CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 2-U-06-RZ Related File Number:

Application Filed: 1/17/2006 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 119 02108 Jurisdiction: City

Size of Tract: 1.5 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: Commercial and Office

Growth Policy Plan: Urban Growth Area

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: 9141 Cross Park Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: CH (Highway Commercial) and CA (General Business)

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of C-3 from the north, south and west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: 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 and CH zones. 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 north, south and west.

MPC Action: Approved MPC Meeting Date: 2/9/2006

Details of MPC action:

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

Date of MPC Approval: 2/9/2006 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: 3/14/2006 Date of Legislative Action, Second Reading: 3/28/2006

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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