

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR 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-I-17-SP **Related File Number:**
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 business 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: O-1 (Office, Medical, and Related Services)
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: MDR (Medium 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) sector plan designation.

Staff Recomm. (Full): The sector plan uses the 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: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately designates this site for 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 area to the north allows office uses and those uses should be located there.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No trends in development, population of traffic have emerged that would reveal the need for a plan amendment at this particular location.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: