

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: 11-B-01-RZ **Related File Number:**
Application Filed: 10/5/2001 **Date of Revision:**
Applicant: MARGARET HAMBRIGHT
Owner:

PROPERTY INFORMATION

General Location: Northwest side of W. Jackson Ave., east side of N. Broadway
Other Parcel Info.:
Tax ID Number: 94 E J 6 **Jurisdiction:** City
Size of Tract: 0.27 acres
Accessibility: Access is via Broadway, a four lane major arterial street, and W. Jackson Ave., a local street with 24' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building
Surrounding Land Use:
Proposed Use: Retail (first floor) and Residential (upper floors) **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is at the northwest end of the identified Central Business District. Other property in the area has developed with both businesses and residences within I-3, C-3 and C-2 zones.

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

Street: 102 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-2 (Central Business)
Previous Requests: None known
Extension of Zone: Yes
History of Zoning: None noted for this site, but property to the northeast was zoned C-2 in the late 1990's.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

