

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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Knoxville, Tennessee 37902
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File Number: 10-F-07-PA **Related File Number:** 10-I-07-RZ
Application Filed: 8/31/2007 **Date of Revision:**
Applicant: KELLY D. TANNER

PROPERTY INFORMATION

General Location: South side Chickamauga Ave., east side Pershing St.
Other Parcel Info.:
Tax ID Number: 81 C D 001 **Jurisdiction:** City
Size of Tract: 13500 square feet
Accessibility: Access is via Chickamauga Ave., a local street with 30' of pavement width within 60' of right of way, or Pershing St., a local street with 30' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Two residences **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located within the Lincoln Park neighborhood, which is developed with primarily residential uses under R-2/IH-1 zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Previous Requests: IH-1 overlay was added in 2007 (2-Q-07-RZ).
Extension of Zone: Yes, extension of LDR designation and residential zoning from the south and east
History of Zoning: None noted for this site. The Oakwood/Lincoln Park neighborhood was recently approved for a general rezoning to add the IH-1 (Infill Housing Overlay) (2-Q-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

