

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-A-05-PA                      **Related File Number:** 4-A-05-RZ  
**Application Filed:** 1/7/2005                      **Date of Revision:**  
**Applicant:** CARL LANSDEN  
**Owner:**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
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### PROPERTY INFORMATION

**General Location:** Northwest side Asheville Hwy., west side Nokomis Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 71 J F 028, 02801                      **Jurisdiction:** City  
**Size of Tract:** 1.26 acres  
**Accessibility:** Access is via Nokomis Rd., a local street with 17-23' of pavement width within 40' of right of way, or Asheville Hwy., a major arterial street with 4 lanes and a center turn lane within 110' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Bank and/or professional offices                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is part of the Chilhowee Hills neighborhood, developed with low density residential uses and zoned R-1. There are some commercial uses to the southeast and east, near the Asheville Hwy. / I-40 interchange, zoned C-1 and C-3.

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

**Street:** 5315 Asheville Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** No, not an extension of the plan designation or zoning  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category:  (Office)

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

Staff Recomm. (Full): Office uses at this location would be an intrusion into an established residential neighborhood.

Comments:

MPC Action: Denied (Withdrawn)                      MPC Meeting Date: 7/14/2005

Details of MPC action: WITHDRAW at the request of the applicant

Summary of MPC action: Withdrawn

Date of MPC Approval:                      Date of Denial:                      Postponements: 4/14/2005

Date of Withdrawal: 7/14/2005                      Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/16/2005                      Date of Legislative Action, Second Reading: 8/30/2005

Ordinance Number:                      Other Ordinance Number References:

Disposition of Case:                      Disposition of Case, Second Reading:

If "Other":                      If "Other":

Amendments:                      Amendments:

Date of Legislative Appeal:                      Effective Date of Ordinance: