

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 12-O-05-RZ **Related File Number:**
Application Filed: 11/14/2005 **Date of Revision:**
Applicant: JAMES RICKMAN
Owner:

PROPERTY INFORMATION

General Location: Northwest side Lyons View Pike, southwest side Colony Way
Other Parcel Info.:
Tax ID Number: 107 N E 008 **Jurisdiction:** City
Size of Tract: 1 acre
Accessibility: Access is via Lyons View Pike, a minor arterial street with 26' of pavement and Colony Way, a minor collector street with 20' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Law office **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a mixed use area of offices and residential uses that have developed under R-1, R-2 and O-1 zones. Commercial and office zoning and uses are found to the northeast and northwest. Residential development is found to the southwest, southeast and northeast.

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

Street: 4705 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
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical and Related Services) zoning, conditioned on any use occurring within the existing residential structure on the site and the Lyons View Pike front yard landscaping being retained.

Staff Recomm. (Full): O-1 zoning with these conditions will permit the requested use while maintaining the residential appearance of this arterial streetscape. The Sector Plan proposes MDR for the site and the One Year Plan propose Mixed Use (O/MDR).

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The conditioned O-1 recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is an extension of both the One Year Plan designation and zoning from the north.
3. The conditions of the approval will ensure that any office uses of the property will still have a residential character facing the residential uses to the south and west.
4. Colony Way properties have transitioned from residential to non-residential uses from the north over the years, and this proposal will continue that trend.
5. The site is in close proximity to commercial uses to the northeast along Old Kingston Pike and Kingston Pike, The office use of this property will serve as a transition between those commercial uses and residential uses to the south and west.

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 conditioned approval for office for this site under O-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The West City Sector Plan proposes medium density residential uses for this site.
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 One Year Plan and rezoning requests for office uses on adjacent residential properties in this area. Each of these requests should be considered on their own merits and within the context of adjacent and nearby land uses.

MPC Action: Denied

MPC Meeting Date: 12/8/2005

Details of MPC action: Denied O-1

Summary of MPC action: DENIED O-1 (Office, Medical and Related Services) zoning

Date of MPC Approval: Date of Denial: 12/8/2005

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/3/2006

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/17/2006

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: