

▶ **FILE #:** 5-J-17-UR **AGENDA ITEM #:** 64  
 POSTPONEMENT(S): 5/11/2017 **AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** DIXON GREENWOOD  
 OWNER(S): Dixon Greenwood

TAX ID NUMBER: 107 N E 012 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4811 Lyons View Pike

▶ **LOCATION:** North side of Lyons View Pike, east of Lyons Head Dr.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Lyons View Pike, a minor arterial street with 23' of pavement width within 45-50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant church

▶ **PROPOSED USE:** Professional offices

HISTORY OF ZONING: Property was rezoned from R-2 to O-1(k) in early 2017 (1-O-17-RZ)

SURROUNDING LAND USE AND ZONING: North: Houses / O-1 (Office, Medical & Related Services)

South: Lyons View Pike, residence / R-1 (Low Density Residential)

East: Condominiums / R-2 (General Residential)

West: Detached dwellings / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: The properties fronting along this section of Lyons View Pike are developed with low and medium density residential uses, zoned R-1 and R-2. To the north are some office uses, accessed by different streets. Cherokee Country Club is to the west along Lyons View Pike, zoned OS-1.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for a professional office building in a 4,711 sqft existing building, subject to the following 3 conditions.**

- 1) Installing evergreen shrubs that will have a minimum height of 24" at maturity along the southeastern edge of the proposed handicap accessible parking space.
- 2) Meeting the conditions of the rezoning (O-49-2017), or any subsequent conditions of zoning.
- 3) Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the O-1(k) zoning district and the

other criteria for approval of a use-on-review.

**COMMENTS:**

This proposal is to reuse the existing church as a professional office. In March 2017, City Council approved rezoning this property from R-2 to O-1 subject to use on review approval by MPC prior to office occupancy and that the existing building must remain intact. In addition to the requirements of the rezoning, in order to obtain any permits for the property the owner will need to provide necessary handicap accommodations, which the site currently lacks. The applicant is proposing to locate the handicap (ADA) parking space in the front yard space between Lyons View Pike and the building. This location is preferable to the applicant because it is already relatively flat and does not require other substantial changes to the site.

Parking is not permitted in the 25' front yard setback if adjacent to a residential zone, which this project is. The Board of Zoning Appeals approved a variance to allow the parking in the front yard as shown on the attached plans. In order to minimize the impact of the parking in the front yard, staff is recommending that evergreen shrubs be installed with a minimum height of 24" at maturity along the southeastern edge of the proposed handicap accessible parking space.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. Because of the size the building, the proposed office use does not require a Traffic Impact Study so no modifications to the roadway or vehicular entrances are required.
2. The proposed ADA parking space in the front yard is not ideal and will change intended residential style landscaped setting. Staff is recommending that shrubs be installed on the southeastern edge of the parking stall so as to provide screening to the new paved area. Since this is an ADA space, it should be used less frequently than the parking spaces to the rear of the property.
3. The adjacent multi-dwelling development to the northeast has parking in the front of the building that is approximately 10 feet from the front lot line along Lyons View Pike, however, it is visually screened well with fencing and landscaping.
4. The residential development to the west has an opaque wall and the subject site has mature landscaping that will remain.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed office use for the existing building are consistent with all relevant requirements of the O-1(k) zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan, One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

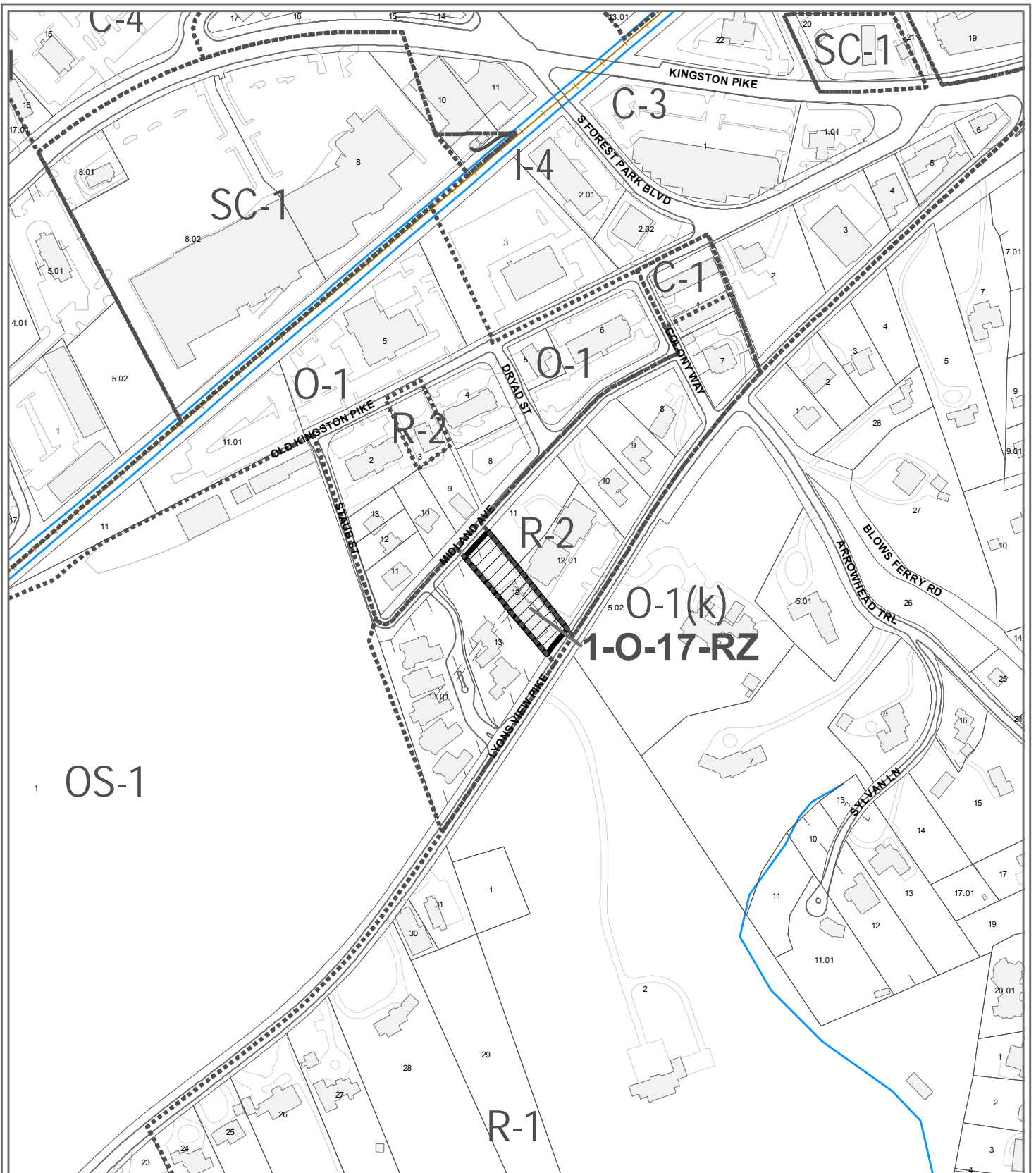
1. The One Year Plan and West City Sector Plan propose Office uses for this site. The proposed development is consistent with these plans.
2. This site is located inside the City of Knoxville limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 127 (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.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-J-17-UR  
USE ON REVIEW**

Petitioner: Greenwood, Dixon

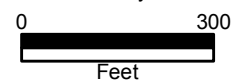


Offices in O-1 (Office, Medical, and Related Services)

Map No: 107

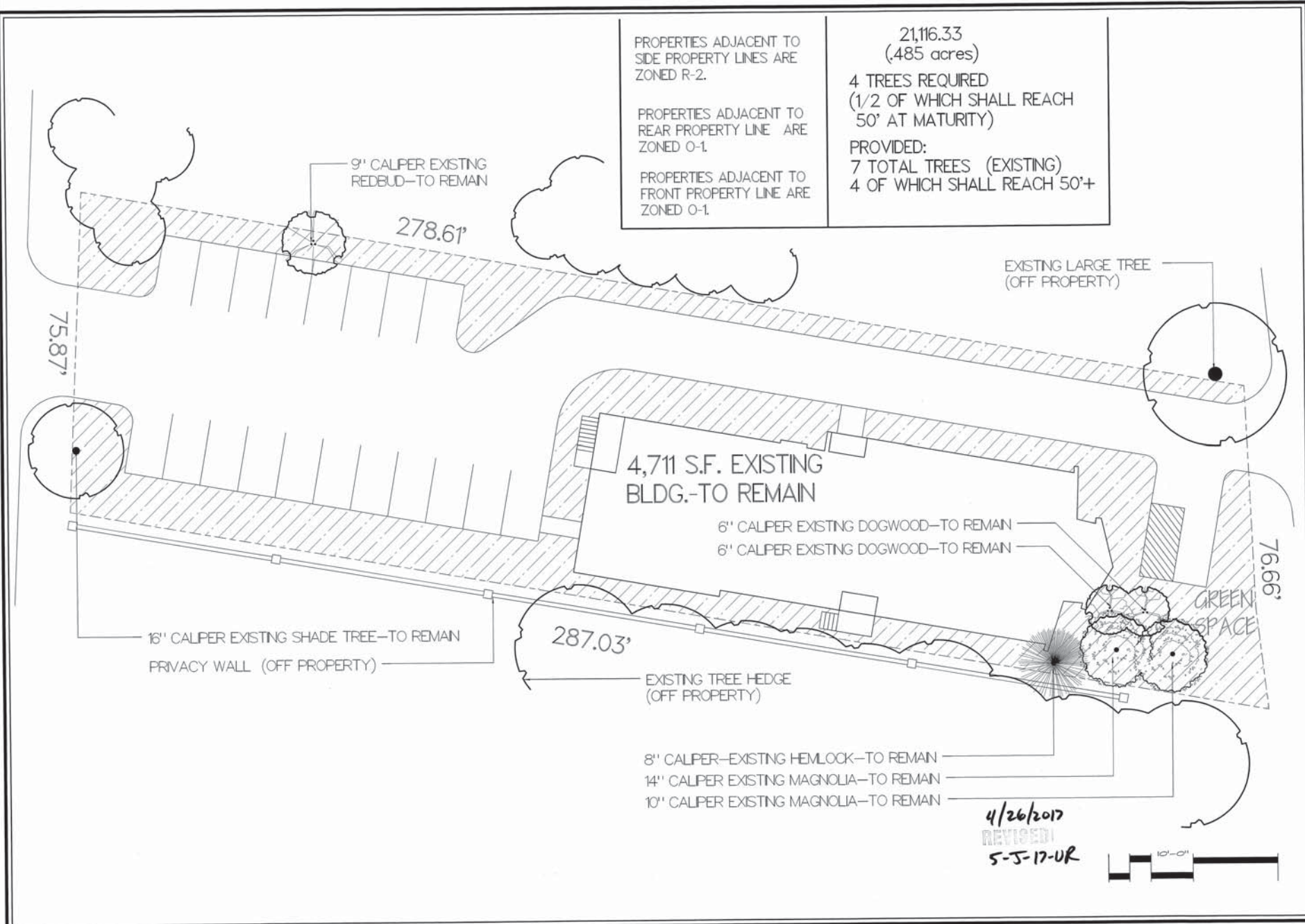
Jurisdiction: City

Original Print Date: 4/18/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902









PROPERTIES ADJACENT TO SIDE PROPERTY LINES ARE ZONED R-2.

PROPERTIES ADJACENT TO REAR PROPERTY LINE ARE ZONED O-1.

PROPERTIES ADJACENT TO FRONT PROPERTY LINE ARE ZONED O-1.

21,116.33  
(.485 acres)

4 TREES REQUIRED  
(1/2 OF WHICH SHALL REACH 50' AT MATURITY)

PROVIDED:  
7 TOTAL TREES (EXISTING)  
4 OF WHICH SHALL REACH 50'+

**LAND DESIGN GROUP**  
MASTER PLANNING  
PROJECT MANAGEMENT

WWW.LAND-DESIGN.GROUP.COM  
ADRES@LAND-DESIGN.GROUP.COM  
1815 NORTHSHORE HILLS BLVD  
KNOXVILLE, TN 37922  
865.599.3059

4811 LYONS VIEW PKE  
KNOXVILLE,  
TENNESSEE  
37919

PROJECT  
CITY OF KNOXVILLE  
PARCEL ID: 107NE012  
CLT MAP: 107  
INSERT N. GROUP E  
DISTRICT 49

DATE	REVISION DATE
04-26-2017	

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SCALE: 1/4"=1'-0"  
DATE: MARCH 24, 2017  
DRAWN BY: W. ALLEN DUKE



USE ON REVIEW  
LANDSCAPE PLAN  
**LA-1**

4/26/2017  
REVISED!  
5-5-17-UR













## Use on Review Development Plan

Name of Applicant: Dixon Greenwood

Date Filed: 3/27/2017 Meeting Date: 5/11/2017

Application Accepted by: M Payne

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: 1500.00 File Number: Use on Review 5-J-17-UR



### PROPERTY INFORMATION

Address: 4811 Lyons View Pike

General Location: N/3 Lyons View Pike  
due east of Lyons Head Dr (Rt)

Tract Size: 76.61 x 290.9 x 188 No. of Units: 1

Zoning District: R-2

Existing Land Use: Church

Planning Sector: West City

Sector Plan Proposed Land Use Classification:  
MOR

Growth Policy Plan Designation: Urban

Census Tract: 71

Traffic Zone: 114

Parcel ID Number(s): 107NE012

Jurisdiction:  City Council 2 District  
 County Commission 4 District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Dixon Greenwood

Company: The House of Faith

Address: 4811 Lyons View Pike see below

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-585-2307

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Dixon Greenwood

Company: \_\_\_\_\_

Address: 2112 Woodmere Lane

City: Knoxville State: TN Zip: 37920

Telephone: (865) 585-2307

Fax: N/A

E-mail: dgreenwood@ballrealty.com

### APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)  
\_\_\_\_\_

Other (Be Specific)

Offices

O-1 zoning (Pending 3/28/17)

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Dixon Greenwood

Company: \_\_\_\_\_

Address: 2112 Woodmere Lane

City: Knoxville State: TN Zip: 37920

Telephone: (865) 585-2307

E-mail: dgreenwood@ballrealty.com