

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR 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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**File Number:** 11-D-13-SP                      **Related File Number:** 11-E-13-RZ  
**Application Filed:** 9/30/2013                      **Date of Revision:**  
**Applicant:** 908 DEVELOPMENT

### PROPERTY INFORMATION

**General Location:** North side Forest Ave., east side S. Twenty First St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N B 016                      **Jurisdiction:** City  
**Size of Tract:** 0.67 acres  
**Accessibility:** Primary access to the site is from Forest Ave., a local street with 25' of pavement width with 50' of right-of-way, or from a side street, S. Twenty-First St., a local street with 25' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Parking lot                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of medium to high density residential uses under RP-3 zoning. Detached dwellings on individual lots, as well as surface parking lots, also surround the site, under various zoning districts.

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

**Street:** 2013 Forest Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** O-2 (Civic and Institutional)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O designation from the south  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)



**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**