

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: 3-O-04-RZ **Related File Number:**
Application Filed: 2/9/2004 **Date of Revision:**
Applicant: KCDC
Owner:

PROPERTY INFORMATION

General Location: Southeast side Parham St., northwest side Louise Ave., northeast side Ben Hur Ave., southeast of Martin Luther King Jr. Ave.

Other Parcel Info.:

Tax ID Number: 82 O J 8-14, 34-36 **Jurisdiction:** City

Size of Tract: 2.2 acres

Accessibility: Access is via Ben Hur Ave., a major collector street with 32' of pavement within a 50' right-of-way and Louise Ave., and Parham St., both local street with 29' of pavement within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Redevelopment for commercial center **Density:**

Sector Plan: East City **Sector Plan Designation:** Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of the Five Points redevelopment area proposed for neighborhood commercial uses now zoned C-3 and R-1.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: Requires amendment to One Year Plan. KCDC will request consideration under yearly update.

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: