CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 3-Q-04-RZ Related File Number:

Application Filed: 2/20/2004 Date of Revision:

Applicant: CITY OF KNOXVILLE

Owner:



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

PROPERTY INFORMATION

General Location: East side Park 40 North Blvd., south side Sherrill Blvd., west of N. Cedar Bluff Rd.

Other Parcel Info.:

Tax ID Number: 119 18.41 OTHER: & RIGHTS OF WAY Jurisdiction: City

Size of Tract: 15.025 acres

Accessibility: Access is via either Sherrill Blvd., a minor collector street with 4 lanes within 70 feet of right of way, or

via Park 40 North Blvd., a local street with 2 lanes within 80 feet of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center

Surrounding Land Use:

Proposed Use: Shopping center Density:

Sector Plan: Northwest County Sector Plan Designation: Commercial

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

Neighborhood Context: The subject property is developed with a shopping center with other commercial uses located to the

east along N. Cedar Bluff Rd., under C-3, CH and PC zoning.

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

Street: 421 Park 40 North Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: PC (Planned Commercial)

Requested Zoning: PC-1 (Retail and Office Park), C-3 (General Commercial) or C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is a comparable City zone to the previous County zone and is compatible in scale and

intensity to the surrounding land uses and zoning pattern.

Comments: C-6 zoning for this property allows the current use to continue while retaining the planned zone

designation. C-6 zoning requires administrative site plan approval for new development.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 3/11/2004 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: 4/13/2004 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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