

# 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:** 6-K-18-RZ                      **Related File Number:**  
**Application Filed:** 4/30/2018              **Date of Revision:** 5/29/2018  
**Applicant:** LAND DEVELOPMENT SOLUTIONS

### PROPERTY INFORMATION

**General Location:** Southeast side Highland Ave., southwest side Eighteenth St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N L 005 & 006                      **Jurisdiction:** City  
**Size of Tract:** 15000 square feet  
**Accessibility:** Access is via Highland Ave., a minor collector street with 35' of pavement width within 50' of right-of-way, or Eighteenth St., a local street with 30' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Three vacant houses and one vacant store building  
**Surrounding Land Use:**  
**Proposed Use:** Parking                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in the Fort Sanders area near Fort Sanders Hospital facilities and residential uses, under a mix of O-1, O-2 and R-2 zoning.

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

**Street:** 1810 Highland Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay)  
**Former Zoning:**  
**Requested Zoning:** O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay)  
**Previous Requests:** NC-1 overlay was approved in 2000 (8-G-00-RZ)  
**Extension of Zone:** Yes, extension of O-2 zoning from the west  
**History of Zoning:** The NC-1 overlay was added in 2000 (8-Q-00-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/17/2018

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 7/31/2018

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**