

# 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

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**File Number:** 2-C-01-RZ                      **Related File Number:**  
**Application Filed:** 1/9/2001              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side Cross Park Dr., east side Park Village Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 33                      **Jurisdiction:** City  
**Size of Tract:** 2.1 acres  
**Accessibility:** Access is via Cross Park Dr., a major collector street with 20 ft. of pavement and 50 ft. of right-of-way, or Park Village Rd., a 3-lane minor collector street within 60 ft. of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Same.                      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (inside City limits)  
**Neighborhood Context:** This area has been developed as a business park.

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

**Street:**  
**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:** None noted. Other properties in this area have been rezoned to C-3, C-6 and PC-1.  
**Extension of Zone:** Yes. The property to the north was recently rezoned to C-3.  
**History of Zoning:** None noted for this property. Other annexed properties in this area have been rezoned to C-3, C-6 and PC-1.

## 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:

MAB

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial).

Staff Recomm. (Full):

C-3 is comparable to the previous county zoning and is consistent with the surrounding land use and zoning pattern.

Comments:

The Northwest County Sector Plan proposes commercial uses for this property.

MPC Action:

Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action:

APPROVE C-3 (General Commercial)

Date of MPC Approval:

2/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

City Council

Date of Legislative Action:

3/6/2001

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: