

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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File Number: 11-G-07-RZ **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: MARTIN DELOZIER

PROPERTY INFORMATION

General Location: West side Lovell Rd., south of Snyder Rd.
Other Parcel Info.:
Tax ID Number: 118 048 **Jurisdiction:** County
Size of Tract: 1.2 acres
Accessibility: Access is via Lovell Rd., a two lane, minor arterial street with 26' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House/office
Surrounding Land Use:
Proposed Use: Residential/office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This residential site is part of the suburban residential area that has occurred under Agricultural zoning and located west of an established school and residential subdivision that are zoned OB and RA.

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

Street: 1107 Lovell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, from the east side of Lovell Rd.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 OB/TO (Office Medical and Related Services)/ (Technology Overlay) Districts

Staff Recomm. (Full):

OB zoning is consistent with the OB zoning across Lovell Rd. to the northeast, and with the Northwest County Sector Plan designation of office on this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Office development along this arterial street, which is scheduled for improvement to a five lane section, is an appropriate land use, and the most intensive designation that permits the proposed uses in a manner compatible with abutting residential uses.
- 2. The site is across from OB/TO zoning which is used as a school.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to the site.
- 2. This proposal will have no impact on schools. The impact on the street system will be minimal and the scheduled five lane improvement will accommodate existing and proposed uses in the area.
- 3. OB uses should have minimal impacts on adjacent residential uses.

CONFORMMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. OB zoning is consistent with the sector plan recommendation for office uses along this section of Lovell Rd.
- 2. The site is within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan Map.
- 3. This proposal may be expected to generate future requests for OB zoning in the area consistent with the adopted sector plan office proposal.

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical, and Related Services)/ TO (Technology Overlay)

Date of MPC Approval:

11/8/2007

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:

12/17/2007

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: