# **CASE SUMMARY**

# APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 2-G-08-RZ Related File Number:

Application Filed: 12/31/2007 Date of Revision:

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

General Location: Northeast of N. Cedar Bluff Rd., northwest of Cross Park Dr.

Other Parcel Info.:

Tax ID Number: 119 021.09 Jurisdiction: City

Size of Tract: 2.126 acres

Accessibility: Access is via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turn lane within 70' of

right of way or Cross Park Dr., a major collector street with 23' of pavement width within 50' of right of

way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Commercial Density:

Sector Plan: Northwest County Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with commercial and office uses under C-3, PC, PC-1, CA and C-6 zoning.

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

Street: 9137 Cross Park Dr

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:** Yes, extension of C-3 from the south and west

History of Zoning: Other properties in the area have been rezoned C-3 after annexation into the City.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 zoning is compatible with surrounding development and the adjoining CA, PC, PC-1, C-3 and C-6

zoning. C-3 is a comparable City zone to the former County CA zone. The sector plan proposes

commercial use for the site.

**Comments:** Other properties in the area have been rezoned C-3 after annexation into the City. C-3 is an extension

of zoning from the south and west.

MPC Action: Approved MPC Meeting Date: 2/14/2008

**Details of MPC action:** 

Summary of MPC action: C-3 (General Commercial)

Date of MPC Approval: 2/14/2008 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: 3/11/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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