

Washington/Lynn Lane/New Orleans/Elm Place (Section 23-18-14)

Level 6 designations are given to tracts in the northwest corner based on existing zoning and land use. A Level 6 designation is also given to a tract on the east side of 1st Place in the middle of the Section because of existing zoning. Level 4 designations are given to commercial zoned and used tracts in the southwest corner. Level 4 designations are given to tracts in the northwest corner south of Atlanta based on existing zoning and land use. Level 4 designations are also given to tracts in the northeast corner based on zoning patterns and the LUIS model. Level 4 designations are also given to tracts in the southeast corner based on the LUIS model. A Level 4 designation is also given to an undeveloped, C-2 zoned tract at the intersection of 1st Place and New Orleans. Level 3 designations are given to tracts zoned O-2 north of Sequoyah Middle School. Level 3 designations are also given to tracts in the southeast corner between the Level 4 area and the floodplain and in the northeast quarter of the northeast quarter section in accordance with the LUIS model. A Level 3 designation is also given to tracts currently used for a place of worship in the southwest corner as a buffer between Level 4 and Level 2 areas according to the LUIS model. Level 2 designations are proposed for remaining developed areas in the southwest quarter section, the southern half of the northwest quarter section and for the southeastern quarter of the northeast quarter section and the northeastern quarter of the southeast quarter section. A Level 1 designation is given to Arrow Acres and Swanda Acres subdivisions and for the large lot parcel in western halves of the northeast and southeast quarter sections based on the intensity of existing development and the likelihood that these areas will not change in the immediate future.

