

▶ **FILE #:** 4-B-08-RZ

AGENDA ITEM #: 47

AGENDA DATE: 4/10/2008

▶ **APPLICANT:** HST

OWNER(S): HST

TAX ID NUMBER: 107 N E 011

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side Midland Ave., southwest of Colony Way

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Midland Ave., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Professional offices

EXTENSION OF ZONE: Yes, extension of O-1 zoning from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Midland Ave. - Parking area / O-1 (Office, Medical & Related Services)

South: Two apartment buildings / R-2 (General Residential)

East: House and yard / R-2 (General Residential)

West: House and paved parking area / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of office, medium and low density residential uses, under O-1, R-2 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical & Related Services) zoning.**

O-1 is comparable in intensity to the current R-2 zoning, is consistent with the One Year Plan proposal and is an extension of zoning from the north.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several office developments in the immediate area.
2. O-1 is an extension of zoning from the north, on the opposite side of Midland Ave. This site is currently vacant but is to be developed with offices in the near future.
3. O-1 zoning is similar in intensity to the current R-2 zoning and is consistent with the One Year Plan

proposal for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend specifically on what type of development is proposed. This impact, however, should be minimal considering the size of the site.
3. O-1 zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.
4. There is an established drainage detention pond located on approximately the northwestern half of the site. This detention area will need to be maintained and possibly expanded with development of this site. This will substantially limit the size of the developable area of the site.

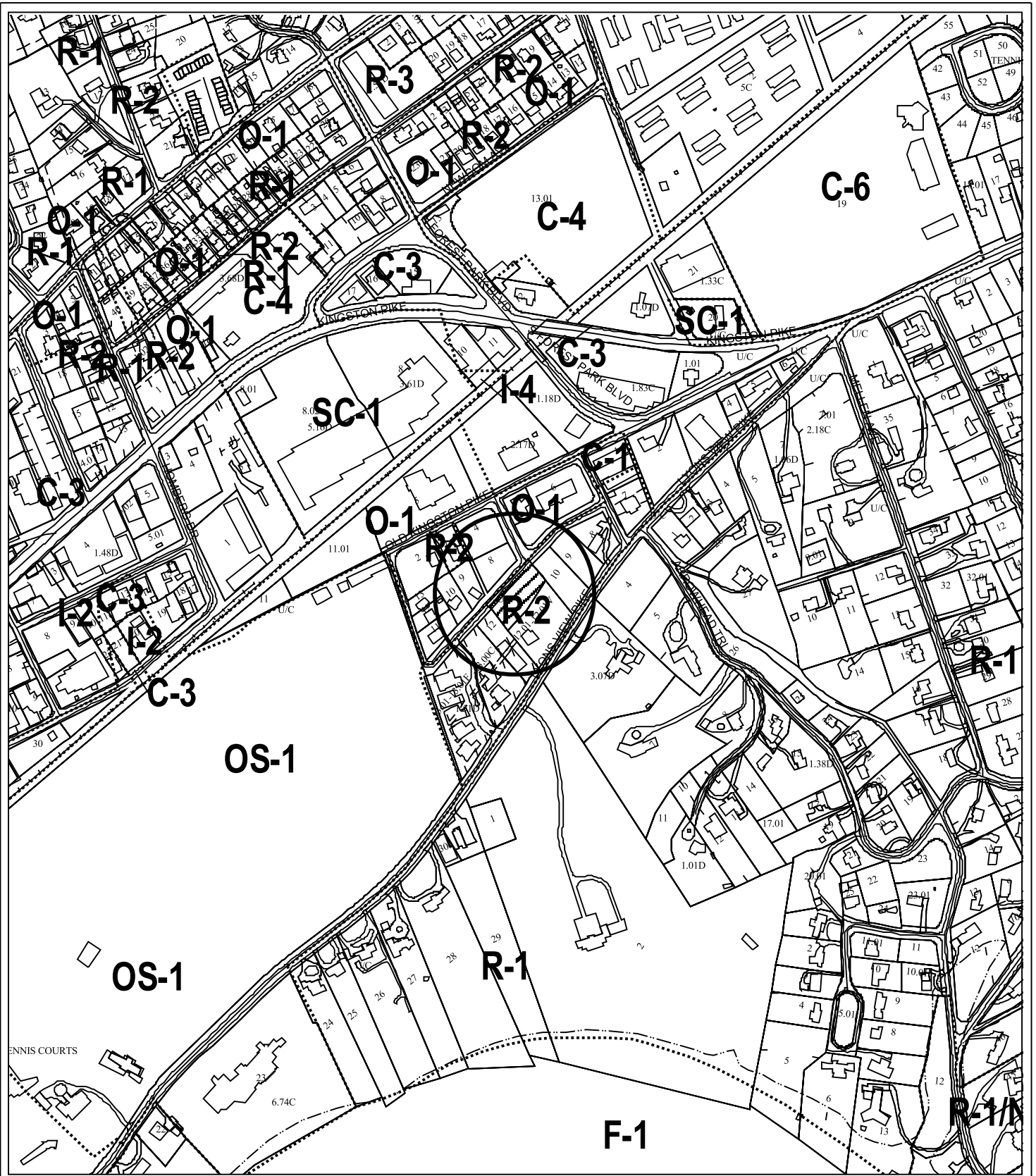
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning of the site.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future rezoning requests for office uses in the area, consistent with the One Year Plan proposal for mixed uses, limited to office and medium density residential.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/6/2008 and 5/20/2008. 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.



**4-B-08-RZ
REZONING**

Petitioner: HST

Map No: 107

Jurisdiction: City



From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

From: fred w smith III <f.ws.iii@hotmail.com>
To: <mike.brusseau@knoxmpc.org>
Date: 3/31/2008 9:44:55 AM
Subject: REZONING--4-B-08-RZ (HST)

Dear Mr. Brusseau,

I will appreciate your passing my comments on to the MPC Board prior to the April 10th meeting at which time a hearing will include the above referenced rezoning request at the intersection of Midland Ave, Colony way and Lyons View Pike.

My interest is as a condominium owner in the High Gate development on Lyons View.

I strongly oppose the rezoning request. Lyons View Pike, with very few exceptions, is completely residential from it's intersection with Kingston Pike to it's terminis at Northshore Drive. The exceptions being Cherokee Country Club (which has been there since 1907) and a Bell South building which has little activity.

The intersection where this property is located being Colony Way, Arrowhead Trail and Lyons View Pike is already a dangerous intersection due to the non-alignment of the streets and has been the scene of many multi car accidents in past years. Allowing the building to become a commercial use facility can only lead to an increase in traffic congestion and increased risk to motorists who regularly travel this route.

This problem is in addition to the potential change in the residential aspect of the area.

I will appreciate the Board taking my position into serious consideration.

Regards Fred W. Smith III

Watch "Cause Effect," a show about real people making a real difference. Learn more.
http://im.live.com/Messenger/IM/MTV/?source=text_watchcause