

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-W-03-RZ **Related File Number:**
Application Filed: 5/23/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northeast side Candora Ave., northwest side Maryville Pike
Other Parcel Info.:
Tax ID Number: 123 A A 3.01 **Jurisdiction:** City
Size of Tract: 1.1 acres
Accessibility: Access is via Candora Ave., a local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Candoro Marble Company Showroom, in its nearly original architectural appearance, was built as the centerpiece for the marble company; most of the development surrounding it was dependent on marble processing workers and their families. Small-scale marble-related industries, other industrial and commercial uses and older houses originally built for workers in those industries surround the building.

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

Street: 4450 Candora Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial)/H-1 (Historic Overlay) and Design Guidelines
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: