# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-C-04-RZ Related File Number:

Application Filed: 1/30/2004 Date of Revision:

Applicant: DEANE HILL DENTAL LAB

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

**General Location:** Southeast side Lonas Dr., southwest of Kirby Rd.

Other Parcel Info.:

Tax ID Number: 107 | B 019 Jurisdiction: City

Size of Tract: 0.39 acres

Accessibility: Access is via Lonas Dr., a major collector street, with 19 ft. of pavement within a 60 ft. ROW

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

**Surrounding Land Use:** 

Proposed Use: Dental lab Density:

Sector Plan: Northwest City Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** The subject property is on the southern edge of a low density residential area. Properties in the area

are zoned and developed under R-1 and RP-1 zoning, including a health and fitness club located to the

southwest. Further to the south is a Holiday Inn, which is zoned O-1.

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

Street: 5410 Lonas Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: O-3 (Office Park)

Previous Requests: None noted

Extension of Zone: No

**History of Zoning:** None noted for this property.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

1/31/2007 12:39 PM Page 1 of 3

**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: Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE O-3 (Office Park) zoning.

Staff Recomm. (Full): The requested office zoning to redevelop the property as a dental lab is consistent with the property's

One Year Plan designation of Mixed Use, for O-3, RP-1 or R-1A zoning, and the Northwest City Sector

Plan designation for Office.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in a transitional area between a single-family residential neighborhood to the north and a mixed use area to the south, that includes a health and fitness club and a Holiday Inn motel. The proposed use for the property as a dental lab will enhance this transition between residential and non-residential uses.

2. An office park is situated to the west on the south side of Lonas Drive. The proposal for the subject property will continue this trend, but on a smaller scale.

3. The subject property has been zoned R-1 since at least the early 1980's.

#### THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to O-3 will have no impact on schools and minimal impact on area streets. Public water and sewer are in place to serve this site.

2. The proposed office use will provide an appropriate transition between the residential area to the north and the non-residential area to the south. The effect on properties on north side of Lonas Drive will be minimal, since the applicant proposes to use the existing residential structure for the dental lab.

3. This rezoning may lead to additional requests for office uses on the south side of Lonas Drive, west of the subject property. Such requests would be consistent with the sector plan's office designation on the south side of Lonas Drive.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The rezoning request is consistent with the One Year Plan designation for the subject property, which is Mixed Use, for O-3, RP-1 or R1-A zoning.

2. The request is also consistent with the property's Northwest City Sector Plan designation, which is

MPC Meeting Date: 3/11/2004

Office.

 $3. \ \ The \ Growth \ Policy \ Plan \ designates \ this \ property \ in \ the \ Urban \ Growth \ Area \ (Inside \ City \ Limits).$ 

MPC Action: Approv

Approved

**Details of MPC action:** 

Summary of MPC action: APPROVE O-3 (Office Park)

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements:

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 4/13/2004 Date of Legislative Action, Second Reading: 4/27/2004

Ordinance Number: Other Ordinance Number References:

1/31/2007 12:39 PM Page 2 of 3

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:39 PM Page 3 of 3