

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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

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Knoxville, Tennessee 37902  
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**File Number:** 3-G-06-RZ                      **Related File Number:**  
**Application Filed:** 2/9/2006              **Date of Revision:**  
**Applicant:** AYMAN OBEISSY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Western Ave., east of Sanderson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 D H 042                      **Jurisdiction:** City  
**Size of Tract:** 0.34 acres  
**Accessibility:** Access is via Western Ave., a five lane major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail expansion                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the retail commercial development that has occurred along this section of Western Ave., within C-3, C-4 and C-6 zones.

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

**Street:** 3701 Western Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** Property was zoned C-6 in 2005.  
**Extension of Zone:** Yes  
**History of Zoning:** Property was rezoned from C-3 to C-6 in 2005. (5-A-05-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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 C-3 (General Commercial) zoning

Staff Recomm. (Full): C-3 zoning permits uses compatible with the adjacent C-3 zoned property and other commercial property along Western Ave., to the east and west. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the adjoining General Commercial designation and the area's C-3 and I-1 zoning pattern in place prior to the site's rezoning to C-6.
2. C-3 zoning was in place prior to the site's rezoning to C-6 and would be appropriate again, given its location between established retail commercial uses located along this section of Western Ave, a major arterial street.
3. C-3 rezoning will permit the consolidation of the property and expansion of the adjacent commercial building onto this site.

## THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The C-3 zoning is consistent with the City of Knoxville One Year Plan and surrounding C-3 zoning of adjacent property.
2. The Northwest City Sector Plan proposes commercial use on the site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: Approval of C-3 (General Commercial)

Date of MPC Approval: 3/9/2006

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: 4/11/2006

Date of Legislative Action, Second Reading: 4/25/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: