

# 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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**File Number:** 5-A-05-RZ                      **Related File Number:**  
**Application Filed:** 3/24/2005              **Date of Revision:**  
**Applicant:** AYMAN OBEISSY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Western Ave., northwest of Chillicothe St.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 D H 042                      **Jurisdiction:** City  
**Size of Tract:** 0.33 acre  
**Accessibility:** Access is via Western Ave., a five lane major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Restaurant  
**Surrounding Land Use:**  
**Proposed Use:** Outdoor storage and sales lot                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This restaurant 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-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### 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-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning permits C-3 uses and some additional uses where outside display or storage of merchandise may be desired by the business. Outside storage is required to be screened from view. Although the surrounding property is zoned C-3, other property along Western Ave., to the east and west are zoned C-6. 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 area C-3 and I-1 zoning pattern.
2. C-6 zoning of this site would be appropriate given its location between established retail commercial uses located along this section of Western Ave, a major arterial street.
3. C-6 zoning will permit outside display of products and outside storage if screened.

## 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-6 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 reflecting the current C-3 or proposed C-6 zoning.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future C-6 rezoning requests for surrounding commercial property in the area.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 5/12/2005

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: 6/7/2005

Date of Legislative Action, Second Reading: 6/21/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

