



# PLAN AMENDMENT REPORT

► **FILE #:** 1-C-21-SP

**AGENDA ITEM #:** 9

**AGENDA DATE:** 1/14/2021

► **APPLICANT:** **RON WELCH**  
**OWNER(S):** Ronnie Welch

**TAX ID NUMBER:** 59 P D 010 & 59PD011

[View map on KGIS](#)

**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:

- **Deny the HDR (High Density Residential) designation because it is not consistent with surrounding development and allows a density higher than is inappropriate in the area; retain the SP (Stream Protection Area) designation.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan to the HDR (High Density Residential) land use class.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan that would warrant amending the plan to HDR for these parcels.
2. There are several properties to the east on Greenway Drive designated LI (Light Industrial). As stated previously, the LI designation allows industrial zones that are not necessarily appropriate next to single family residential zoning and these properties should be looked at during the next North City sector plan update. However, this more intense industrial land use exists on maps only. There are no industrial uses facing Greenway Drive. The Industrial zoning on both sides of these properties are mostly houses or vacant land, though there are 2 commercial businesses, one of which contains outdoor storage.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment to HDR. As stated previously, recent trends in development reflect rezonings from RN-1 to RN-2 zoning (both are Single Family Residential Districts) for properties along Greenway Drive.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/9/2021 and 2/23/2021. 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/ REZONING REPORT

► **FILE #:** 11-G-20-RZ  
1-C-21-PA

**AGENDA ITEM #:** 9  
**AGENDA DATE:** 1/14/2021

► **APPLICANT:** RON WELCH  
**OWNER(S):** Ronnie Welch

**TAX ID NUMBER:** 59 P D 010 & 59 P D011

[View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 2910 2912, & 3000 Greenway Dr.

► **LOCATION:** South side of Greenway Drive due east of Nora Road

► **TRACT INFORMATION:** 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 DESIGNATION/ZONING:** MDR (Medium Density Residential) / SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood) / F (Floodway)

► **PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / SP (Stream Protection) / RN-5 (General Residential Neighborhood) / F (Floodway)

► **EXISTING LAND USE:** Multifamily (four-plex) and single family residential on parcel 59PD011; duplex on 59PD010

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING 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, 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

**ZONING** 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.

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### STAFF RECOMMENDATION:

- ▶ **Deny the HDR (High Density Residential) designation because it is not consistent with surrounding development and allows a density higher than is appropriate in the area; retain the SP (Stream Protection Area) designation.**
  
- ▶ **Deny RN-5 (General Residential Neighborhood) zoning because it is not consistent with the North City Sector Plan designation; retain the F (Floodplain Overlay) District.**

### COMMENTS:

A request was denied by the Planning Commission in May 1984 (Case 5-C-84-RZ, Exhibit B) for the front portion of parcel 059PD010 (2910 and 2912 Greenway Dr.) to be rezoned from R-1 (Low Density Residential) to R-2 (General Residential). The applicant appealed the Planning Commission's decision to City Council, who approved the request. The adjacent parcel 059PD011 was already zoned R-2 at that time. Both properties remained zoned R-2 until the adoption of the new zoning ordinance and map in January 2020. At that time, they were rezoned to RN-1 to reflect the large lot, single family uses that dominate the street. The applicant is requesting RN-5 as the comparable zone to R-2.

The group of properties on the south side of Greenway Drive and located between New Fellowship Baptist Church and Industrial zoning are designated as MDR (Medium Density Residential) in the North City Sector Plan. The MDR land use designation does not allow RN-5 zoning, so this rezoning request would require a sector plan amendment to the HDR (High Density Residential) designation for the zoning to be in compliance with the sector plan.

### ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

#### AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan to HDR.
2. There are several properties to the east on Greenway Drive designated LI (Light Industrial). The LI designation allows industrial zones that are not necessarily appropriate next to single family residential zoning. The North City Sector Plan was last updated in 2010 and these properties should be looked at during the sector plan update. However, this more intense industrial land use exists on maps only. There are no industrial uses facing Greenway Drive. The Industrial zoning on both sides of these properties are mostly houses or vacant land, though there are 2 commercial businesses, one of which contains outdoor storage.

#### A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment to HDR. Recent trends in development reflect rezonings from RN-1 to RN-2 zoning (both are Single Family Residential Districts) for properties along Greenway Drive.

#### A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy triggers the need for a plan amendment to HDR (High Density Residential).
2. The recent adoption of the new zoning ordinance reflects a change in public policy regarding these properties, and the base zoning was changed to RN-1 to reflect the general uses and character of this section of Greenway Drive. The adoption of the new zoning ordinance took into account the existing development and character of the area.
3. The zoning ordinance allows for those aggrieved by the new zoning code to request a comparable zone [§

1.4 (H)]. It does not state that the previous zoning will be reinstated upon the readings of the request by the Planning Commission and City Council. These cases are treated as other rezoning applications in that the application gives the applicant the opportunity to make their arguments for why that zoning should remain, and planning staff forms a recommendation based on the criteria for rezonings [§ 16.1 (E)] and the requested zone's compatibility with the character of the area, the surrounding zoning, and surrounding land uses.

