

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-C-13-PA

Related File Number: 4-C-13-RZ

Application Filed: 2/13/2013

Date of Revision:

Applicant: JOHN MCCAY

PROPERTY INFORMATION

General Location: Southeast side Linden Ave., southwest of Nash Rd.

Other Parcel Info.:

Tax ID Number: 70 M F 007

Jurisdiction: City

Size of Tract: 11175 square feet

Accessibility: Access is via Linden Ave., a local street with 19' of pavement width within 35' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Detached dwelling

Density:

Sector Plan: East City

Sector Plan Designation: Commercial

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

Neighborhood Context: With the exception of a car wash to the west, the properties on this street are developed with houses, under C-3 and R-2 zoning. Asheville Hwy. to the south is primarily developed with commercial uses, under C-3 zoning.

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

Street: 3932 Linden Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension of residential designation from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

Date of Legislative Appeal:

Effective Date of Ordinance: