

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 8-J-08-RZ **Related File Number:**
Application Filed: 7/7/2008 **Date of Revision:**
Applicant: JOHN L. SANDERS. AIA

PROPERTY INFORMATION

General Location: Southeast side W. Jackson Ave., northeast of N Broadway
Other Parcel Info.:
Tax ID Number: 94 E J 010 **Jurisdiction:** City
Size of Tract: 0.09 acres
Accessibility: Access is via W. Jackson Ave., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Mixed uses (residential, business) **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the central business district of Knoxville that has developed under C-2, O-2 and I-3 zoning. This site is across the street from the former site of the McClung warehouse, which was destroyed by fire in February, 2007.

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

Street: 514 W Jackson Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to C-2 in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

