

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: 6-A-07-RZ
Application Filed: 4/4/2007
Applicant: AYMAN OBEISSY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Western Ave., west of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 93 D H 042.01 **Jurisdiction:** City
Size of Tract: 0.31 acres
Accessibility: Access is via Western Ave., a 5 lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Nursery **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a retail/business area that extends along both sides of this section of Western Ave, within C-3, C-4 and C-6 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was rezoned from C-6 to C-3 in 2006.(3-G-06-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is consistent with surrounding commercial and industrial zoning and development. The sector plan and One Year plan support General Commercial use of 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-4 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-4 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-4 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-4 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-4 rezoning requests for surrounding commercial property in the area.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

6/14/2007

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:

7/17/2007

Date of Legislative Action, Second Reading: 7/31/2007

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: