

# 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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Knoxville, Tennessee 37902  
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**File Number:** 3-Q-04-RZ                      **Related File Number:**  
**Application Filed:** 2/20/2004              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

### 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:**

