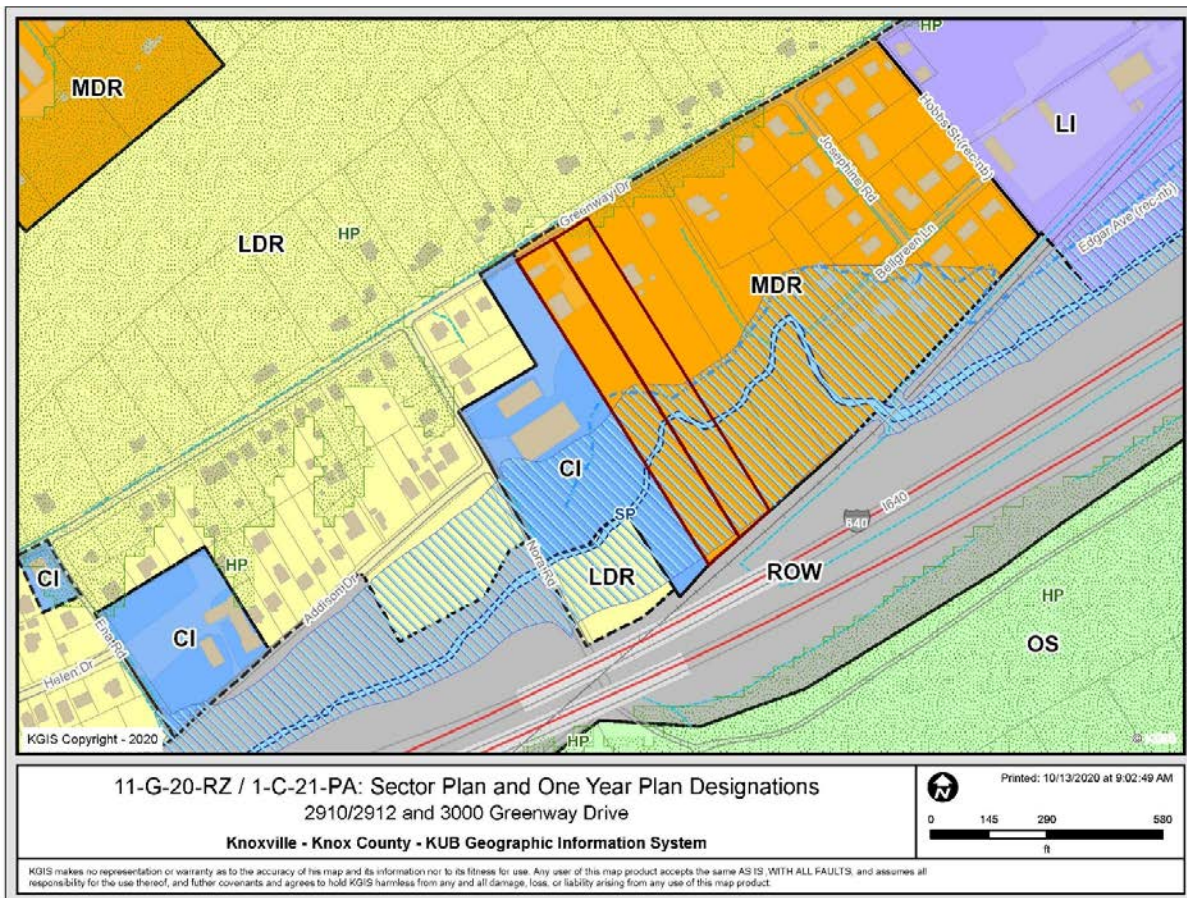
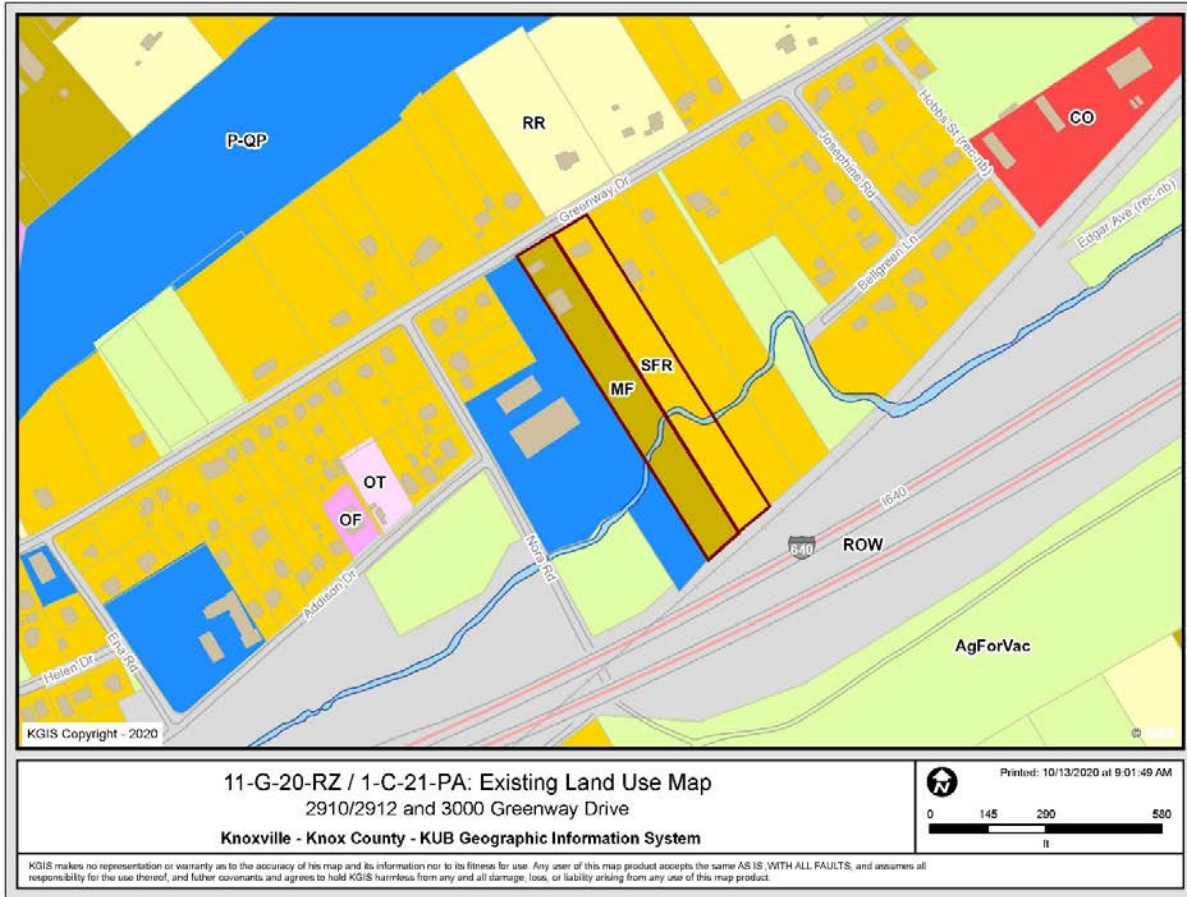
11-G-20-RZ/1-C-21-PA/1-C-21-SP

EXHIBIT A. Contextual Images



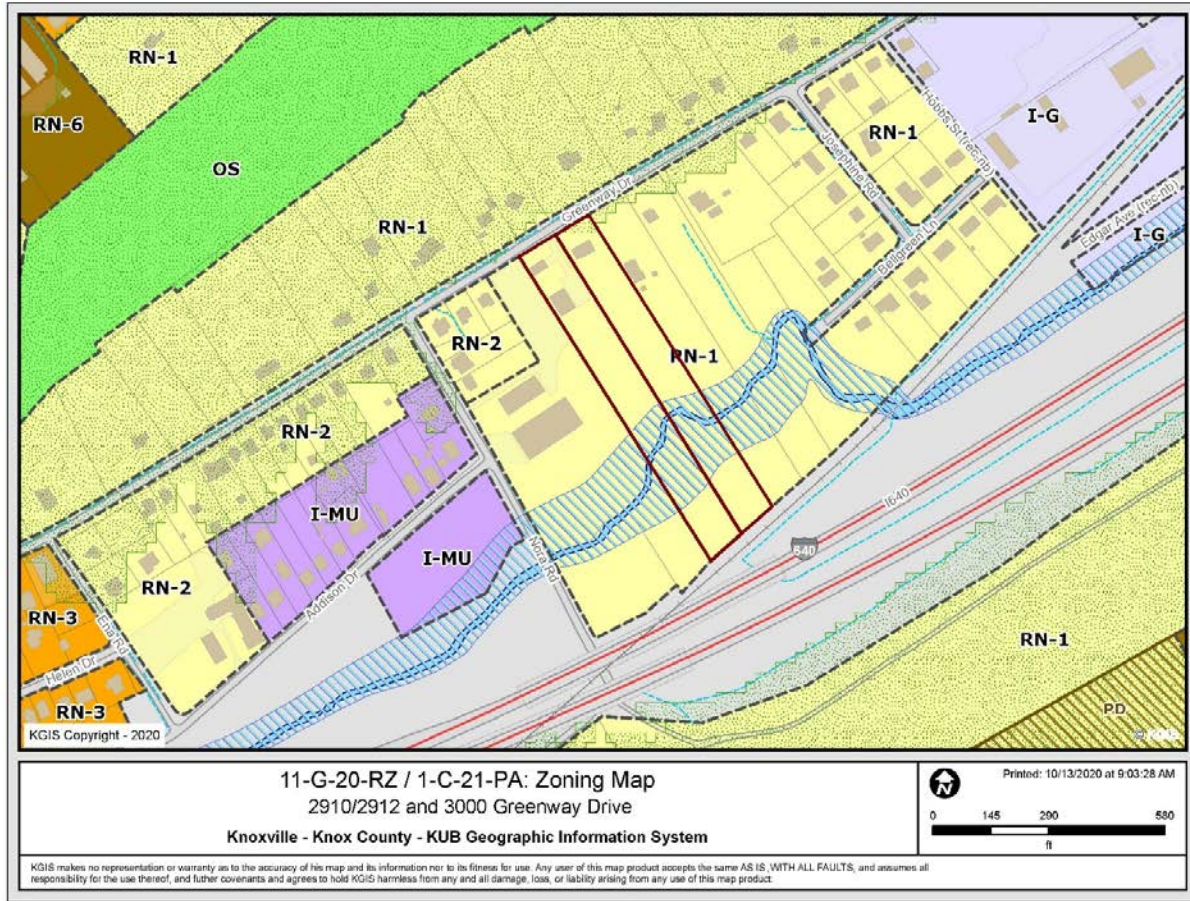
11-G-20-RZ/1-C-21-PA/1-C-21-SP

EXHIBIT A. Contextual Images

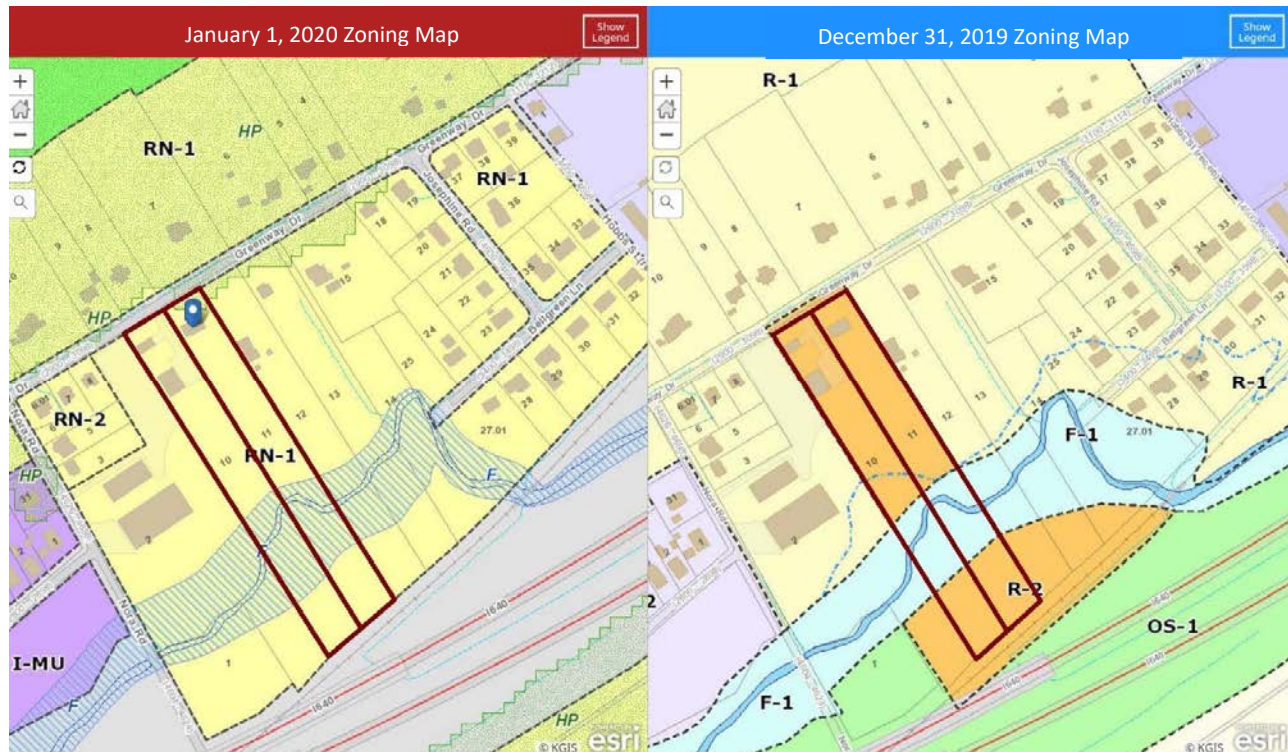


11-G-20-RZ/1-C-21-PA/1-C-21-SP

EXHIBIT A. Contextual Images

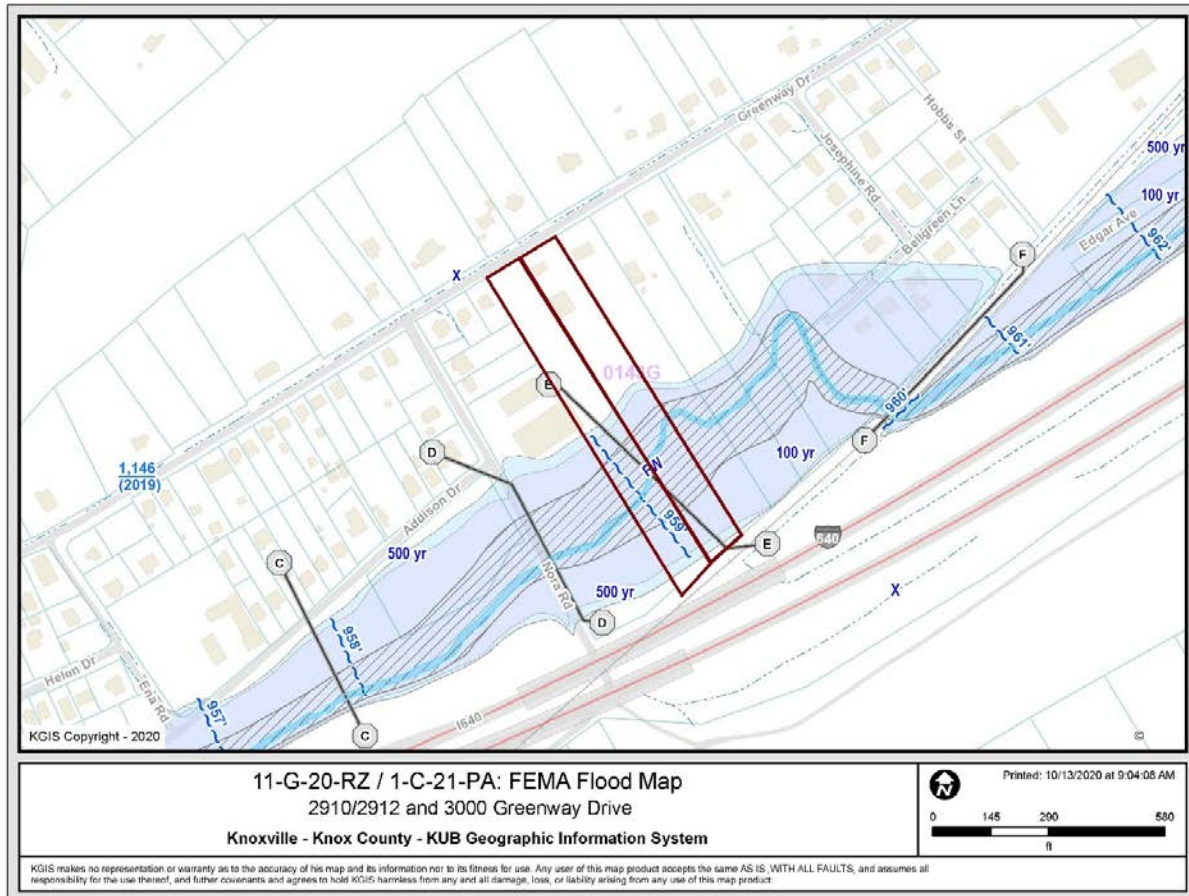


Comparison map showing zoning before and after the new zoning ordinance and map took effect



11-G-20-RZ/1-C-21-PA/1-C-21-SP

EXHIBIT A. Contextual Images



MPC MINUTES

The Metropolitan Planning Commission met in regular session on

May 10, 1984

The Metropolitan Planning Commission met in regular session on May 10, 1984 at 1:30 p.m. in the Main Assembly Room of the City-County Building, Main Avenue, Knoxville, Tennessee. The following members were present:

| | |
|----------------------|--------------------------|
| Mr. Jeff Fletcher | Mrs. Carolyn Cocca |
| Mr. Charles Burnette | Mr. Ron Isenberg |
| Mr. John Coleman | Mr. Jim Spencer |
| Dr. William Grecco | Mr. Jack Flynt, Chairman |
| Rev. Byron Ragsdale | Mr. Phil Hamby |
| Dr. S.E. Overton | Mr. Michael Beatty |
| Mr. Lonas Chapman | Mrs. Elizabeth Henry |

*Arrived later in the meeting.

S-C-84-RZ - BUFORD WELCH - SOUTH SIDE GREENWAY DR., WEST OF JOSEPHINE RD. - Rezoning from R-1, Single Family Residential District to R-2, General Residential District. Fronting appx. 100' south side Greenway Dr. by an average depth appx. 520' to Floodway District, rear appx. 100' along Floodway District, appx. 670' west of Josephine Rd. 34th Ward, 4th Councilmanic District, City Block 34-360, parcel 10, CLT Map 59, Oakland Small Area Plan.

STAFF RECOMMENDATION DENY because the requested zoning is not consistent with the adopted One Year Plan which proposes low density residential development in this area.

Mr. Ronnie Welch, representing this request, stated he had received a letter in 1951 from the Code Administration Department for approval of two dwellings and an attached porch; it was his understanding that before he could tear down the porch that he would have to have this rezoned to R-2; the porch was high, weak and dangerous; there was flood zoning on the property; the back 20 percent of the property was R-2 as were the adjacent properties.

Mr. Parnell stated the adopted One Year Plan for the City indicated low density residential uses for this area and the pattern in the last two years was for rezoning changes from R-2 to RA and R-1A; it was not clear, based on Mr. Welch's description the need to have the property rezoned, if this was a pre-existing, non-conforming use or if he wanted to build a new porch.

Mr. Welch stated he would keep it as it is now but may have to rebuild later.

Mr. Parnell stated he had not seen the Code Administration Department's letter but his guess was that it needed to be brought up to standards; the zoning as it is now would not allow building a new one.

Mr. Welch stated part of the property was R-1 and part R-2.

Mr. Parnell stated that was the way the City Council had zoned it; zoning lines might be changed due to the Floodway.

Mrs. Cocca stated there was no discerning line as to where R-2 discontinued.

Mr. Parnell stated that R-2 stopped at the Floodway zone.

Mrs. Cocca stated that previously Greenway Drive was in the process of being turned into R-2 zones, removing the industrial ones.

Mr. Parnell stated that there might have been some requests for R-2; more often requests were approved for RP-1 to the east and north of this property.

MOTION AND SECOND WAS MADE TO APPROVE TO R-2 GENERAL RESIDENTIAL DISTRICT. MOTION FAILED 7-7. PETITION DENIED.

Mr. Hamby stated he thought the problem was in wanting to tear down the porch as there had to be access to the building; if the porch was to be repaired, that would be no problem.

Mr. Flynt stated to Mr. Welch that he should bring in the letter he had referred to to the MPC staff and see what could be done.



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 1-C-21-PA & 11-G-20-RZ
Tax Parcel ID: 059PD010 & 011
Subdivision: N/A
Owner/Applicant: Ronnie Welch
Surveyor:
Company:
Email: ronwelch49@yahoo.com

Date Submitted:
Review Type:
Unit or Phase:
Phone: 865.556.6244
Office:
Cell:
Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

| Proposed and/or Existing Subdivision or Street Names | Results of Review, Corrections, and Comments (date subdivision or street name reserved) | Approved, Pending, Denied, Revise, Note |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------|
| | If approved apartments. Development may need a name & a road name. | |
| | Submit names in writing for review | |
| | | |
| | | |
| | | |
| | | |
| | Unresolved addressing issues may delay building permits. | Note |
| | Address(es) will be assigned after the final plat is recorded and a building permit is requested | Note |
| | A site plan and/or floor plans will be required for addressing purposes. | Note |
| | Applicable addressing fee will apply to 5 or more address assignments. | Note |
| | Developer must contact the Post Office to establish mail service at 865.558.4581 IF APPLICABLE | Note |
| | If private ROW serves 6 or more dwellings/lots, it must be named per the subdivision regulations | Note |
| | If private ROW is named, owner/developer is responsible for installing a street sign | Note |

Comments may be modified based on new information from updated plans, field reviews or other agencies.

| | | | |
|--------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--------------------|
| Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org | | Donna Hill (865.215.3872) donna.hill@knoxplanning.org | Reviewed by |
| | | | 12.15.2020 |



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☒ OYP
☒ Rezoning

Ronnie Welch
Applicant Name

Owner
Affiliation

9-22-2020
Date Filed

11/12/2020
Meeting Date (if applicable)

11-G-20-RZ,
File Number(s)
1-C-21-PA, and 1-C-20-SP

REVISED

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Ronnie Welch
Name

Company

P.O. Box 5570
Address

KNOXVILLE
City

TN
State

37928
ZIP

865-556-6244
Phone

RonWelch49@YAHOO.COM
Email

CURRENT PROPERTY INFO

Owner Name (if different)

2910 - 2912
3000 GREENWAY DR
Property Address

Owner Address

059-PD-011 ; 059PD011
Parcel ID

Owner Phone

STAFF USE ONLY

South side Greenway Drive due east of Nora Road
General Location

4.1 ac +/-
Tract Size

4th
Jurisdiction (specify district above) ☒ City ☐ County

RN-1/F
Zoning District

North City
Planning Sector

MDR
Sector Plan Land Use Classification

City
Growth Policy Plan Designation

Singleplex
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

KUB
Water Provider

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change*RV7/F RNS*
Proposed Zoning*MULTI FAMILY*

Pending Plat File Number

☒ Plan Amendment Change*HOR*
Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____*Previously Zoned R-2/F**Seeking Comparable zone. Was R-2 before Jan 1 2020***STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

N/A

Total

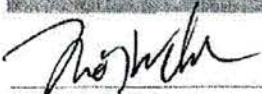
Fee 2

N/A

Fee 3

*N/A**N/A***AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Rebecca Welch

Please Print

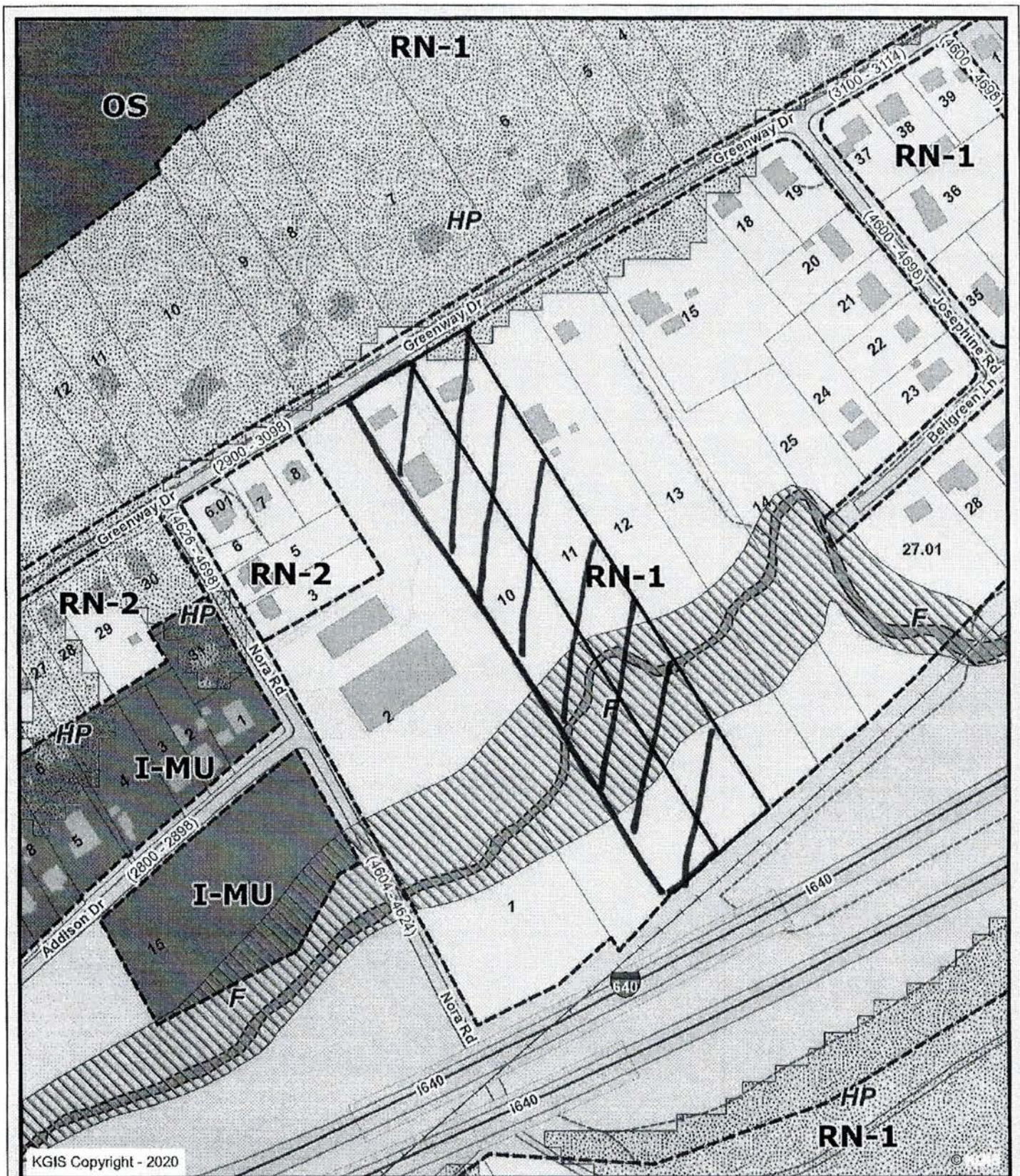
9-22-2020

Date

Phone Number

Email


Staff Signature*Marc Payne*
Please Print*9/22/2020*
Date

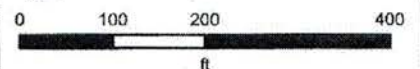


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/25/2020 at 9:40:46 AM



KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Compare Analysis



Use this page to compare the zoning map on December 31, 2019, to the updated zoning map that reflects the new City of Knoxville zoning ordinance that took effect on January 1, 2020.

Please note that these maps will not reflect changes made after January 1, 2020. They simply provide a snapshot of the differences between the two immediately before and after the update took effect. To view the live zoning map, please visit KGIS.

Getting Started

Type in an address (e.g. 400 Main St) to review the proposal for areas within the city.



Press find to search

Navigating the maps

Use the map on the left to navigate the map to any area in Knoxville.



Zoom the map in



Reset to the initial view

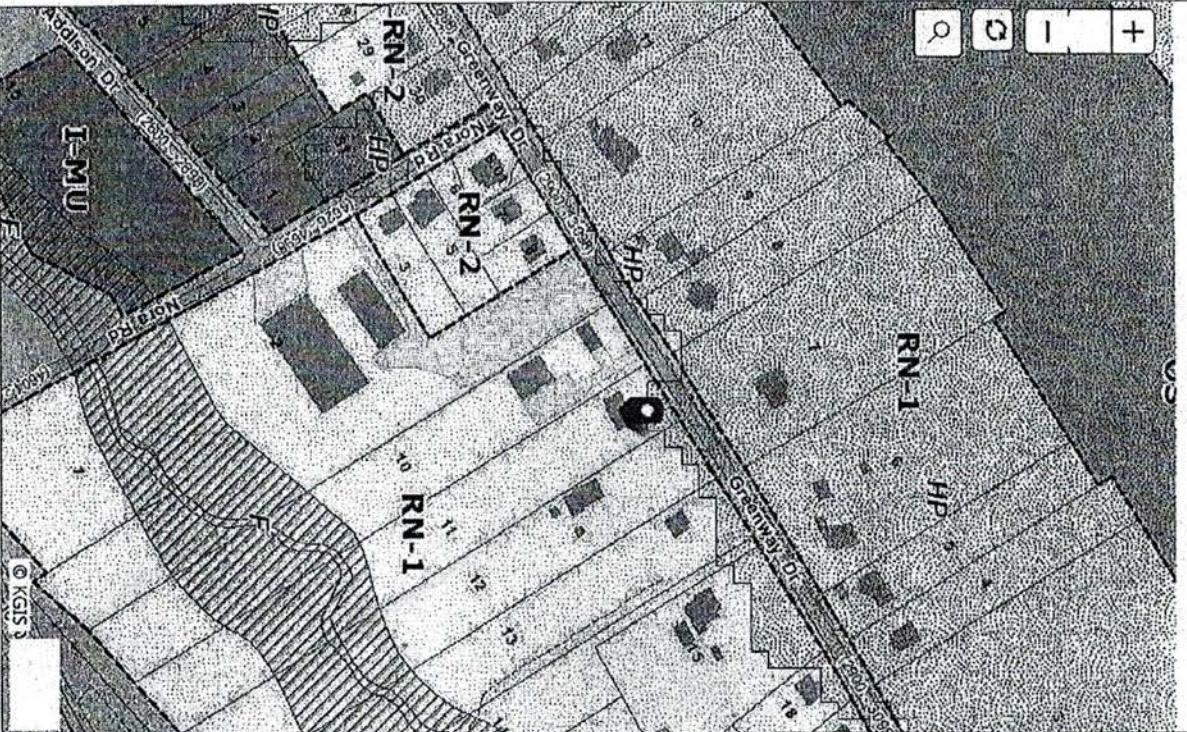


Zoom out

Click and drag the maps to pan at the current extent.

January 1, 2020 Zoning Map

Compare Analysis
Show Legend



December 31, 2019 Zoning Map

Show Legend

