

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-F-00-RZ **Related File Number:**
Application Filed: 9/18/2000 **Date of Revision:**
Applicant: JAMIE S. ROWE
Owner:

PROPERTY INFORMATION

General Location: North and south sides of Tazewell Pike between Oakland Rd. and Shannondale Rd., including property fronting Tazewell Pike in Wards 34 & 35, City Blocks 34840, 34800, 34900, 35850, 35900, 35930, 35950 & 35730.
Other Parcel Info.: Ward 34, City Blocks 34840, 34800, 34900 and Ward 35, City Blocks 35850, 35900, 35930, 35950 and 35730.
Tax ID Number: 59 H C PROPERTIES ON TAZEWEEL PK **OTHER:** BETW **Jurisdiction:** City
Size of Tract: 100.8 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 26' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwellings, vacant land and a church.
Surrounding Land Use:
Proposed Use: Uses permitted by current R-1 base zone with proposed overlay. **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: The area included in the proposed NC-1 district is bisected by Tazewell Pike, with single family houses and one church on large lots that were developed in response to the transportation importance of Tazewell Pike beginning before the Civil War. One 1860 dwelling, several late 19th century homes, and a large number of houses developed before 1950 are included in the proposed district. All have large setbacks and mature landscaping that unites the varying architectural styles.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)/ NC-1 (Neighborhood Conservation Overlay), including design guidelines
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