4. The opportunity to request the comparable zone should not be construed to mean it will be granted because it existed before. There are many examples of incompatible zoning across the city. Said granting of comparable zones would mean the old zoning would take effect into perpetuity. This is not supported by state law and there is no such guarantee with zoning. And if a request for a comparable zone were to be automatically granted, there would be no need to request the rezoning, requiring a vote by both the Planning Commission and City Council.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

#### REZONING CONSIDERATION:

The previous R-2 (General Residential) zone was widely used across the city and allowed a broad mix of residential uses. The broad application of the R-2 zone was problematic, allowing uses by right that could be potentially incompatible depending on the character of the area. The new zoning ordinance takes greater care in assigning where mixed residential uses occur together. It follows a more fine-grained approach and allows planning staff to ensure greater compatibility between zones than the previous zoning ordinance allowed.

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 GENERALLY:

1. There have been no recent, significant changes in this area that would prompt a rezoning to RN-5.
2. Planning staff believes conditions have not changed significantly since the recommendation in 1984 to deny the R-2 zoning.

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

1. The zoning ordinance describes the RN-5 (General Residential Neighborhood) District as "intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multifamily dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted."
2. Based on the above definition, the parcels in question do not meet the RN-5 intent as they are neither located in a transitional area between low density and commercial uses nor low and high density residential uses.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The area consists mostly of single family detached residential dwellings. Though the property is already developed, future owners could develop the properties to RN-5 density if the rezoning were approved.
2. There are no industrial uses facing Greenway Drive. The Industrial zoning on both sides of these properties are mostly houses or vacant land, though there are 2 commercial businesses, one of which contains outdoor storage.

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 North City Sector Plan's current MDR (Medium Density Residential) designation does not support RN-5 zoning.

2. The HDR (High Density Residential) land use designation allows density over 24 du/ac within City limits. It is out of character with the area, and there have been no changes to conditions, nor an error in the plan, that would warrant a sector plan amendment to HDR.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/9/2021 and 2/23/2021. 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.



# 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.

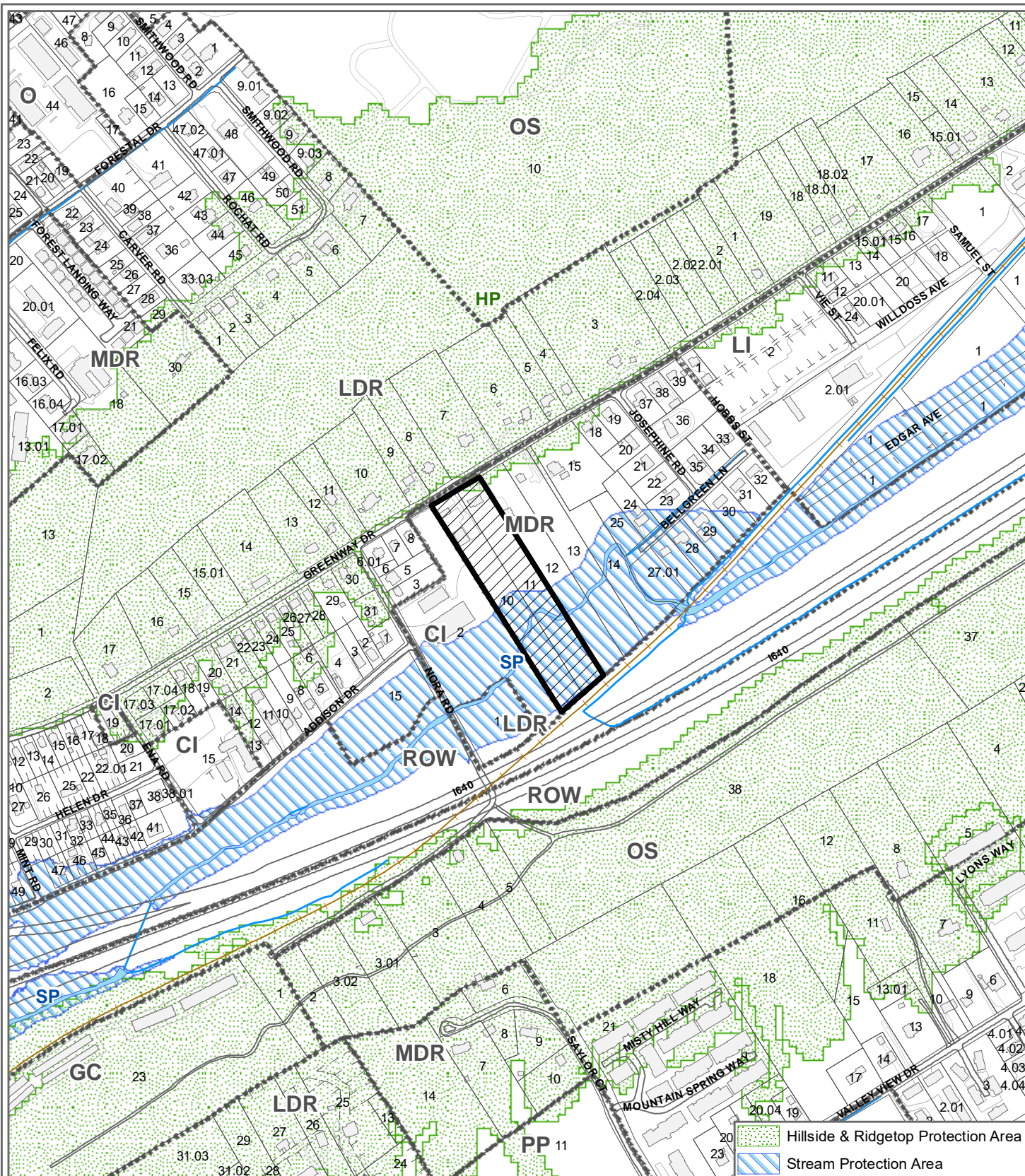
### WITHDRAWALS

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)

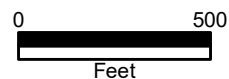
Original Print Date: 12/7/2020  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

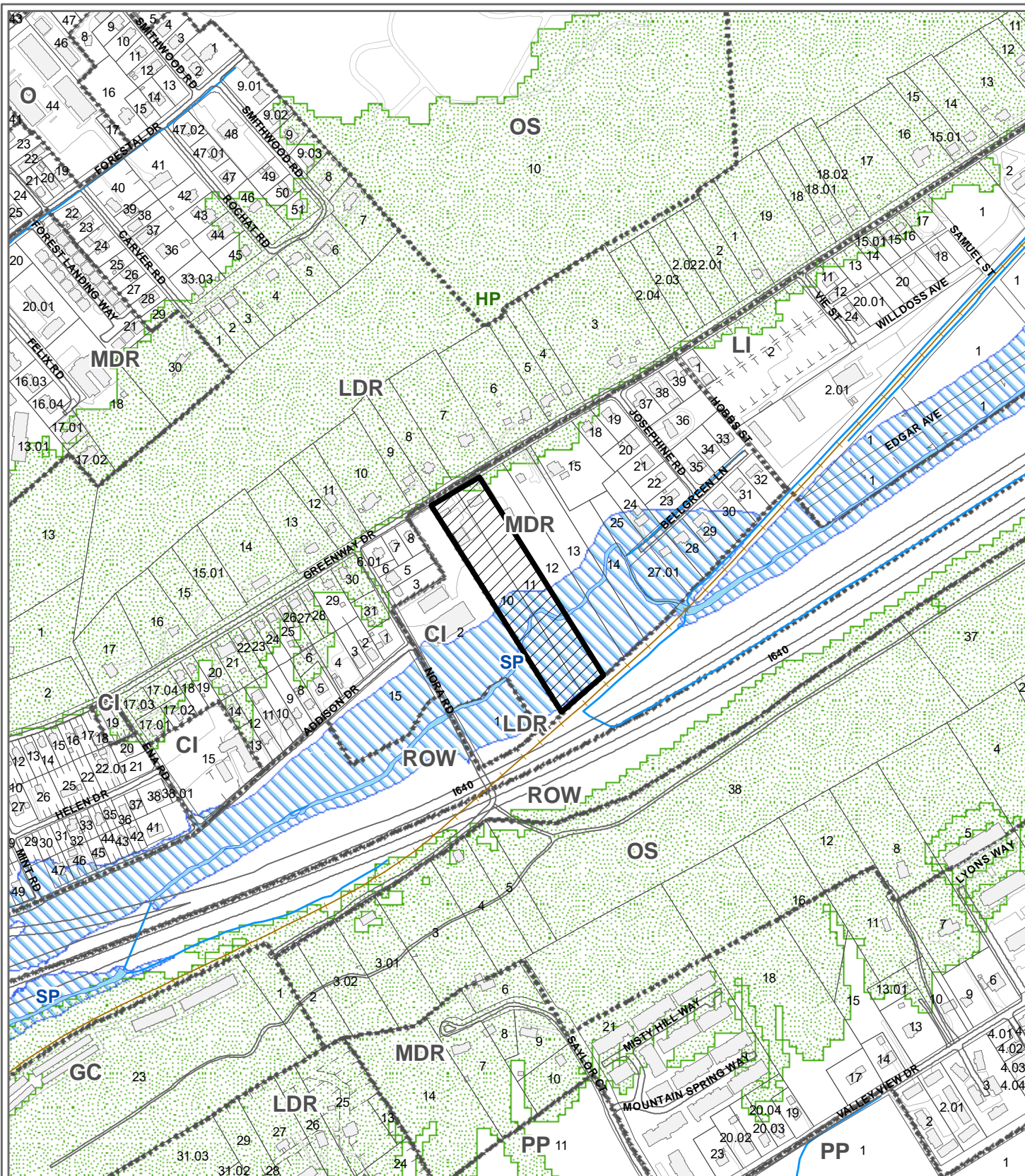
Petitioner: Welch, Ron

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)

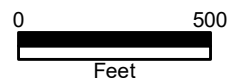
To: HDR (High Density Residential) / SP (Stream Protection)

