

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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www.knoxmpc.org

File Number: 10-J-05-RZ **Related File Number:**
Application Filed: 9/1/2005 **Date of Revision:**
Applicant: KENN DAVIN
Owner:

PROPERTY INFORMATION

General Location: West side N. Fourth Ave., north side Gill Ave.
Other Parcel Info.:
Tax ID Number: 82 P A 028-030 **Jurisdiction:** City
Size of Tract: 0.45 acre
Accessibility: Access is via N. Fourth Ave., a local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One residence
Surrounding Land Use:
Proposed Use: Offices **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a older historic residential neighborhood that was zoned industrial years ago for redevelopment that never occurred. Over the years, a number of the houses in the area, including this structure, have been renovated for both residential and non-residential uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) / H-1 (Historic Overlay) and I-3 (General Industrial) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: C-3 (General Commercial) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: