

Zoning Information – 1108 Rider Avenue

According to Ken Pruitt and Jeff Archer with the Metropolitan Planning Commission, the subject property is zoned R2 / IH-1 (General Residential District with an Infill Housing Overlay).

R2: General Residential District: This is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionality with intensive residential uses with commercial uses are permitted.

IH-1: Infill Housing Overlay District: This overlay district is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.