

# 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

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**File Number:** 7-D-14-PA      **Related File Number:** 7-F-14-RZ  
**Application Filed:** 5/29/2014      **Date of Revision:**  
**Applicant:** 908 DEVELOPMENT GROUP

## PROPERTY INFORMATION

**General Location:** Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40  
**Other Parcel Info.:**  
**Tax ID Number:** 94 K Q 001-004      **Jurisdiction:** City  
**Size of Tract:** 5.76 acres  
**Accessibility:** Access is via Dale Ave., a one-way eastbound, major collector street with 4 lanes within 55' of right-of-way, or N. Seventeenth St., a minor arterial street with 4 lanes within 80' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Apartments  
**Surrounding Land Use:**  
**Proposed Use:** Apartments      **Density:** 24-60 du/ac  
**Sector Plan:** Central City      **Sector Plan Designation:** GC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area, located north of Ft. Sanders residential area and south of I-40, is developed with a mix of non-residential uses under I-4, I-3, C-3 and O-1 zoning.

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

**Street:** 621 Dale Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial) and I-4 (Heavy Industrial)  
**Former Zoning:**  
**Requested Zoning:** RP-3 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)  
**Requested Plan Category:** HDR (High Density Residential)

