

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 11-E-04-RZ      **Related File Number:** 12-B-04-SP  
**Application Filed:** 10/8/2004      **Date of Revision:** 11/8/2004  
**Applicant:** DANNY R. KIRBY - SADDLEBROOK DEVELOPMENT, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Lovell Rd., north and south sides Yarnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 H A 032 OTHER: 118 017 (FRONT 18 ACRES PC) (      **Jurisdiction:** County  
**Size of Tract:** 50 acres  
**Accessibility:** Access is via Lovell Rd., a two lane minor arterial street scheduled for improvement to a 5 lane section in the next several years.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land, residential, and agricultural  
**Surrounding Land Use:**  
**Proposed Use:** Convenience store, gas station, other neighborhood services, and retail/general businesses      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Mixed Uses and Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of business park development and single family housing that has occurred under Agricultural, PR, PC and BP zones with a Technology Overlay.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay) and A (Agricultural) / TO  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial) / TO (Technology Overlay) and OB (Office Medical and Related Services)/TO (Technology Overlay  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned BP as part of the creation of the Technology Corridor in the early 1980's

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial)/TO (Technology Overlay) and OB (Office, Medical and Related Services)/TO (Technology Overlay) Districts

Staff Recomm. (Full): PC/TO and OB/TO zoning are compatible with the surrounding zoning and development pattern and the projected road improvements scheduled for Yarnell Rd. and Lovell Rd.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial)/TO (Technology Overlay) and OB (Office, Medical and Related Services)/TO (Technology Overlay)

Date of MPC Approval: 12/9/2004

Date of Denial:

Postponements: 11/10/2004

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 1/24/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: