

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-C-05-PA                      **Related File Number:** 7-C-05-RZ  
**Application Filed:** 5/19/2005                      **Date of Revision:**  
**Applicant:** IQBAL BHIMANI / BARKAT BHIMANI  
**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:** Northwest side Maryville Pike, northeast of Edington Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 D E 01701    **OTHER:** PORTION FOR PLAN AMENDME    **Jurisdiction:** City  
**Size of Tract:** 0.48 acre  
**Accessibility:** Access is via Maryville Pike, a minor arterial street with 24' of pavement width within 60' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial building  
**Surrounding Land Use:**  
**Proposed Use:** Retail liquor store                      **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The surrounding area, near the intersection of Edington Rd. and Maryville Pike is developed with industrial and retail businesses under C-1, C-3, I-3 and I-4 zoning.

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

**Street:** 1045 Maryville Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial) and I-4 (Heavy Industrial)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of plan designation from the north, south and east and extension of zoning from the north.  
**History of Zoning:** None noted for this site.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** HI (Heavy Industrial)  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): The requested plan designation is a logical extension of GC from the northeast and southeast and will establish the same plan designation for the entire parcel. The sector plan proposes commercial uses for the entire site.

Comments:

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 7/14/2005

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: 8/16/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denied GC

Date of Legislative Appeal:

Effective Date of Ordinance: