



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

FILE #: 7-C-07-RZ
7-A-07-PA

AGENDA ITEM #: 65
AGENDA DATE: 7/12/2007

APPLICANT: MOHAMMED AZEEM KHAN
OWNER(S): KHAN MOHAMMAD AZEEM & RAFIA N

TAX ID NUMBER: 122 E E 004, 005 & 006
JURISDICTION: Council District 1

LOCATION: Southeast side Maryville Pike, southwest side Sims Rd.
TRACT INFORMATION: 0.83 acres.
SECTOR PLAN: South City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
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.
UTILITIES: Water Source: KUB
Sewer Source: KUB
WATERSHED: Goose Creek

PRESENT PLAN DESIGNATION/ZONING: HI (Heavy Industrial) / I-3 (General Industrial)
PROPOSED PLAN DESIGNATION/ZONING: GC (General Commercial) / C-3 (General Commercial)
EXISTING LAND USE: Vacant building and land
PROPOSED USE: Retail uses
EXTENSION OF PLAN DESIGNATION/ZONING: Yes
HISTORY OF ZONING REQUESTS: Noe noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Retail businesses / C-1 and I-3 industrial
South: Businesses / I-3 Industrial
East: Businesses / I-3 Industrial
West: Maryville Pike and retail business / C-1 Neighborhood Commercial
NEIGHBORHOOD CONTEXT: This site is part of a retail/service business area that has evolved under I-3 and C-1 zones.

STAFF RECOMMENDATION:

APPROVE GC (General Commercial) designation

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.

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

C-3 uses would be compatible with the surrounding established development pattern and C-1 and I-3 zoning.

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

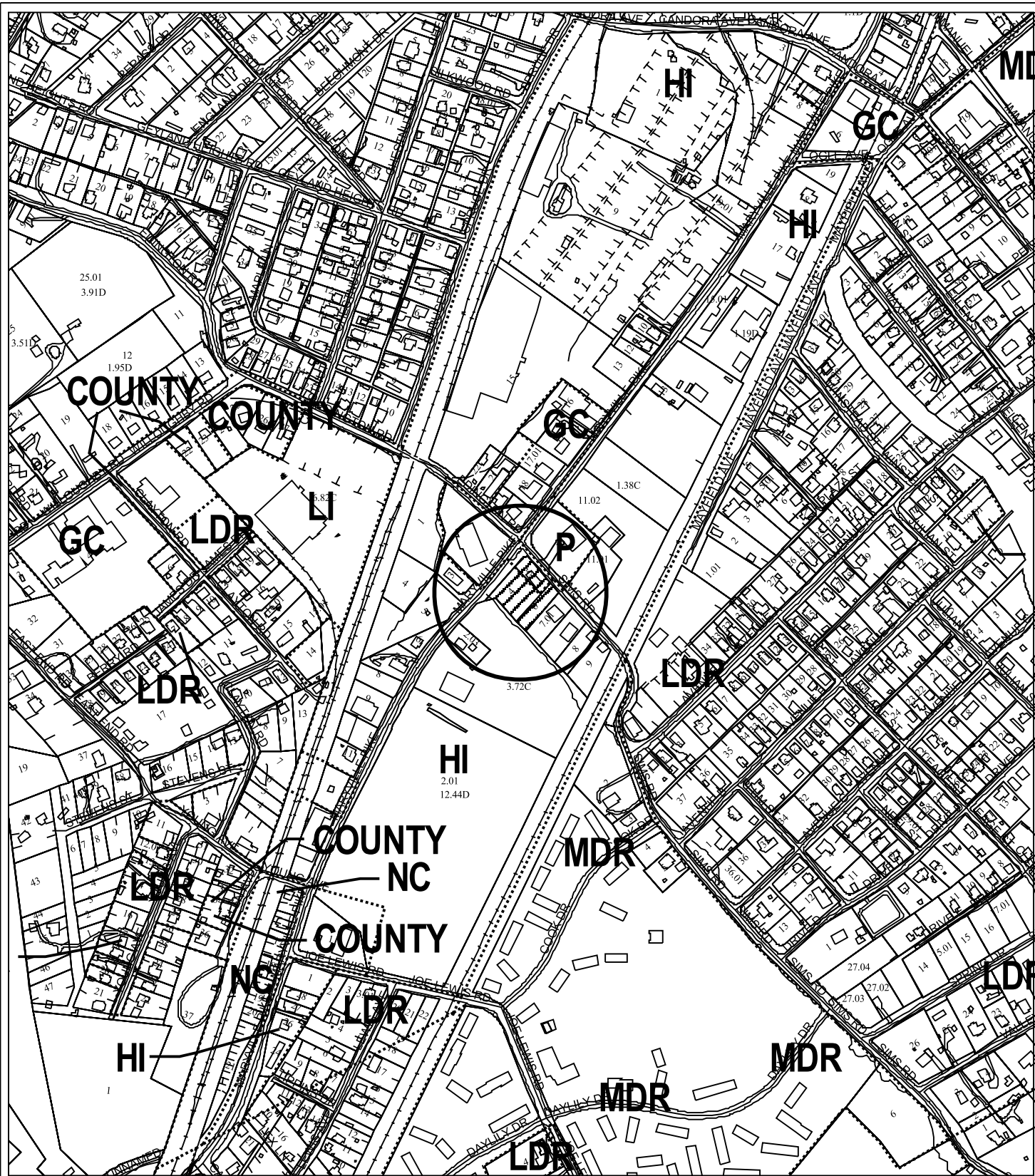
1. The City of Knoxville One Year Plan proposes GC and LI uses for the site. The recommend GC extension will allow C-3 on the site.
2. The South City Sector Plan proposes Commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) 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.

ESTIMATED TRAFFIC IMPACT 407 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. 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.



7-A-07-PA/7-C-07-RZ
 PLAN AMENDMENT

Petitioner: Mohammed Azeem Khan

Map No: 122

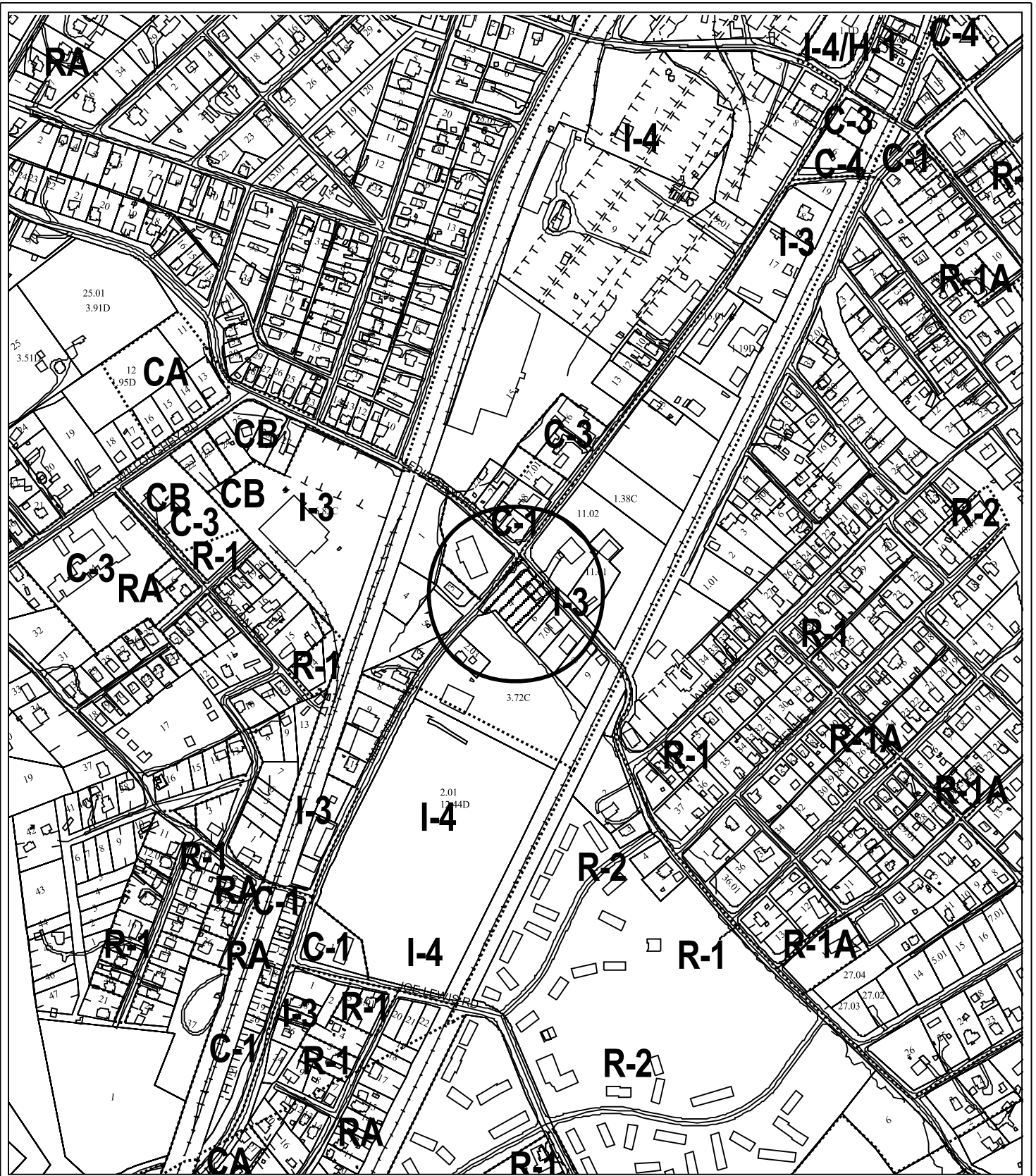
Jurisdiction: City



From: HI (Heavy Industrial)
 To: GC (General Commercial)

Original Print Date: 07/05/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**7-C-07-RZ
REZONING**

Petitioner: Mohammed Azeem Khan

Map No: 122

Jurisdiction: City



From: I-3 (General Industrial)
To: C-3 (General Commercial)

Original Print Date: 06/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902