



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 4-S-07-RZ

**AGENDA ITEM #:** 89

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): KNOXVILLE HABITAT FOR HUMANITY INC

TAX ID NUMBER: 82 N B 025, 026

JURISDICTION: City Council District 6

▶ **LOCATION:** Northeast side S. Chestnut St., northwest side Louise Ave.

▶ **APPX. SIZE OF TRACT:** 28125 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via S. Chestnut St., a two lane, minor collector street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB  
Sewer Source: KUB

▶ **PRESENT ZONING:** C-3 (General Commercial) and R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Duplex housing units

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
North: Business / C-3 Commercial  
South: Residences and vacant land / R-1A Residential  
East: Residences / R-1 Residential  
West: Residence / C-3 Commercial

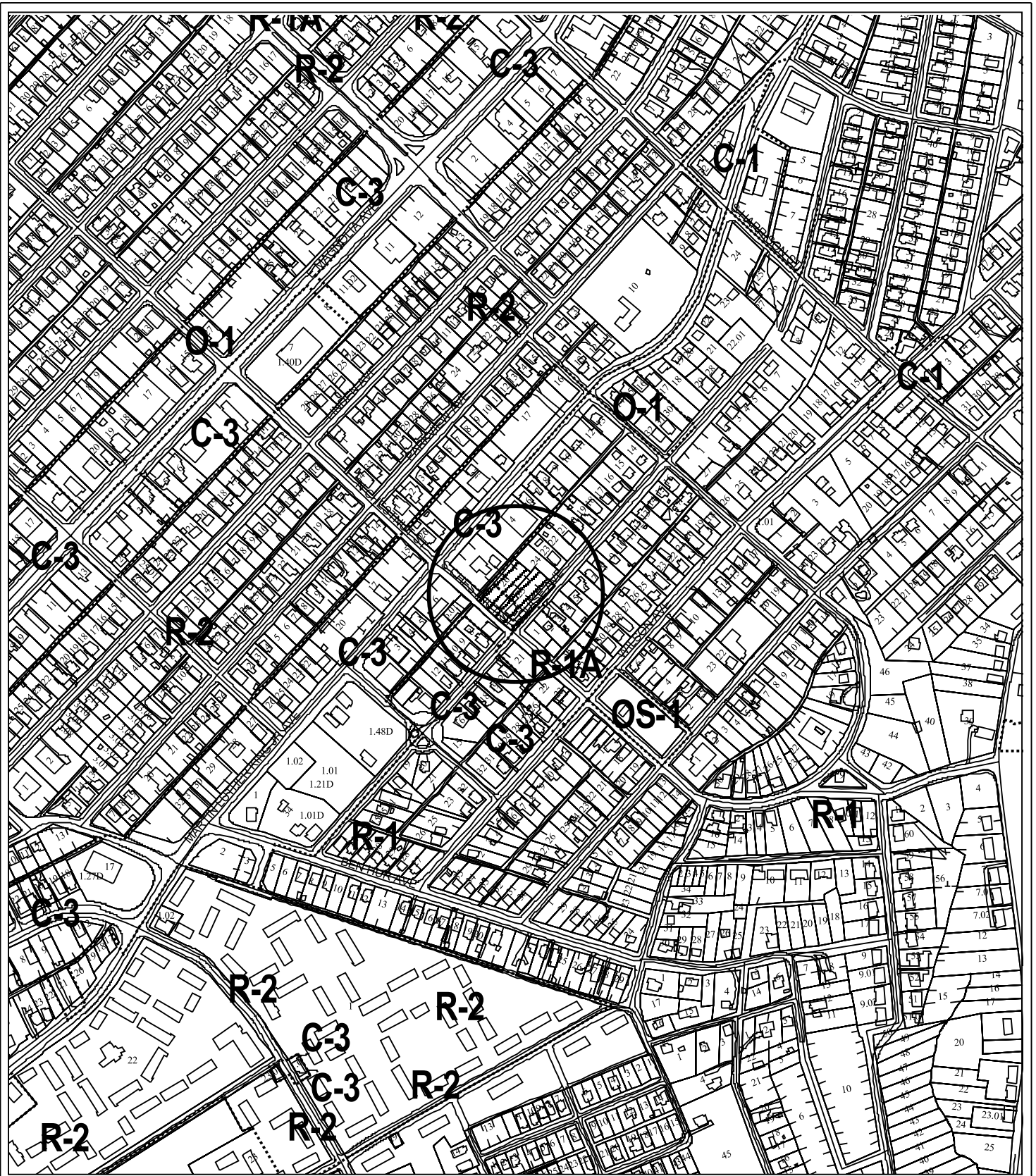
NEIGHBORHOOD CONTEXT: This vacant land is within an established neighborhood of residential and supportive commercial uses that have developed under R-1, R-1A and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE R-1 A (Low Density Residential) zoning of all the property**

This R-1A rezoning will place all the parcels into the same zone category with a residential zone that is compatible with adjoining uses. The sector plan proposes LDR for this site.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2007 and 5/22/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-S-07-RZ  
REZONING**

Petitioner: City of Knoxville

Map No: 82

Jurisdiction: City



From: C-3 (General Commercial) and R-1 (Low Density Residential)

To: R-1A (Low Density Residential)

Original Print Date: 03/20/07

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902