

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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www.knoxmpc.org

File Number: 6-C-03-RZ **Related File Number:**
Application Filed: 4/30/2003 **Date of Revision:** 6/23/2003
Applicant: JIM FREDERIKSEN
Owner:

PROPERTY INFORMATION

General Location: East side Kincaid St., north of Walker Blvd.
Other Parcel Info.:
Tax ID Number: 69 L H 24, 25 AND 26 **Jurisdiction:** City
Size of Tract: 0.46 acre
Accessibility: Access is via Kincaid St., a local street with 40' of right of way and 16' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Business **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood is developed with residential dwellings under R-2 zoning. To the east, toward Broadway, are commercial uses developed under C-3 zoning.

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

Street: 3814 Kincaid St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) or O-3 (Office Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: