

▶ **FILE #:** 6-X-06-RZ

AGENDA ITEM #: 86

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): PATEL SHASHIKANT & CHANRAKALIA K

TAX ID NUMBER: 119 J C 002

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side Cross Park Dr., southwest side Park Village Rd.

▶ **APPX. SIZE OF TRACT:** 0.8154 acre

SECTOR PLAN: Northwest County

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

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.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Goodwill facility

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.

SURROUNDING LAND USE AND ZONING: North: Cross Park Dr. - Office park / C-6 (General Commercial Park)
 South: Vacant parcel / C-6 (General Commercial Park)
 East: Park Village Rd. - Retail business / C-6 (General Commercial Park)
 West: Shopping center / C-6 (General Commercial Park)

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

STAFF RECOMMENDATION:

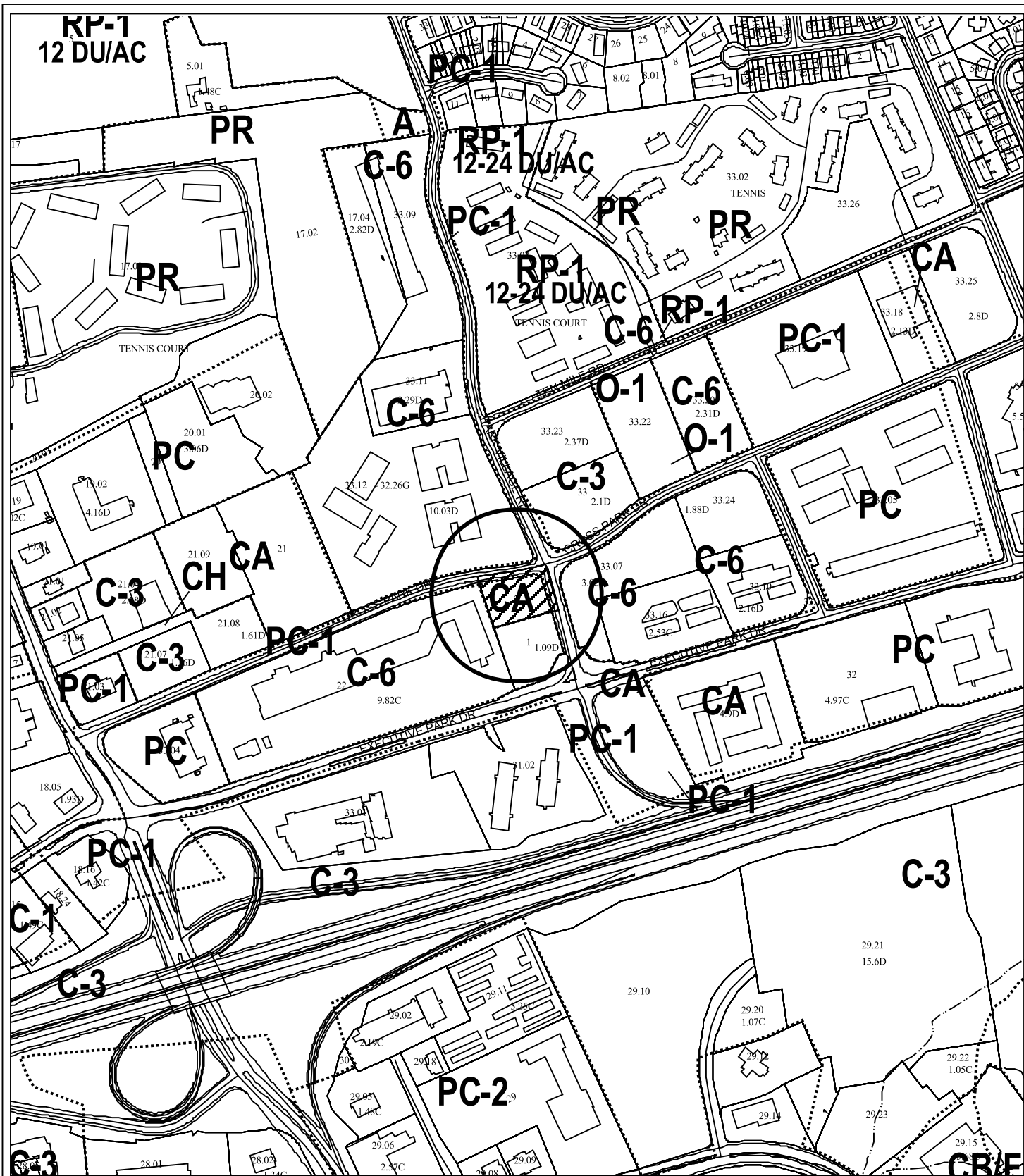
▶ **APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is compatible with surrounding development and the adjoining C-3 and C-6 zoning. C-3 is a comparable City zone to the former County CA zone. The sector plan proposes commercial use for the site.

COMMENTS:


Other properties in this area have been rezoned C-3 after annexation into the City.

If approved, this item will be forwarded to Knoxville City Council for action on 7/5/2006 and 7/25/2006. 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.



6-X-06-RZ
GOVERNMENTAL REZONING

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

 From: No Zone
 To: C-3 (General Commercial)
 Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



May 31, 2006

To: Buzz Johnson

From: Joy Hall, Executive Director
Arbor Terrace Assisted Living

Re: Recycling Location



6-X-06-RZ

The proposed Recycling Center to be located at the intersection of Cross Park and Park Village would create a further problem with traffic flow at that corner. It is already a dangerous and congested four way intersection with a significant back-up of traffic. In addition, this intersection floods during heavy rains. The present Recycling Center is also an eye sore and I would assume that this would not change when moved to the proposed location. Therefore, we are asking that you reconsider the relocation of the Recycling Center.

Thank you.

Joy Hall
Joy Hall