

▶ **FILE #:** 6-A-07-RZ

AGENDA ITEM #: 76

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** **AYMAN OBEISSY**

OWNER(S): OBESSY AYMAN & DIMA ZARZAR

TAX ID NUMBER: 93 D H 042.01

JURISDICTION: City Council District 3

▶ **LOCATION:** **North side Western Ave., west of Pleasant Ridge Rd.**

▶ **APPX. SIZE OF TRACT:** **0.31 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Western Ave., a 5 lane major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

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

▶ **ZONING REQUESTED:** **C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Shopping center**

▶ **PROPOSED USE:** **Nursery**

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned from C-6 to C-3 in 2006.(3-G-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / C-3 Commercial

South: Western Ave. / C-3 Commercial

East: Shopping center / C-3 Commercial

West: Business / C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is part of a retail/business area that extends along both sides of this section of Western Ave, within C-3, C-4 and C-6 zones.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 zoning is consistent with surrounding commercial and industrial zoning and development. The sector plan and One Year plan support General Commercial use of 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 area C-3 and I-1 zoning pattern.
2. C-4 zoning of this site would be appropriate given its location between established retail commercial uses located along this section of Western Ave, a major arterial street.
3. C-4 zoning will permit outside display of products and outside storage if screened.

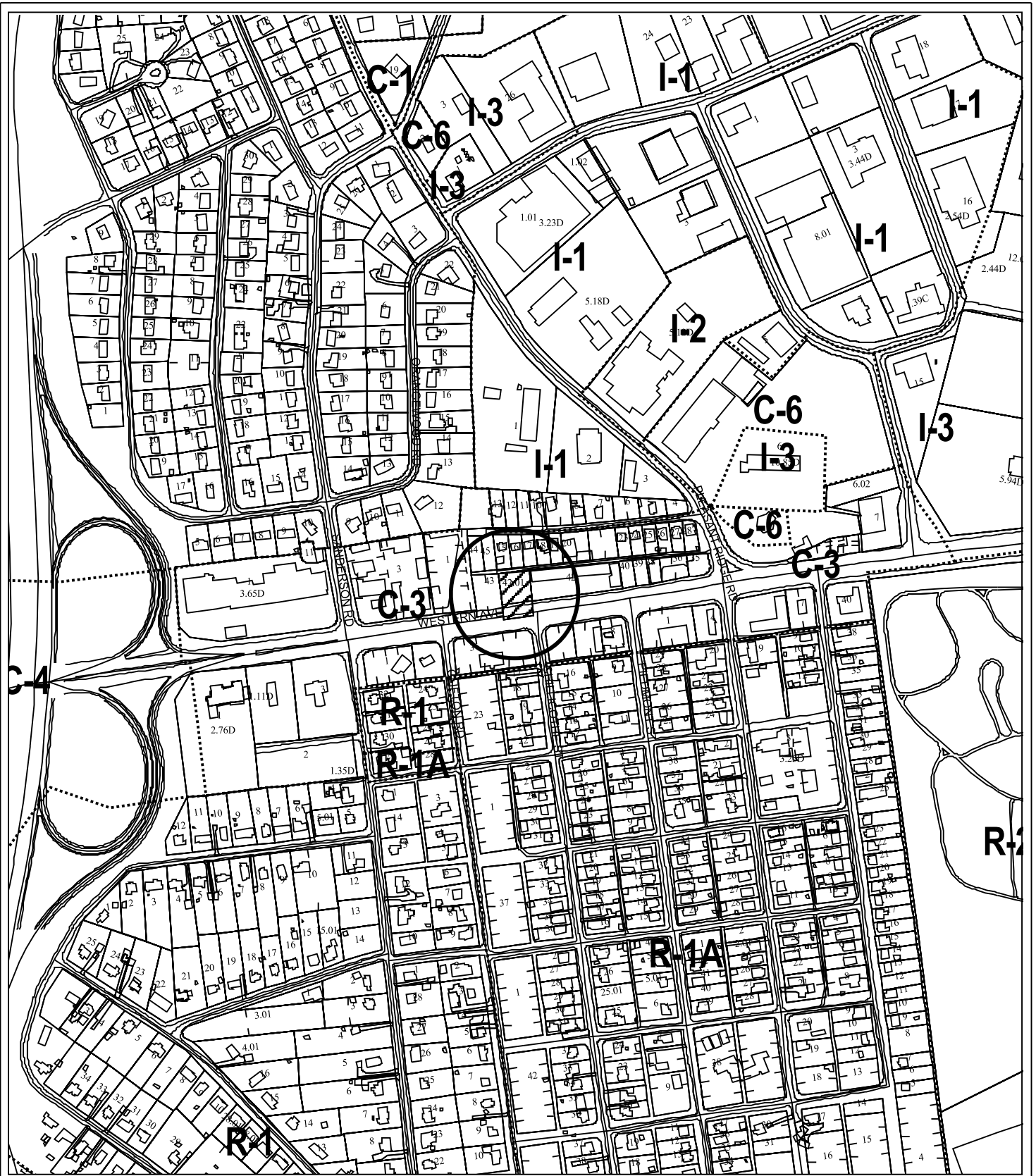
THE EFFECTS OF THE PROPOSAL

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-4 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 reflecting the current C-3 or proposed C-4 zoning.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future C-4 rezoning requests for surrounding commercial property in the area.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



**6-A-07-RZ
REZONING**

 From: C-3 (General Commercial)
 To: C-4 (Highway and Arterial Commercial)

Original Print Date: 05/30/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ayman Obeissy

Map No: 93

Jurisdiction: City