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

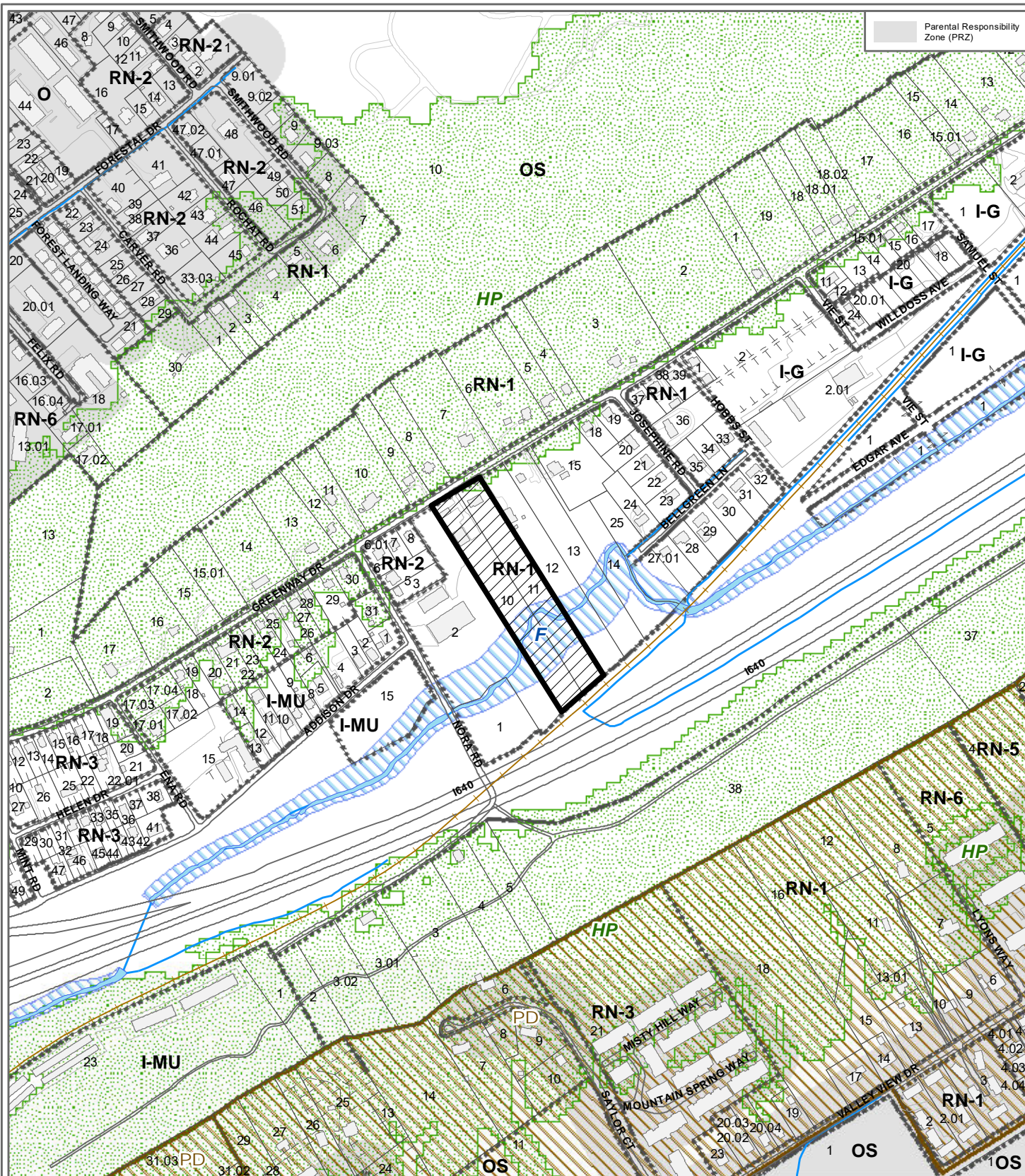
Petitioner: Welch, Ron

Map No: 59

Jurisdiction: City







# **11-G-20-RZ REZONING**

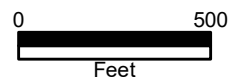


From: RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)  
To: RN-5 (General Residential Neighborhood) / F (Floodplain Overlay)

