

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-A-07-PA                      **Related File Number:** 1-B-07-RZ  
**Application Filed:** 11/21/2006              **Date of Revision:**  
**Applicant:** HAROLD RIGSBY  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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### PROPERTY INFORMATION

**General Location:** Northwest side Grand Ave., northeast of Twenty Third St, northwest of Twenty Second St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 O D 011                      **Jurisdiction:** City  
**Size of Tract:** 1.48 acres  
**Accessibility:** Access is via Grand Ave., a local street with on-street parking. The pavement width is 42' where parking is on both sides and 27' with no parking.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments with garages and surface parking                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This parcel is part of the mixed use wholesale, office and residential development found western part of the Ft. Sanders neighborhood within I-2, O-1, O-2, R-2, RP-3 and R-3 zones.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of HDR and RP-3 from the south and east.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** HDR (High Density Residential)

