

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 2-U-06-RZ

AGENDA ITEM #: 71

AGENDA DATE: 2/9/2006

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): C G S LAND CO

TAX ID NUMBER: 119 02108

JURISDICTION: City Council District 2

► **LOCATION:** Northeast side N. Cedar Bluff Rd., northwest side Cross Park Dr.

► **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

► **PRESENT ZONING:** No Zone (formerly CH (Highway Commercial) and CA (General Business))

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

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Commercial

EXTENSION OF ZONE: Yes, extension of C-3 from the north, south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / C-3 (General Commercial)

South: Businesses / PC-1 (Planned Commercial) and C-3 (General Commercial)

East: Office park / CA (General Business)

West: Businesses / PC-1 (Planned Commercial) and C-3 (General Commercial)

NEIGHBORHOOD CONTEXT This area is developed with commercial and office uses under C-3, PC, PC-1, CA and C-6 zoning.

STAFF RECOMMENDATION:

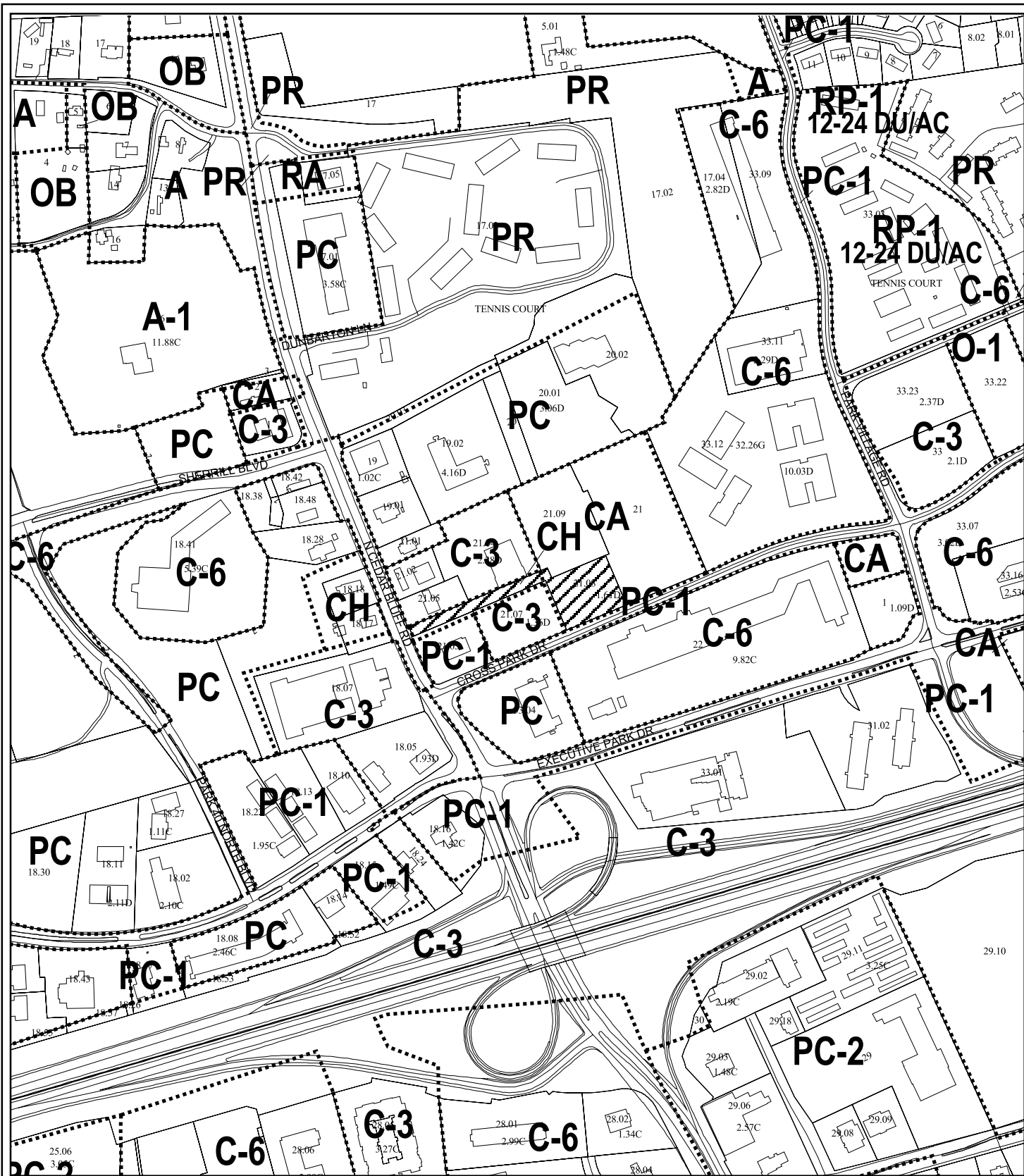
► **APPROVE C-3 (General Commercial) zoning.**

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.

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006 and 3/28/2006. 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.



**2-U-06-RZ
GOVERNMENTAL REZONING**


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

Original Print Date: 01/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville
 Map No: 119
 Jurisdiction: City

