

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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-P-02-RZ **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: HOME FEDERAL BANK
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Magnolia Ave., northeast of Spruce St.
Other Parcel Info.:
Tax ID Number: 82 J M 4 **Jurisdiction:** City
Size of Tract: 0.28 acre
Accessibility: Access is via E. Magnolia Ave., a five lane, minor arterial street within a 100 ' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, condemned building
Surrounding Land Use:
Proposed Use: Four, two-bedroom apartment units **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area along E. Magnolia Ave. that has undergone conversion to business use, within either O-1 or C-3 zoning. Many of the older residences along E. Magnolia Ave. have been converted to non-residential or multi-family use.

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

Street: 2414 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

