

▶ **FILE #:** 2-D-06-RZ

AGENDA ITEM #: 56

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** SADDLEBROOK DEVELOPMENT, LLC

OWNER(S): B & J ENTERPRISES

TAX ID NUMBER: 118 PART OF 017 MAP ON FILE AT MPC

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side Yarnell Rd., northwest of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 2.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a two lane, minor arterial street with 26' of pavement within a 50' right-of-way

UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District

▶ **PRESENT ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-family residential

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned PC and OB in 2005.(12-B-04-SP & 11-E-04-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land /OB/TO Office with Technology Overlay

South: Vacant land /PC/TO Commercial with Technology Overlay

East: Business park PC/TO Commercial with Technology Overlay

West: Residences and vacant land / A /TO Agricultural with Technology Overlay

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.

STAFF RECOMMENDATION:

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

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.

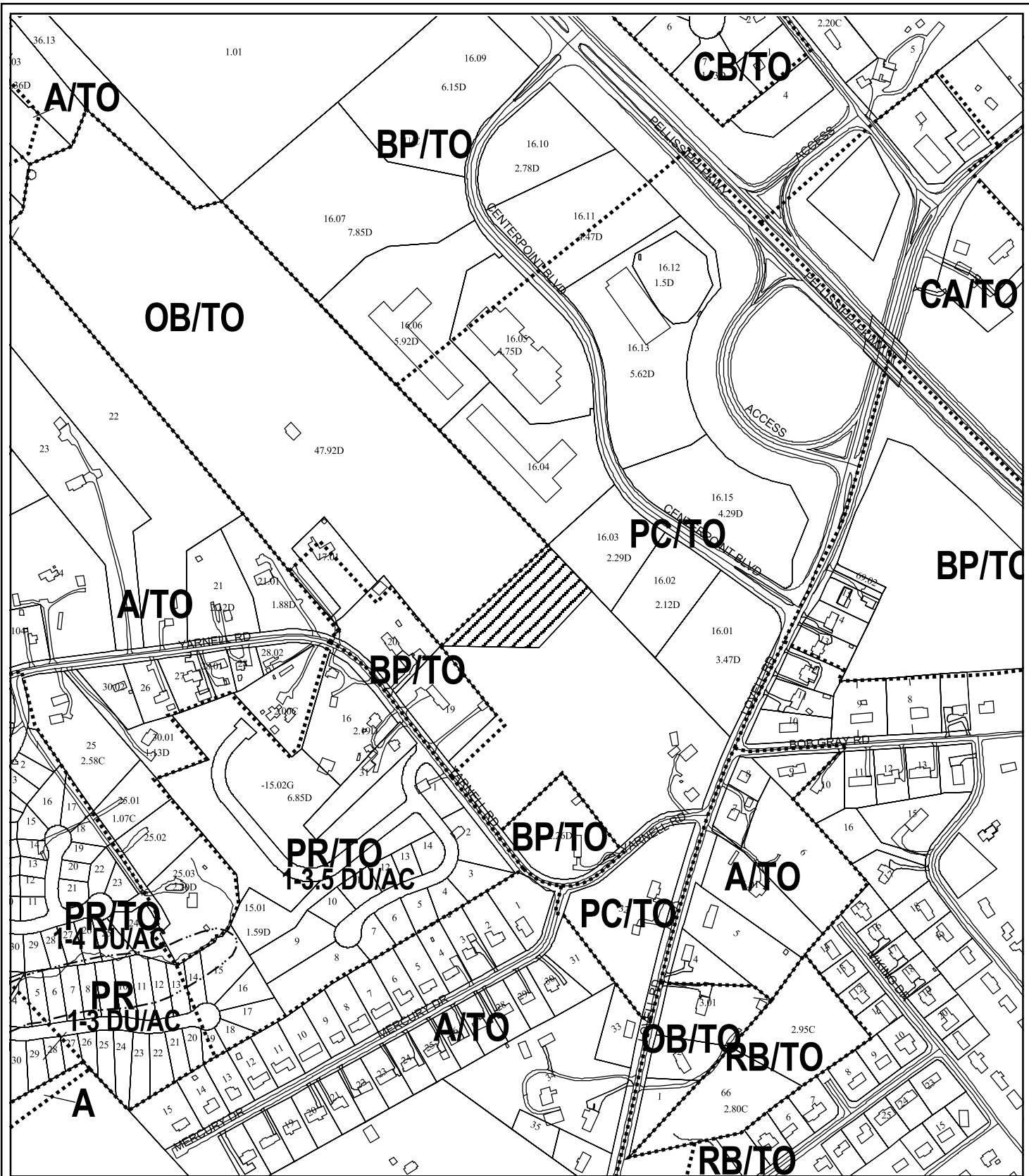
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 4/24/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-D-06-RZ
REZONING**

Petitioner: Saddlebrook
Development, LLC
Map No: 118
Jurisdiction: County

 From: PC (Planned Commercial) / TO (technology Overlay)
To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

