

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: 2-G-01-RZ **Related File Number:**
Application Filed: 1/19/2001 **Date of Revision:**
Applicant: ROBERT SHAGAN
Owner:

PROPERTY INFORMATION

General Location: North side Laurel Ave., west of Twelfth St.
Other Parcel Info.:
Tax ID Number: 94 M B 2 **Jurisdiction:** City
Size of Tract: 10000 square feet
Accessibility: Access is via Laurel Avenue, a local street with a 27 foot pavement width in a fifty foot right of way, and Bridge Avenue, a local street with a 31 foot pavement width in a fifty foot right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Same as existing **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Frost-Shagan House, although its front façade retains historic architectural design dating from the 1890's, is typical of other historic residential structures in Ft. Sanders. It was converted to student-related housing over 80 years ago, and has a large two story rear addition which has acquired historic significance. The owner, having rehabilitated the building, has requested historic overlay status. There are other historic houses in the immediate area of this building. They intermingle, as does this house, with apartment buildings of more recent vintage and design. The Ft. Sanders Plan designates this property for medium/high density residential uses.

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

Street: 1213 Laurel Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential)/NC-1 (Neighborhood Conservation)
Former Zoning:
Requested Zoning: R-3 (High Density Residential)/H-1 (Historic Overlay), including design guidelines
Previous Requests: This property is part of the NC-1 recently placed on properties in Ft. Sanders.
Extension of Zone: No
History of Zoning: Property is part of the area in Ft. Sanders designated as a Neighborhood Conservation Overlay (NC-1) last fall.

