

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-W-06-RZ                      **Related File Number:**  
**Application Filed:** 11/13/2006              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side Abner Cruze Rd., west side W. Norton Rd., northwest side Governor John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 137 167, 16701, 168, 169, 170                      **Jurisdiction:** City  
**Size of Tract:** 7.7 acres  
**Accessibility:** Access is via Governor John Sevier Hwy., a two lane major arterial street, and Abner Cruze Rd and W. Norton Rd., both local streets

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Retail commercial                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This residentially developed property is part of an emerging commercial node that is occurring under CA, C-3 and C-4 zoning.

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

**Street:** 100 Abner Cruze Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CA (General Business)  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was rezoned CA in 2006. (4-E-06-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial) zoning

Staff Recomm. (Full):

C-3 zoning is consistent with other commercial zoning and development found in the area and the recent rezoning of this property to CA prior to its annexation. The sector plan was recently amended to propose commercial uses for this property.

Comments:

The property owner requested C-3 zoning of the city following annexation.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial)

Date of MPC Approval:

12/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/16/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: