

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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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**File Number:** 1-F-02-RZ                      **Related File Number:**  
**Application Filed:** 12/4/2001              **Date of Revision:**  
**Applicant:** TENNESSEE FEDERATION OF GARDEN CLUBS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Tennessee Ave., northeast of Schofield St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 A B 025                      **Jurisdiction:** City  
**Size of Tract:** 3.5 acre  
**Accessibility:** Access to the property is via Tennessee Avenue, a minor collector with a 36.5' pavement width in a 50' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Garden and office building  
**Surrounding Land Use:**  
**Proposed Use:** Garden and office building                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:** The Racheff Gardens and Office are located adjacent to AmeriSteel, and were initially part of the land utilized by the industry. The houses across the street are buffered by the gardens from the industrial use.

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

**Street:** 1943 Tennessee Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-4 (Heavy Industrial)  
**Former Zoning:**  
**Requested Zoning:** I-4 (Heavy Industrial)/H-1 (Historic Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

