

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-A-20-RZ                      **Related File Number:**  
**Application Filed:** 4/17/2020                      **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLINS O.B.O. VILLA COLLINA, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of Lyons View Pk. northeast of its intersection with Harley Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 G J 006                      **Jurisdiction:** City  
**Size of Tract:** 8.2 acres  
**Accessibility:** Lyons View Pike is a minor arterial with a pavement width of 20.5 feet and a right-of-way width that varies from 46 to 55 feet in front of this property.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential and water (Tennessee River)  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR ( Low Density Residential)  
**Growth Policy Plan:** Within City limits  
**Neighborhood Context:** Lyons View Pike is lined with large lot, single family detached homes. The lots are buffered from Lyons View Pike with dense landscaping so the lots and houses are not visible from the street. There are no driveways from Lyons View Pike in this area - lot access is provided by a series of private drives servicing 2 or 3 lots.

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

**Street:** 5628 Lyons View Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Area), and F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** AG (Agricultural), HP (Hillside Protection Area), and F (Floodway)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## PLAN INFORMATION (where applicable)



compatible with surrounding development. Several uses are allowed in the AG zone that would not be appropriate at this location.

**Summary of Action:**

Denied AG (Agricultural) zoning because it is not consistent with the zone's stated intent, nor is it compatible with surrounding development.

**Date of Approval:**

**Date of Denial:** 6/11/2020

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**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:**