

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-X-06-RZ                      **Related File Number:**  
**Application Filed:** 5/15/2006              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Cross Park Dr., southwest side Park Village Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 J C 002                      **Jurisdiction:** City  
**Size of Tract:** 0.8154 acre  
**Accessibility:** Access is via Cross Park Dr., a major collector street with 25' of pavement width within 50' of right of way or Park Village Rd., a 3 lane minor collector street with 36' of pavement width within 60' of ROW.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Goodwill facility                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with office and commercial uses under CA, C-3, C-6 and O-1 zoning.

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

**Street:**  
**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:** None noted  
**Extension of Zone:** Yes, extension of C-3 from northeast  
**History of Zoning:** Other properties in area have been rezoned C-3 or C-6 after annexation into the City.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

