

# 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:** 10-F-06-RZ                      **Related File Number:**  
**Application Filed:** 9/5/2006                      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest and northeast sides S. Chestnut St., southeast side Louise Ave., northwest side Wilson Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N C 1-2,32-34    OTHER: 082NA021-025                      **Jurisdiction:** City  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via S. Chestnut St., a minor collector street with 35' of pavement width within 45' of right of way, Wilson Ave., a minor collector street with 33' of pavement width within 55' of pavement width, or Louise Ave, a local street with 28' of pavement width within 45' of right of way. There is also an unnamed alley with 15' of right of way that traverses between these parcels.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with dwellings and a park under R-1 and OS-1 zoning. To the north are some commercial uses, zoned C-3.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of R-1A zoning, but it is an extension of residential zoning from three sides.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)



**Date of Legislative Appeal:**

**Effective Date of Ordinance:**