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

Petitioner: Ronnie Welch

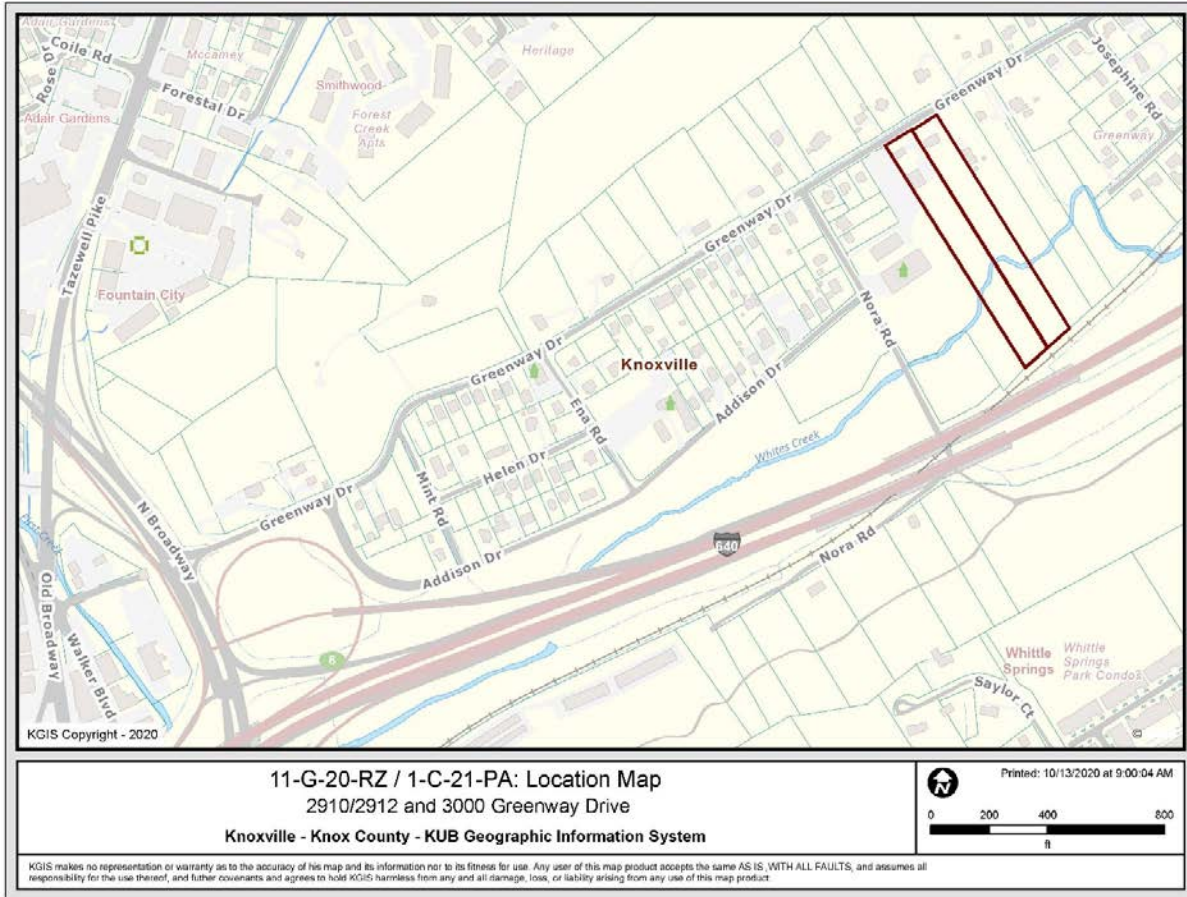
Map No: 59  
Jurisdiction: City





