

▶ **FILE #:** 12-W-06-RZ

AGENDA ITEM #: 83

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SOUTH GROUP, GP

TAX ID NUMBER: 137 167, 16701, 168, 169, 170

JURISDICTION: City Council District 1

▶ **LOCATION:** South side Abner Cruze Rd., west side W. Norton Rd., northwest side Governor John Sevier Hwy.

▶ **APPX. SIZE OF TRACT:** 7.7 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Governor John Sevier Hwy., a two lane major arterial street, and Abner Cruze Rd and W. Norton Rd., both local streets

UTILITIES: Water Source: Knox-Chapman Utility District
 Sewer Source: Knox-Chapman Utility District

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business))

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Retail commercial

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned CA in 2006. (4-E-06-RZ)

SURROUNDING LAND USE AND ZONING:
 North: Residences / RA Residential
 South: Commercial development / CA Commercial
 East: N. Norton Rd./ CA and C-4 commercial
 West: Residences / RB Residential

NEIGHBORHOOD CONTEXT This residentially developed property is part of an emerging commercial node that is occurring under CA, C-3 and C-4 zoning.

STAFF RECOMMENDATION:

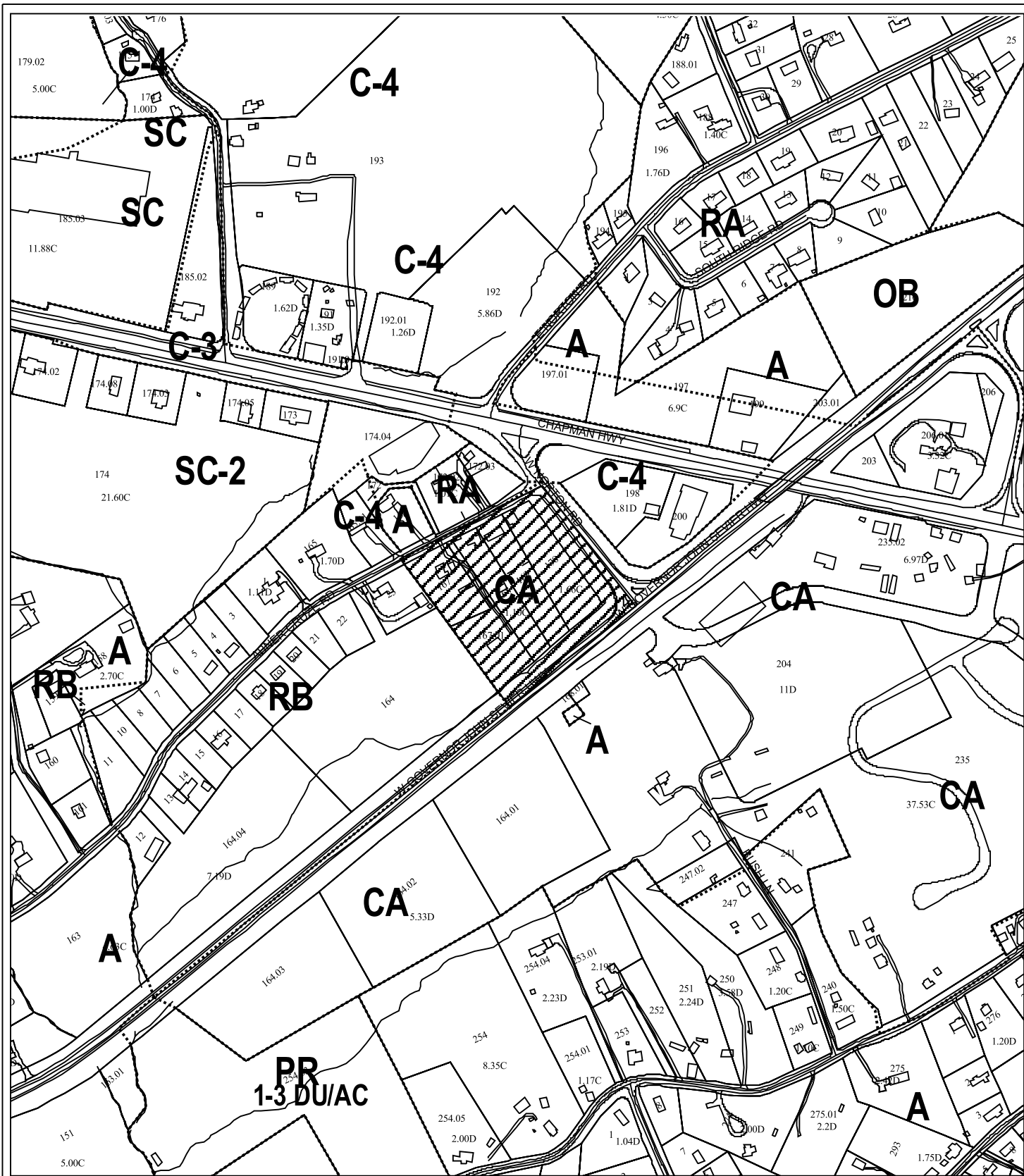
▶ **APPROVE C-3 (General Commercial) zoning**

C-3 zoning is consistent with other commercial zoning and development found in the area and the recent rezoning of this property to CA prior to its annexation. The sector plan was recently amended to propose commercial uses for this property.

COMMENTS:


The property owner requested C-3 zoning of the city following annexation.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-W-06-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 137
 Jurisdiction: City

 From: No Zone
 To: C-3 (General Commercial)

Original Print Date: 11/17/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

