

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

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:** 7-A-07-PA                      **Related File Number:** 7-C-07-RZ  
**Application Filed:** 6/1/2007                      **Date of Revision:**  
**Applicant:** MOHAMMED AZEEM KHAN

#### PROPERTY INFORMATION

**General Location:** Southeast side Maryville Pike, southwest side Sims Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 E E 004, 005 & 006                      **Jurisdiction:** City  
**Size of Tract:** 0.83 acres  
**Accessibility:** Access is via Maryville Pike, a two lane, minor arterial street, and Sims Rd., a minor collector street, with 26' and 18' pavement widths respectively.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant building and land  
**Surrounding Land Use:**  
**Proposed Use:** Retail uses                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a retail/service business area that has evolved under I-3 and C-1 zones.

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

**Street:** 1102 Maryville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** HI (Heavy Industrial)  
**Requested Plan Category:** GC (General Commercial)

**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 GC (General Commercial) designation

Staff Recomm. (Full):

Commercial use of this property is consistent with the surrounding development pattern that includes various types of businesses within C-1 and I-3 zones. The sector plan proposes commercial development of the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical of Commercial designation and C-3 zoning across Maryville Pike from the northwest.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC and LI uses for the site. The recommend GC extension will allow C-3 on the site.
2. The South City Sector Plan proposes Commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for GC and C-3 zoning on surrounding properties that are designated for heavy industrial use.

MPC Action:

Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

GC (General Commercial)

Date of MPC Approval:

7/12/2007

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:

8/14/2007

Date of Legislative Action, Second Reading: 8/28/2007

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: