

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 1-G-17-PA **Related File Number:** 1-O-17-RZ
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: DIXON GREENWOOD

PROPERTY INFORMATION

General Location: Northwest side Lyons View Pike, southwest of Colony Way
Other Parcel Info.:
Tax ID Number: 107 N E 012 **Jurisdiction:** City
Size of Tract: 0.47 acres
Accessibility: Access is via Lyons View Pike, a minor arterial street with 23' of pavement width within 45-50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Real estate office using existing building (Offices) **Density:**
Sector Plan: West City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: All of the properties fronting along this section are developed with low density residential uses, zoned R-1 and R-2. To the north are some office uses, accessed by different streets. Cherokee Country Club is to the west along Lyons View Pike, zoned OS-1.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4811 Lyons View Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: Yes, the MU-SD area to the north allows consideration of office uses
History of Zoning: None noted for this site. Two requests for O-1 in the immediate area have been denied recently (12-O-05-RZ & 4-B-08-RZ) (see attached)

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use) (MDR-Medium Density Residential, LDR-Low Density Residential)

Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): DENY O (Office) One Year Plan designation.

Staff Recomm. (Full): The One Year Plan uses the MU (LDR, MDR) designation as a clear buffer between the Bearden mixed area to the north and the LDR area along the south side of Lyons View Pike. Colony Way to the east is the current stopping point for non-residential uses along Lyons View Pike on the sector plan. This pattern is appropriate. Approval of office uses for this site only would be an unwarranted spot sector plan amendment.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan appropriately designates this site for low or medium density residential uses, consistent with the current R-2 zoning. As stated above, approval of office use for the subject property would be an unwarranted spot plan amendment. The large mixed use are to the north allows office uses and those uses should be located there.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public/government policy that warrants the requested amendment to the sector plan. Two past requests for O-1 zoning along the north side of Lyons View Pike between Colony Way and Cherokee Country Club have been denied since 2000, one in 2005 and one in 2008. Nothing has changed since those two denials to warrant a plan amendment at this time.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available that would reveal the need for a plan amendment at this particular location.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action: APPROVE O (Office) One Year Plan designation.

Summary of Action: O (Office)

Date of Approval: 1/12/2017 **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: 2/14/2017 **Date of Legislative Action, Second Reading:** 3/28/2017

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": Postponed 2-28 to 3-28

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: