

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

**File Number:** 8-C-10-UR                      **Related File Number:**  
**Application Filed:** 6/28/2010              **Date of Revision:**  
**Applicant:** KCDC & PARTNERS DEVELOPMENT

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

**General Location:** Northwest side of Selma Ave., southwest side of S. Chestnut St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N Q 018, 019 & 020                      **Jurisdiction:** City  
**Size of Tract:** 16875 square feet  
**Accessibility:** Access is via S. Chestnut St., a collector street with a pavement width of 32' within a 50' wide right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Development in the area primarily consists of detached dwellings. Other uses in the area consist of a church and a small public park. Zoning in the area consists of R-1 residential and OS-1 open space.

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

**Street:** 2453 Selma Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

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



**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**