

MIKE BRUSSEAU

Midway Building Rezoning Request
406/410 W. Fifth Ave.

File Number: 8-J-07-RZ


Please consider a recommendation for a zoning change of the subject property from C-3 to C-2.

Presently the property is vacant with a limited future under C-3 zoning. C-2 would allow for greater uses, increasing the range of tenants and incentives for investment and improvements. The mixed use of C-2 would allow for street level office or commercial use and top level residential use. C-2 also allows for needed flexibility of parking under various uses.

The property is located on W Fifth Ave, at Broadway, a few yards from N Gay St, where changes to C-2 zoning are established. Residential at this location would make for a natural connection to the nearby residential areas of north Knoxville, and residential developments on Gay St as well as W Fifth Ave, i.e. The Lucerne.

Thank you for your consideration. Please contact me with thoughts and questions.

Patrick McInturff


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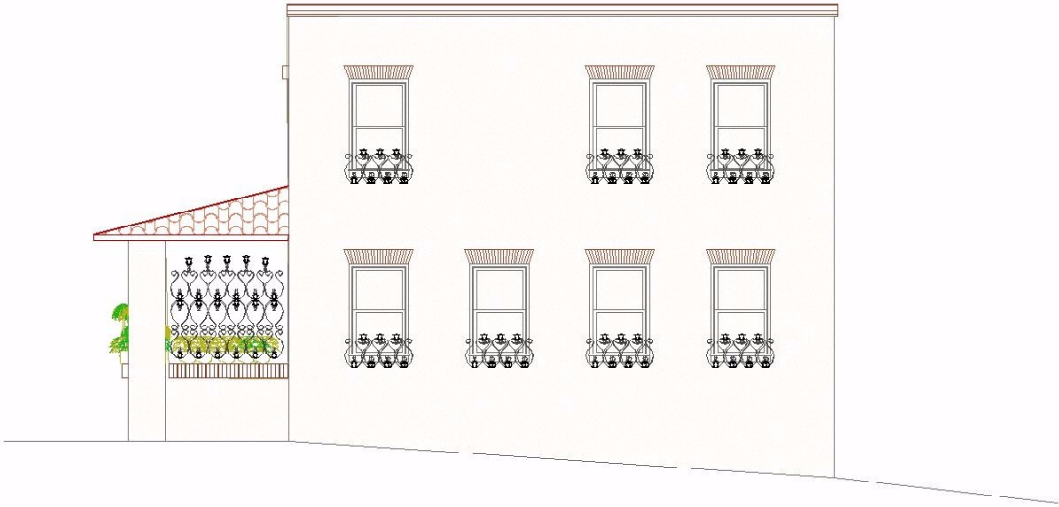
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5TH AVE. ELEVATION



BROADWAY ELEVATION



