

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-J-17-UR

AGENDA ITEM #: 56

AGENDA DATE: 5/11/2017

▶ **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:

▶ **POSTPONE until the July 13, 2017 MPC meeting as requested by the applicant.**

The applicant has requested postponement until after the Board of Zoning Appeals has considered a variance request to allow a parking space within the 25-foot setback along Lyons View Pike.

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.

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.