

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-B-06-PA **Related File Number:** 1-B-06-RZ
Application Filed: 10/26/2005 **Date of Revision:**
Applicant: NEHAD ABDELNABI (REFERRED BACK TO MPC FROM CITY COUNCIL)
Owner:

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

PROPERTY INFORMATION

General Location: Southeast side of Gleason Dr., southwest of Downtown West Blvd.
Other Parcel Info.:
Tax ID Number: 120 P B 012 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Gleason Dr., a two lane minor collector street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Electronic Tech Company **Density:**
Sector Plan: West City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This older residential lot is in an area of redevelopment to office and commercial uses under O-1 and C-3 zoning.

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

Street: 8218 Gleason Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural), O-1 (Office, Medical and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property was rezoned C-3 in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (O,MDR)
Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE GC (General Commercial) designation limited to C-1 and C-3 zones

Staff Recomm. (Full):

This application was denied by City Council and then brought back up for reconsideration. Council referred the matter back to MPC. The staff continues to believe that general commercial use for this site is an appropriate land use for this property and consistent with the development found to the north, south and west, although the sector plan proposes office use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and limited C-3 zoning is compatible with the scale and intensity of the surrounding commercial, office and multi-family development, and zoning pattern.
2. C-3 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The proposed GC designation and limited C-3 zoning will allow the proposed commercial of the property.
3. The limited C-3 rezoning of this site should not adversely impact adjacent office, commercial and multi-family developed properties. It is not anticipated that additional properties in the immediate area will be requested for commercial rezoning since they are already developed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the One Year Plan amendment, C-3 zoning is consistent with the adopted One Year Plan.
2. The West City Sector Plan proposes Office for this site and the adjacent C-3 property to the west.
3. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action . 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.

MPC Action:

Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action:

Approval of GC (General Commercial) limited to C-1 and C-3 zones

Date of MPC Approval:

4/13/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

5/9/2006

Date of Legislative Action, Second Reading: 5/23/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Reconsidered

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: