

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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www.knoxmpc.org

File Number: 7-C-05-RZ **Related File Number:** 7-C-05-PA
Application Filed: 5/19/2005 **Date of Revision:**
Applicant: IQBAL BHIMANI / BARKAT BHIMANI
Owner:

PROPERTY INFORMATION

General Location: Northwest side Maryville Pike, northeast of Edington Rd.
Other Parcel Info.:
Tax ID Number: 122 D E 01701 **Jurisdiction:** City
Size of Tract: 0.48 acre
Accessibility:

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:

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:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-3 (General Commercial) zoning.

Staff Recomm. (Full): C-3 is an extension of zoning from the northeast and is compatible with the surrounding development and zoning pattern.

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 extension of the GC plan designation and the C-3 zoning from adjacent properties.
3. The site is located between two existing businesses, an eating and drinking establishment, zoned C-3, and a retail tobacco store, zoned C-1. Both uses are compatible with the proposed liquor store or other uses allowed under C-3 zoning. The proposed liquor store is not permitted under C-1 zoning, but would be permitted under the proposed C-3 zoning.

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. With approval of the requested amendment to GC for this entire site, the requested C-3 zoning is consistent with the City of Knoxville One Year Plan.
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 C-3 zoning on surrounding properties that are currently zoned I-3, I-4 and C-1.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial) zoning.

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 C-3

Date of Legislative Appeal:

Effective Date of Ordinance: