

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-F-23-RZ

Related File Number:

Application Filed: 4/20/2023

Date of Revision:

Applicant: GORDON SMITH

PROPERTY INFORMATION

General Location: South side of Forest Ave, North side of Highland Ave, east of Twentieth St, west of Nineteenth St

Other Parcel Info.:

Tax ID Number: 94 N P 028.01

Jurisdiction: City

Size of Tract: 2.38 acres

Accessibility: Access is via Highland Avenue, a minor collector street with a 38-ft pavement width within a 46.5-ft right-of-way; Nineteenth Street, a local street with a 36-ft pavement width within a 50-ft right-of-way; Twentieth Street, a local street with a 38-ft pavement width within a 44-ft right-of-way; and Forest Avenue, a local street with a 26-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Central City

Sector Plan Designation: MU-SD, CC-22 (Mixed Use Special District, Fort Sa

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is part of the Fort Sanders neighborhood. There are office buildings and multifamily residences throughout this area, which is bordered to the south by a hospital campus.

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

Street: 1902 FOREST AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: Yes

History of Zoning: Rezoning from R2 (General Residential) to O-1 (Office, Medical and Related Services) approved in 1990, 1996, 1997 and 1998 (6-C-90-RZ, 6-N-96-RZ, 5-J-97-RZ, 8-G-98-RZ)

PLAN INFORMATION (where applicable)

east.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is located in an area with ample infrastructure capacity to accommodate residential infill development.

Action: Approved **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.

Date of Approval: 6/8/2023 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/11/2023 **Date of Legislative Action, Second Reading:** 7/25/2023

Ordinance Number: **Other Ordinance Number References:** O-110-2023

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**