



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 7-D-07-RZ  
7-B-07-PA

**AGENDA ITEM #:** 66  
**AGENDA DATE:** 7/12/2007

**APPLICANT:** NICHOLAS G. CAZANA  
**OWNER(S):** TOM HENRY JR.  
VICTOR JERNIGAN

**TAX ID NUMBER:** 107 I A 003, 004 & 006  
**JURISDICTION:** Council District 2

**LOCATION:** Northwest side Lonas Dr., southwest of Timber Pass  
**TRACT INFORMATION:** 7 acres.  
**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via Lonas Dr., a major collector street with 19' of pavement width within 50' of right of way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Fourth Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)  
**PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses) / O-3 (Office Park)  
**EXISTING LAND USE:** Residences  
**PROPOSED USE:** Office building  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of plan designation and zoning from the south and west  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:** North: Knoxville Racquet Club / LDR, O / R-1 (Low Density Residential)  
South: Lonas Dr. - Offices and dwellings / MU (O, LDR) / R-1 & R-1A (Low Density Residential) and O-3 (Office Park)  
East: Racquet club entrance drive and condominiums / LDR / RP-1 (Planned Residential) @ 5 du/ac  
West: Dwelling / MU (MDR, O, LDR) / R-1 (Low Density Residential)  
**NEIGHBORHOOD CONTEXT:** This area is developed with a mix of office, medium and low density residential uses under O-3, R-1A, RP-1 and R-1 zoning.

**STAFF RECOMMENDATION:**

**APPROVE MU (Mixed Uses), limited to O (Office) and LDR (Low Density Residential) One Year Plan**

**designations.**

Office and low density residential uses are compatible with surrounding development and zoning in the area.

▶ **APPROVE O-3 (Office Park) zoning.**

O-3 zoning will allow similar office development to that which has occurred on nearby properties to the south and west, which would be compatible with other surrounding development and zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

- 1. O-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. The proposed plan amendment change is an extension from the south and west.
- 3. There are numerous developments in the immediate area that have occurred under O-3 zoning.

**THE EFFECTS OF THE PROPOSAL**

- 1. Public water and sewer utilities are available to serve the site.
- 2. This proposal will have no impact on the school system. If the site is developed with 40,000 sq. ft. of office space as proposed, 659 additional trips per day will be added to Lonas Dr.
- 3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

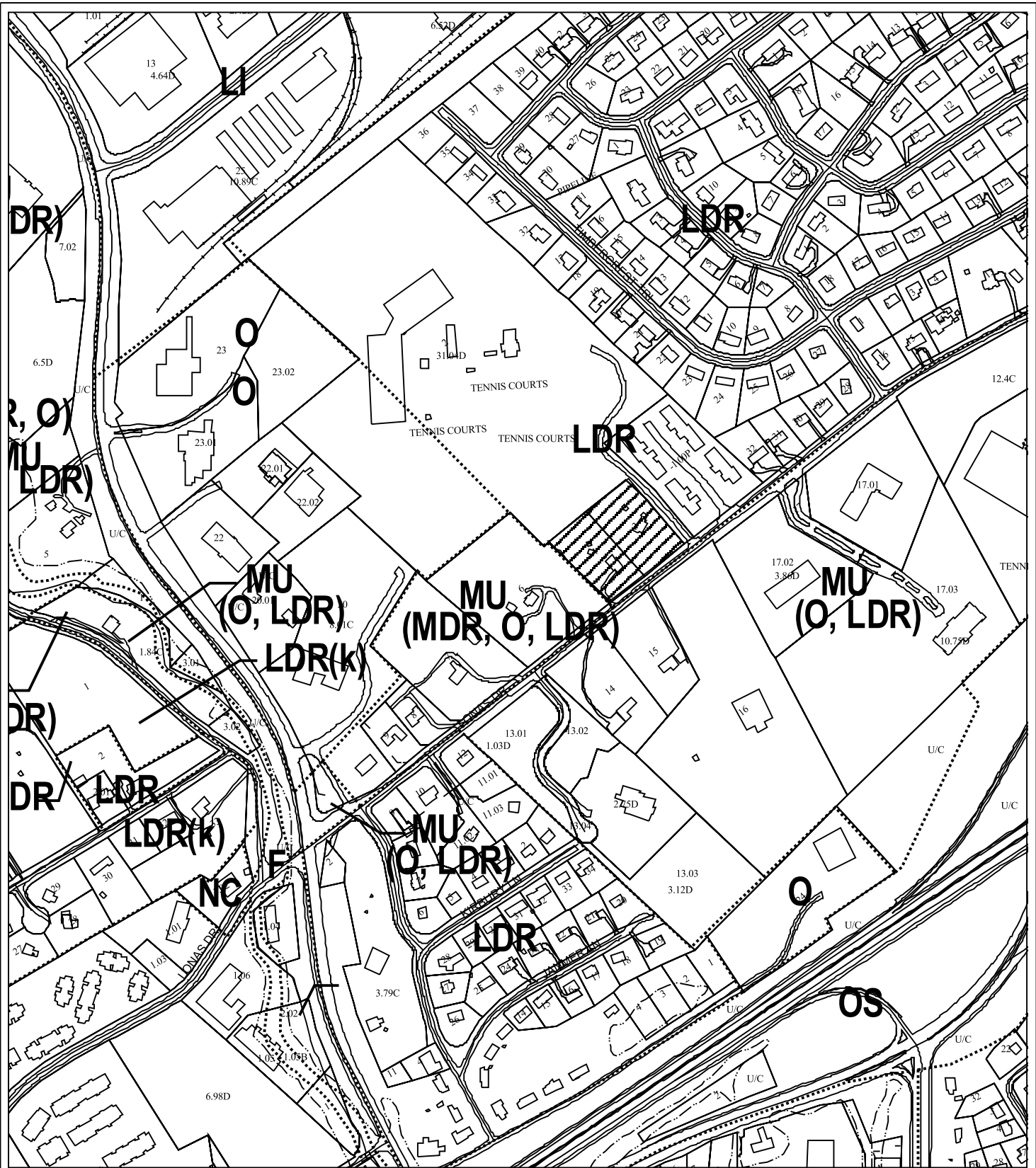
- 1. The Northwest City Sector Plan proposes low density residential uses for the site. However, the request is a logical extension of the office sector plan designation to the south and west.
- 2. With the recommended plan amendment, the request is consistent with the One Year Plan.
- 3. Approval of this request could lead to future O-3 requests in the immediate area, as additional single dwelling properties become available.

**ESTIMATED TRAFFIC IMPACT:** 659 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2007 and 8/28/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



7-B-07-PA/7-D-07-RZ  
 PLAN AMENDMENT

Petitioner: Nicholas G. Cazana

Map No: 107

Jurisdiction: City

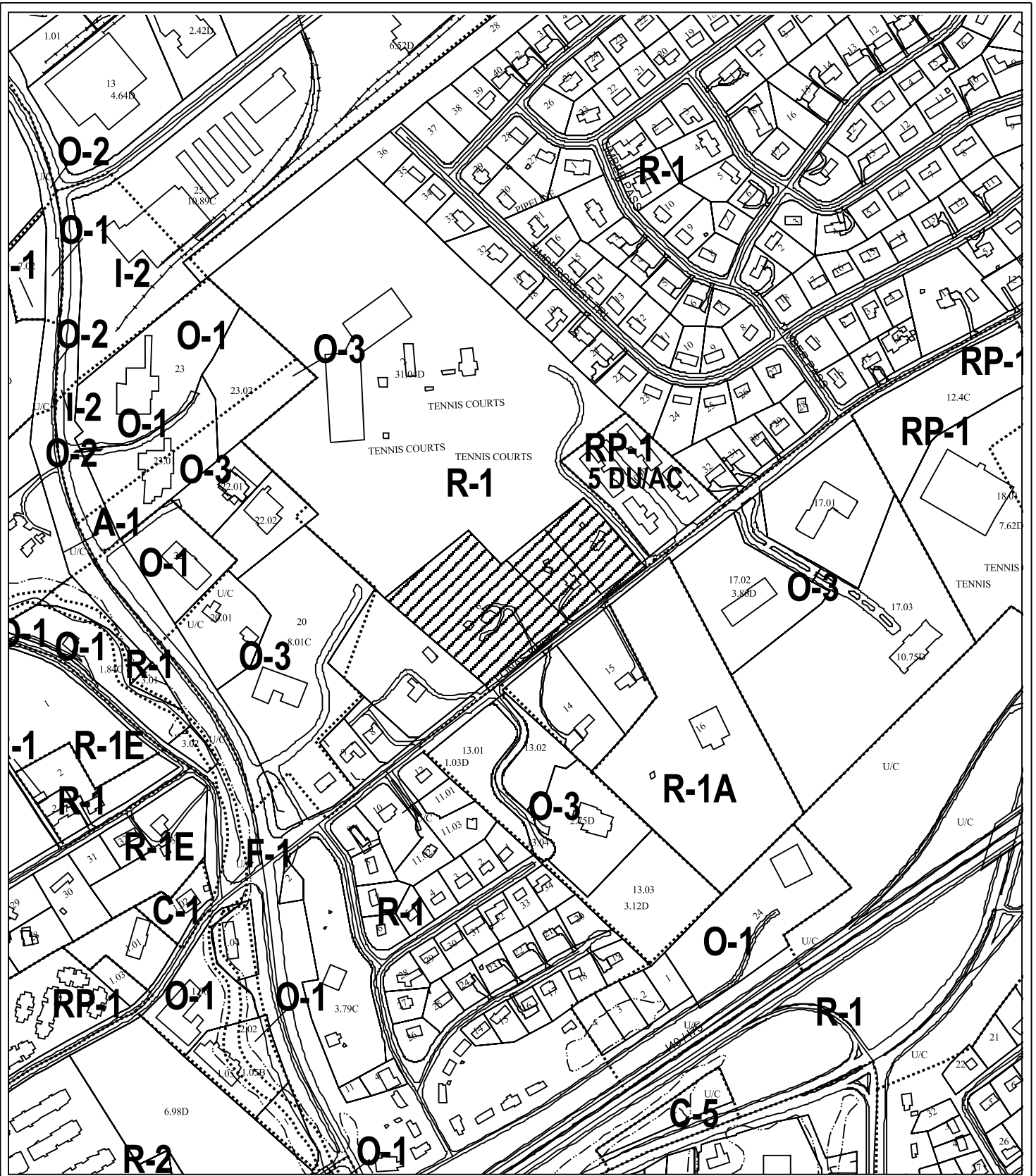


From: LDR (Low Density Residential)

To: MU (Mixed Uses)

Original Print Date: 07/03/07 Revised: 07/03/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**7-D-07-RZ  
REZONING**



From: R-1 (Low Density Residential)  
To: O-3 (Office Park)

Original Print Date: 06/27/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Nicholas G. Cazana

Map No: 107

Jurisdiction: City