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

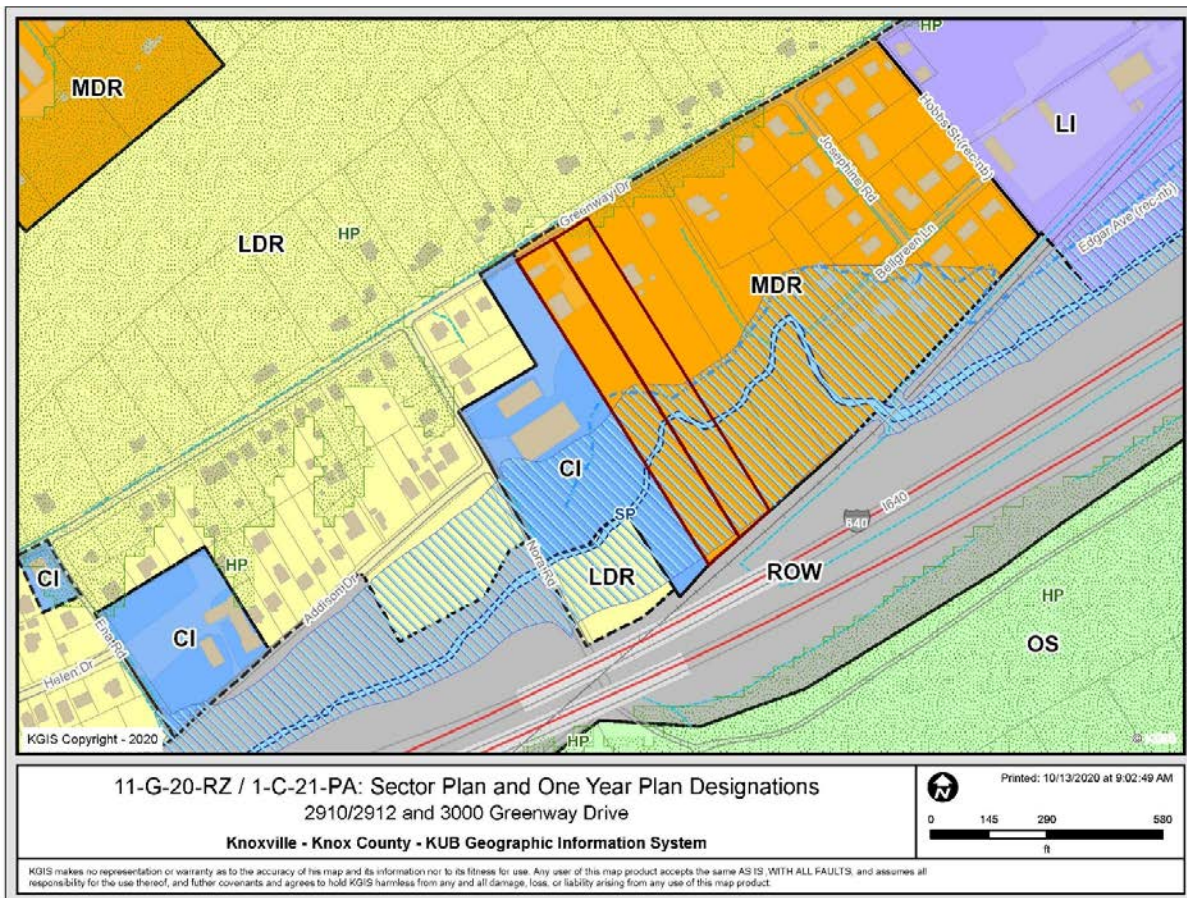
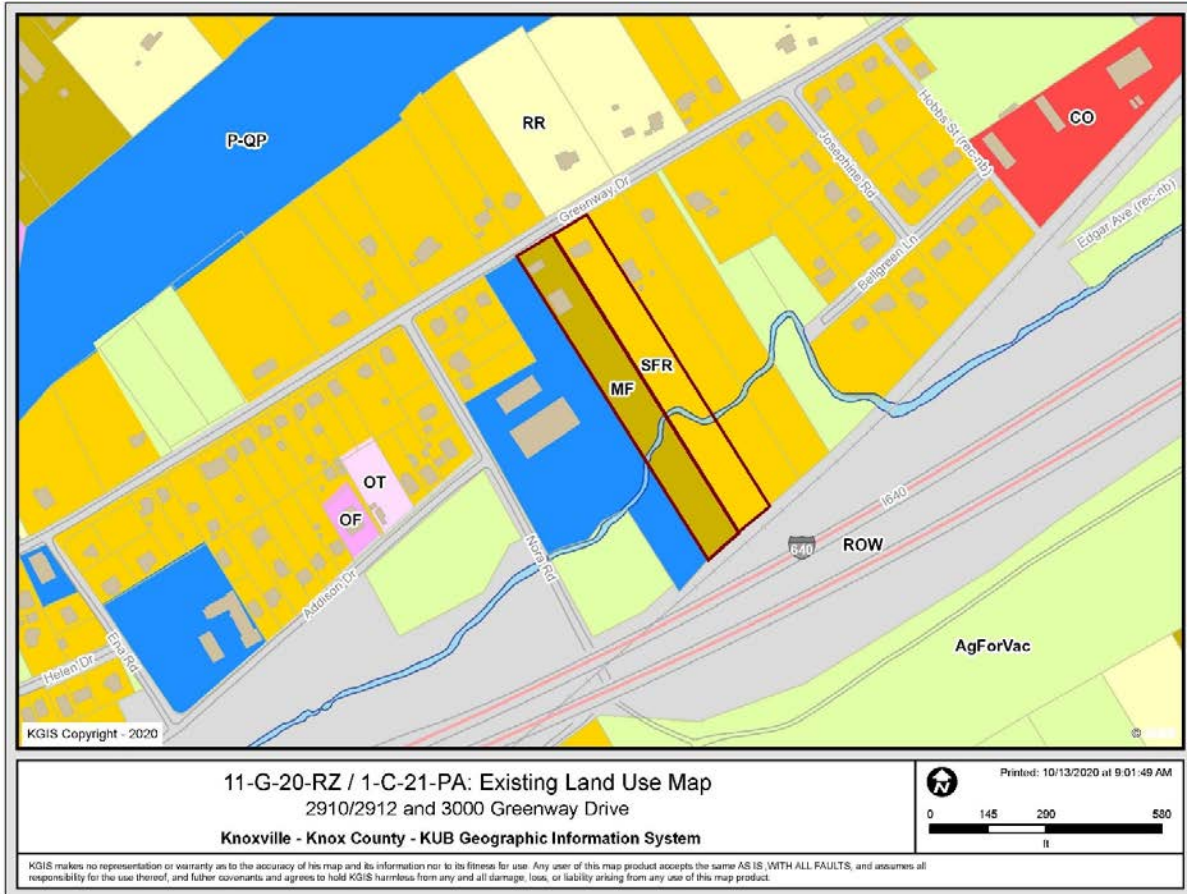
EXHIBIT A. Contextual Images





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

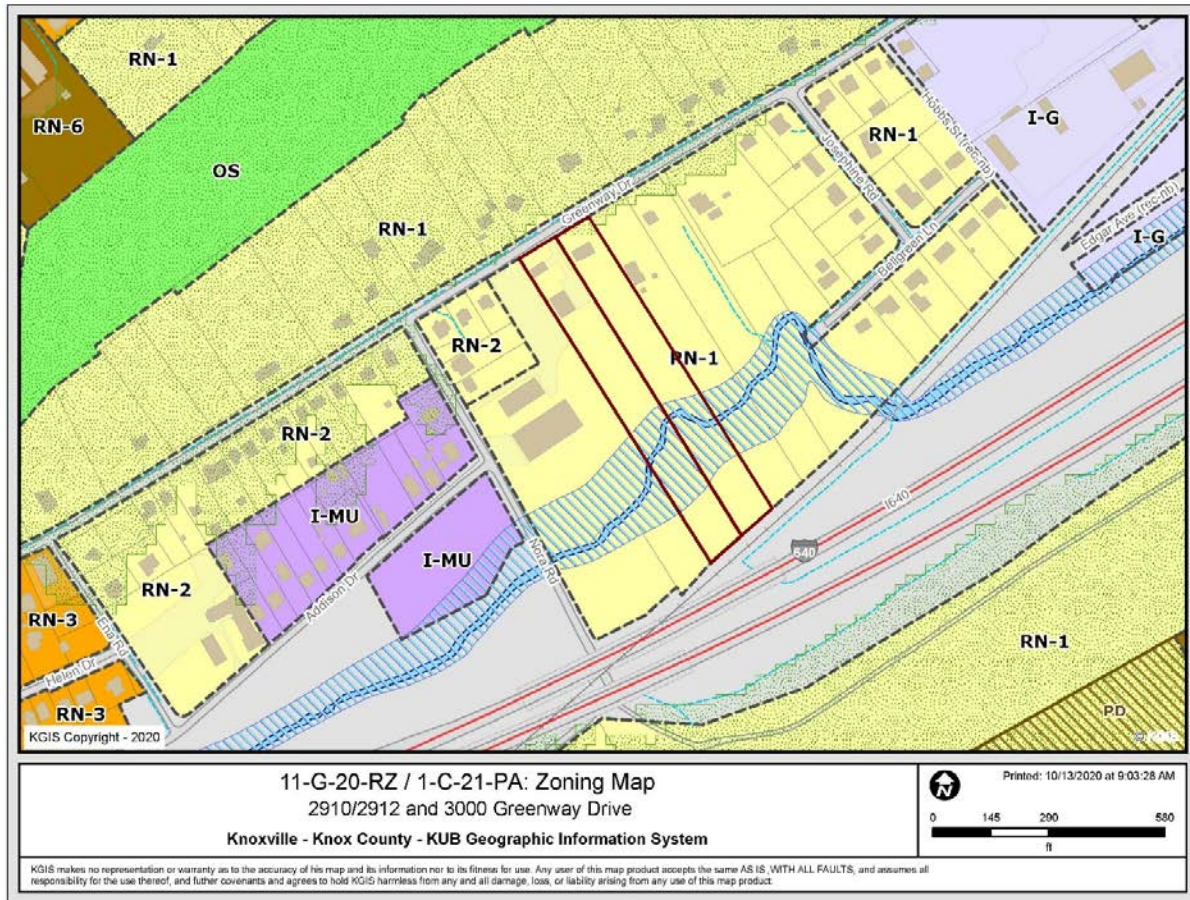
EXHIBIT A. Contextual Images



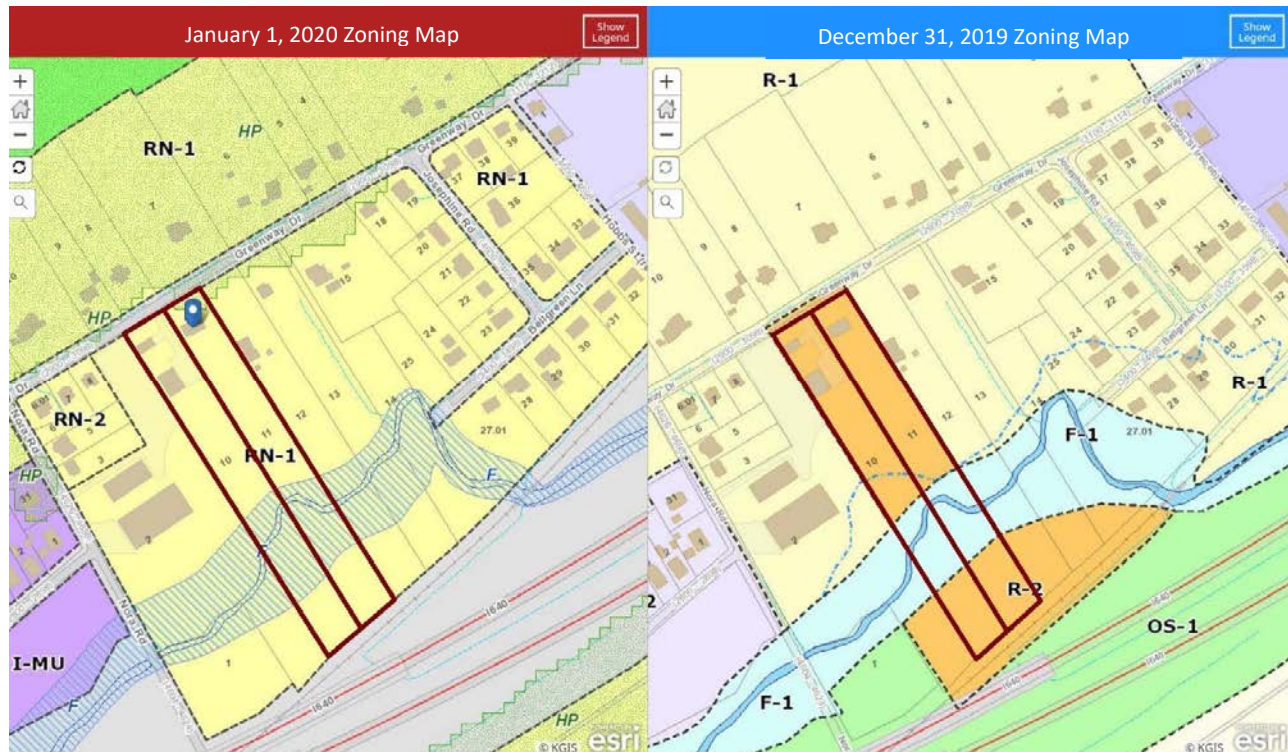


# 11-G-20-RZ/1-C-21-PA/1-C-21-SP

## EXHIBIT A. Contextual Images



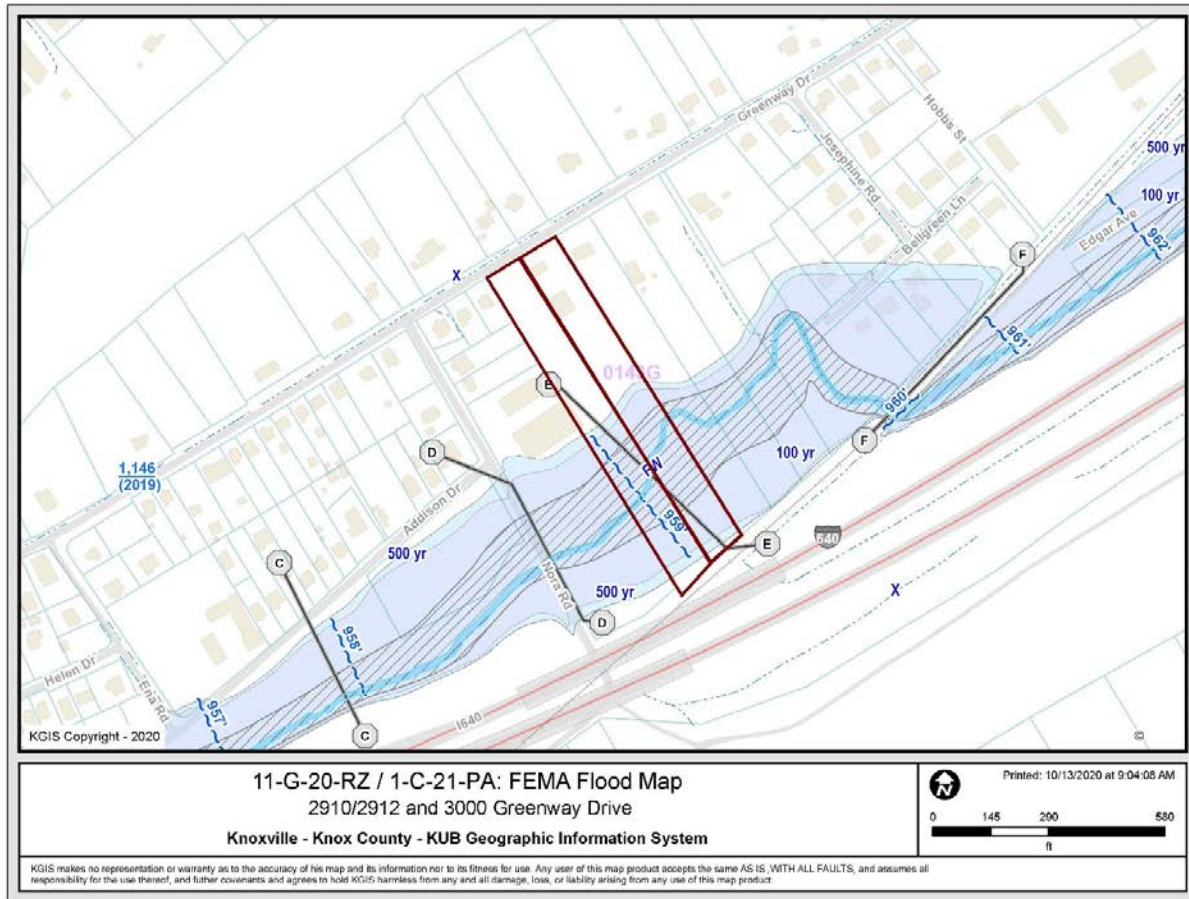
Comparison map showing zoning before and after the new zoning ordinance and map took effect





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

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\*Arrived later in the meeting.  
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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.

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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) <a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>		Donna Hill (865.215.3872) <a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	<b>Reviewed by</b>
			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 RN5*  
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.

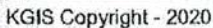
  
Applicant Signature*Rebecca Welch*  
Please Print*9-22-2020*  
Date

Phone Number

Email

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





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## 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

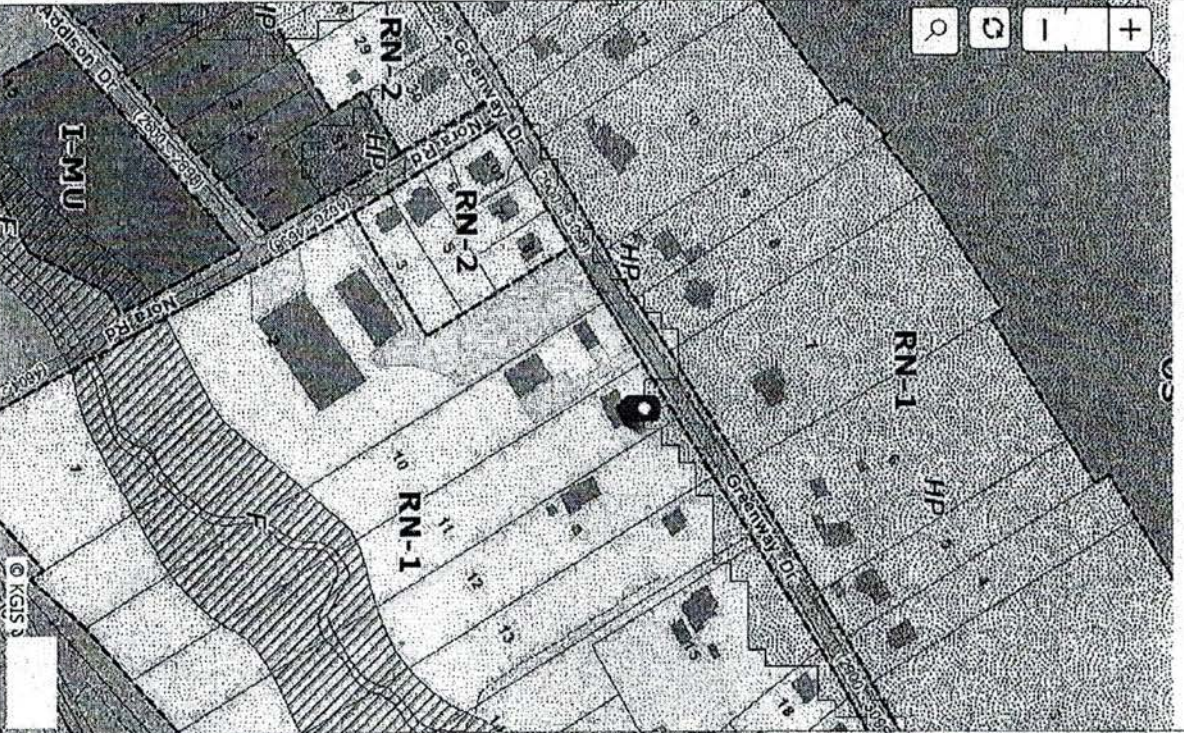


Zoom out

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

