

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-B-06-PA **AGENDA ITEM #:** 55
 1-B-06-RZ **AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** **NEHAD ABDELNABI (REFERRED BACK TO MPC FROM CITY COUNCIL)**
OWNER(S): NEHAD ABDELNABI

TAX ID NUMBER: 120 P B 012

JURISDICTION: Council District 2

▶ **LOCATION:** **Southeast side of Gleason Dr., southwest of Downtown West Blvd.**

▶ **TRACT INFORMATION:** **1 acre.**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Gleason Dr., a two lane minor collector street with 20' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** **MU (Mixed Uses) (O,MDR) / A-1 (General Agricultural), O-1 (Office, Medical and Related Services)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-3 (General Commercial)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Electronic Tech Company**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted for this site, but adjacent property was rezoned C-3 in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Businesses / GC/C-6 Commercial

South: Office / O/OB Office

East: Apartments / MU (o/MDR) R-1A Residential

West: Business / GC/C-3 Commercial

NEIGHBORHOOD CONTEXT: This older residential lot is in an area of redevelopment to office and commercial uses under O-1 and C-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE GC (General Commercial) designation limited to C-1 and C-3 zones**

This application was denied by City Council and then brought back up for reconsideration. Council referred the matter back to MPC. The staff continues to believe that general commercial use for this site is an appropriate land use for this property and consistent with the development found to the north, south and west, although the sector plan proposes office use for the site.

▶ **APPROVE C-3 (General Commercial) zoning conditioned to permit all C-3 except uses listed under B. 3., 4. and 6.**

C-3 zoning, with these permitted use limitations, is consistent with the zoning of the adjacent property to the west and is compatible with the apartments developed to the east.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC designation and limited C-3 zoning is compatible with the scale and intensity of the surrounding commercial, office and multi-family development, and zoning pattern.
2. C-3 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

THE EFFECTS OF THE PROPOSAL

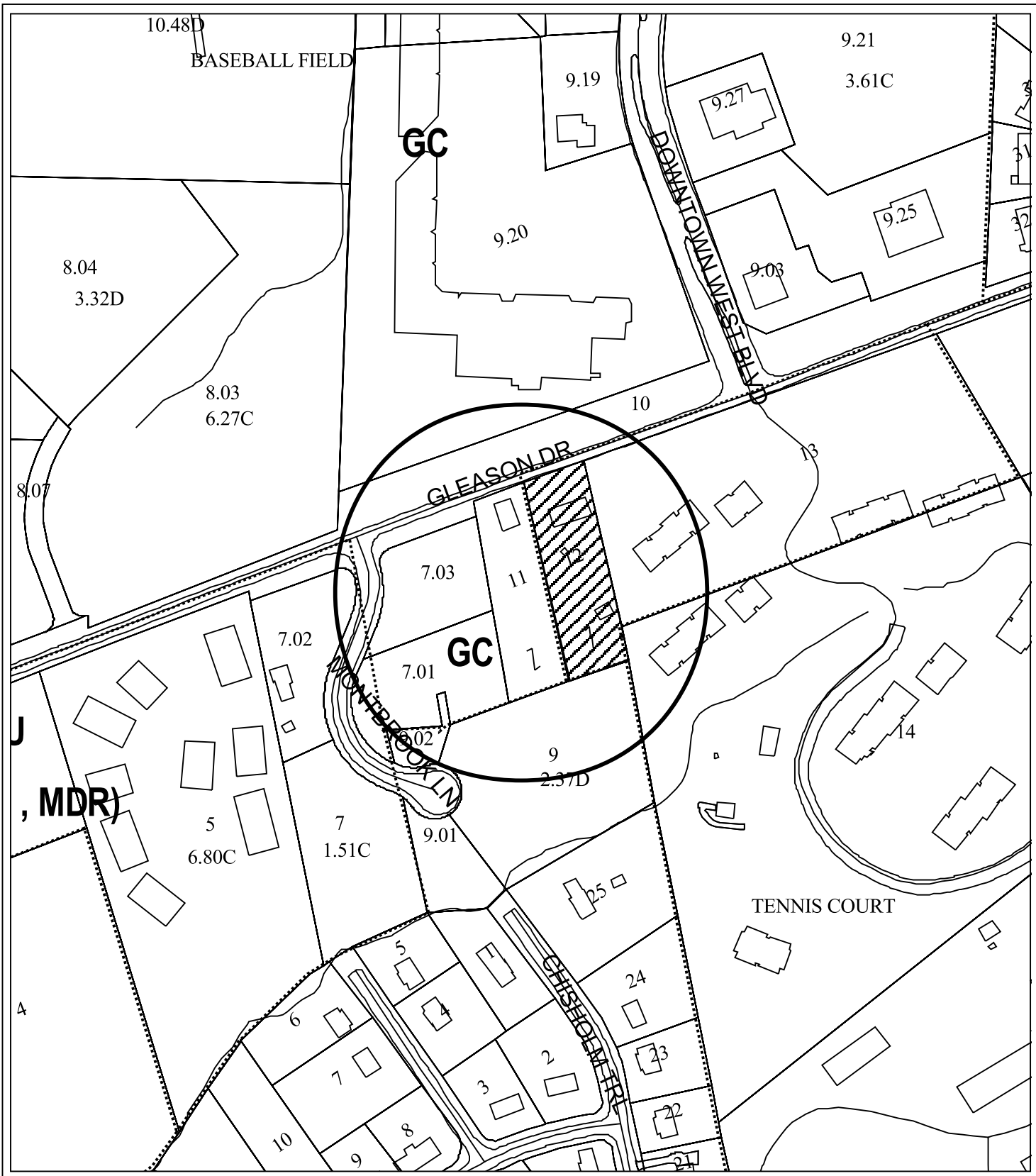
1. Public water and sewer are available to serve the site.
2. The proposed GC designation and limited C-3 zoning will allow the proposed commercial of the property.
3. The limited C-3 rezoning of this site should not adversely impact adjacent office, commercial and multi-family developed properties. It is not anticipated that additional properties in the immediate area will be requested for commercial rezoning since they are already developed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the One Year Plan amendment, C-3 zoning is consistent with the adopted One Year Plan.
2. The West City Sector Plan proposes Office for this site and the adjacent C-3 property to the west.
3. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action . If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-B-06-PA/1-B-06-RZ
PLAN AMENDMENT**

Petitioner: Nehad Abdelnabi

Map No: 120

Jurisdiction: City

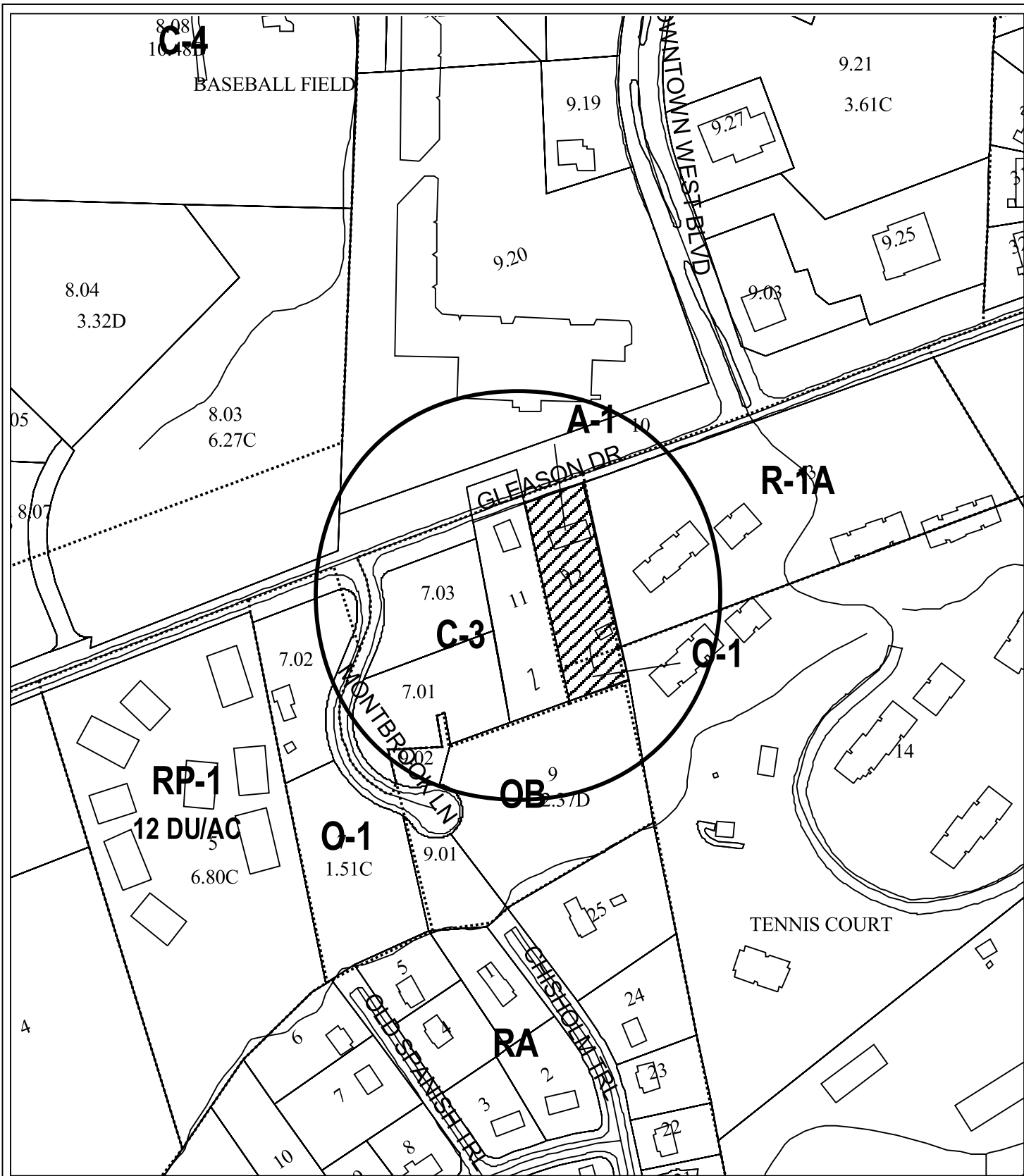


From: MU (Mixed Uses) (O,MDR)

To: GC (General Commercial)

Original Print Date: 12/29/05 Revised: 01/03/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-B-06-RZ
REZONING**

Petitioner: Nehad Abdelnabi

Map No: 120

Jurisdiction: City



From: A-1 (General Agricultural) and
O-1 (Office, Medical and Related Services)
To: C-3 (General Commercial)

Original Print Date: 12/29/05 Revised: 01/03/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902