

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-06-RZ **Related File Number:**
Application Filed: 12/28/2005 **Date of Revision:**
Applicant: SADDLEBROOK DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast side Yarnell Rd., northwest of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 PART OF 017 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 2.1 acres
Accessibility: Access is via Lovell Rd., a two lane, minor arterial street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-family residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of business park development and single family housing that have 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: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests: Property was zoned PC/TO in 2005
Extension of Zone: Yes
History of Zoning: Property was rezoned PC and OB in 2005.(12-B-04-SP & 11-E-04-RZ)

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

Staff Recomm. (Full):

OB zoning is consistent with commercial and office development and the PC zoning approved for this site that extends to Lovell Rd. Approval of OB zoning as requested would allow the multi-family uses to be developed on this portion of the site as originally proposed by the developer. The sector plan proposes Mixed Use (Office/Medium Density Residential) for these properties.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The OB zoning extension in the middle of this 59 acre site is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. OB zoning extension in the middle of this site still provides a suitable transition from the PC zoned portion of the property along Lovell Rd. Such uses would be compatible with the scale and intensity of the surrounding development and zoning pattern.

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. A study was prepared for the apartment and office development which has been approved.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recent Northwest County Sector Plan amendment that added Commercial to the MU (MDR/O) use designation for the site, would also support this zone change.
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.

MPC Action:

Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action:

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

Date of MPC Approval:

3/9/2006

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:

4/17/2006

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:

