

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-G-08-RZ **Related File Number:**
Application Filed: 12/31/2007 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

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:

