

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 11-F-04-RZ **Related File Number:**
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: DAVID EUBANKS
Owner:

PROPERTY INFORMATION

General Location: East side Lovell Rd., north of High Meadow Dr.
Other Parcel Info.:
Tax ID Number: 118 H C 1,2,3.01 OTHER: 118IF001 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Lovell Rd., a minor arterial street with 21' of pavement width within 65' of right of way, or High Meadow Dr., a local street with 26' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Conversion of residences to office uses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with residential uses under A and RA zoning. There is a church and a business park located to the north, developed under BP and PC zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay) and RA (Low Density Residential) / TO
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): OB/TO zoning is appropriate along this arterial street. Office uses, which would create a transition between non-residential uses to the north and residential uses to the south, are consistent with the sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. OB zoning would allow the applicant to convert the houses to office uses, consistent with the sector plan proposal.
2. OB zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Office uses are appropriate on these parcels, which front on Lovell Rd., an arterial street.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Lovell Rd. is an arterial street which can handle the additional traffic that may be generated by the proposal. The Northwest County Sector Plan lists the widening of Lovell Rd. to a five-lane section in this area as a top priority project.
3. The impact to adjacent properties should be minimal. Office uses are compatible with both residential and commercial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses for this site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within Technology Overlay district, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) will also be required for this rezoning proposal. TTCDA will consider this proposal at their November 8, 2004 meeting.
4. This request may generate future requests for office zoning to the south in the future, consistent with the sector plan proposal.

MPC Action: Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

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

Date of MPC Approval: 11/10/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/20/2004

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: