

▶ **FILE #:** 2-G-08-RZ

AGENDA ITEM #: 64

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SHAILESH V. PATEL

TAX ID NUMBER: 119 021.09

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast of N. Cedar Bluff Rd., northwest of Cross Park Dr.

▶ **APPX. SIZE OF TRACT:** 2.126 acres

SECTOR PLAN: Northwest County

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

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

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** No Zone (formerly 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 south and west

HISTORY OF ZONING: Other properties in the area have been rezoned C-3 after annexation into the City.

SURROUNDING LAND USE AND ZONING: North: Office buildings / PC (Planned Commercial)

South: Businesses / C-3 (General Commercial)

East: Office park / CA (General Business)

West: Business / 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 zone. 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 the south and west.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/11/2008 and 3/25/2008. 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-G-08-RZ
GOVERNMENTAL REZONING**

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

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

