

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

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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PROPERTY INFORMATION

General Location: Northwest side Lovell Rd., north and south side Yarnell Rd
Other Parcel Info.:
Tax ID Number: 118 H A 032 OTHER: 118 017 **Jurisdiction:** County
Size of Tract: 59.01 acre
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, and Yarnell Rd., a two lane, major collector street scheduled for realignment through this property to the Bob Gray Rd./ Lovell Rd. intersection.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail and mixed use activities **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
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 (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) and PC (Planned Commercial)/TO (Technology Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses)

Requested Plan Category: MU (Mixed Uses) including Commercial

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.): A waiver of the MPC Administrative Rules Article II, Section 5 will be required to hear this matter on 12/9/2004.

Staff Recomm. (Full): APPROVE including Commercial in this Mixed Use (Office/Medium Density Residential) designation
Inclusion of Commercial in the Mixed Use designation and PC and OB zoning approval is consistent with commercial and office development and PC zoning found to the northeast of this site on Lovell Rd. and Center Point Blvd. Approval of OB and PC zoning as requested would allow MPC consideration of non-residential land uses compatible to adjoining uses and PC zoning extension around the realigned intersection of Yarnell Rd. and Lovell Rd. The sector plan proposes Mixed Use (Office/Medium Density Residential) for these properties.

Comments: The staff mailed the written notice of this request to the adjoining property owners nine days rather than twelve days prior to this meeting date as required by the MPC Administrative Rules and Procedures. A waiver of the MPC Administrative Rules, Article II, Section 5, will be required for this matter to be heard on 12/9/2004.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested commercial addition to the Mixed Use sector plan designation and PC and OB zoning on this 59 acre site are compatible with the scale and intensity of the surrounding development and zoning pattern. Rezoning a portion of this site to PC commercial will require MPC approval of protective covenants and a development plan prior to any development
2. PC zoning should be limited to neighborhood serving retail and office uses, with office uses established at the south end of the site's frontage on Lovell Rd to provide a suitable transition to the proposed office uses recommended for parcels south of the subject property along Lovell Rd. Such uses would be compatible with the scale and intensity of the surrounding development and zoning pattern.
3. PC zoning will require MPC use on review approval of site plans and permitted uses prior to any development of the property. During this review, potential issues such as appropriate land uses, traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The development of this 59 acre tract will require a traffic impact study as a part of any development proposal.
3. As part of any development proposal, the feasibility of a connector street through this site that could be extended through the property north and ultimately connect with Carmicheal Rd. should be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes MU (MDR/O) uses for the site, and is requested for inclusion of Commercial into this MU category.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for office and commercial zoning in this area in the future.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on

review development plan prior to the property's development. The PC plan will show the property's proposed land uses, lot pattern and street network that will be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE Mixed Use (Office/Medium Density Residential/Commercial)

Date of MPC Approval: 12/9/2004

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: 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: