

▶ **FILE #:** 3-G-06-RZ

AGENDA ITEM #: 64

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** AYMAN OBEISSY

OWNER(S): SAME

TAX ID NUMBER: 93 D H 042

JURISDICTION: City Council District 3

▶ **LOCATION:** North side Western Ave., east of Sanderson Rd.

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Western Ave., a five lane major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

▶ **ZONING REQUESTED:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail expansion

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned from C-3 to C-6 in 2005. (5-A-05-RZ)

SURROUNDING LAND USE AND ZONING: North: Businesses and residences / C-3 and I-2 Industrial

South: Businesses / C-3 Commercial

East: Businesses / C-3 Commercial

West: Businesses / C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is part of the retail commercial development that has occurred along this section of Western Ave., within C-3, C-4 and C-6 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning**

C-3 zoning permits uses compatible with the adjacent C-3 zoned property and other commercial property along Western Ave., to the east and west. The sector plan proposes commercial use for 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 the area's C-3 and I-1 zoning pattern in place prior to the site's rezoning to C-6.
2. C-3 zoning was in place prior to the site's rezoning to C-6 and would be appropriate again, given its location between established retail commercial uses located along this section of Western Ave, a major arterial street.
3. C-3 rezoning will permit the consolidation of the property and expansion of the adjacent commercial building onto this site.

THE EFFECTS OF THE PROPOSAL

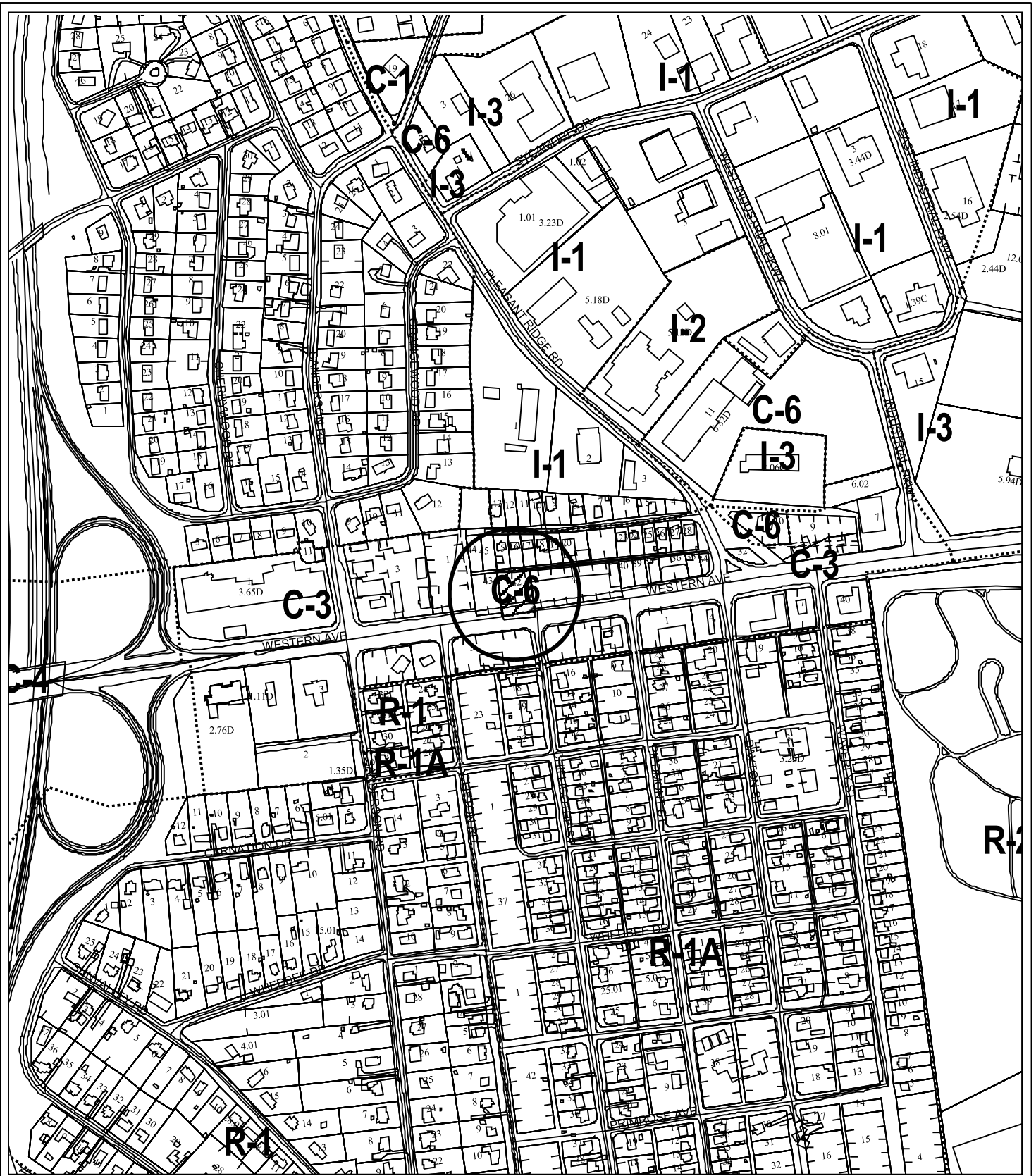
1. Public water and sewer utilities are available to serve the site.

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-3 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.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

If approved, this item will be forwarded to Knoxville City Council for action on 4/11/2006 and 4/25/2005. 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.



**3-G-06-RZ
REZONING**



From: C-6 (General Commercial Park)

To: C-3 (General Commercial)

Original Print Date: 02/24/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ayman Obeissy

Map No: 93

Jurisdiction: City

0 500'

