

▶ **FILE #:** 11-G-07-RZ

AGENDA ITEM #: 64

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** MARTIN DELOZIER
 OWNER(S): DELOZIER MARTIN W & CHARLOTTE B

TAX ID NUMBER: 118 048
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** West side Lovell Rd., south of Snyder Rd.
 ▶ **APPX. SIZE OF TRACT:** 1.2 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 100' right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural) / TO (Technology Overlay)
 ▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)
 ▶ **EXISTING LAND USE:** House/office
 ▶ **PROPOSED USE:** Residential/office
 EXTENSION OF ZONE: Yes, from the east side of Lovell Rd.
 HISTORY OF ZONING: None noted
 SURROUNDING LAND USE AND ZONING: North: Vacant land / A/TO Agricultural/ Technology Overlay
 South: Vacant land / A/TO Agricultural/ Technology Overlay
 East: Residence and vacant land / OB Office
 West: Vacant land / A/TO Agricultural/ Technology Overlay
 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.

STAFF RECOMMENDATION:

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

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.

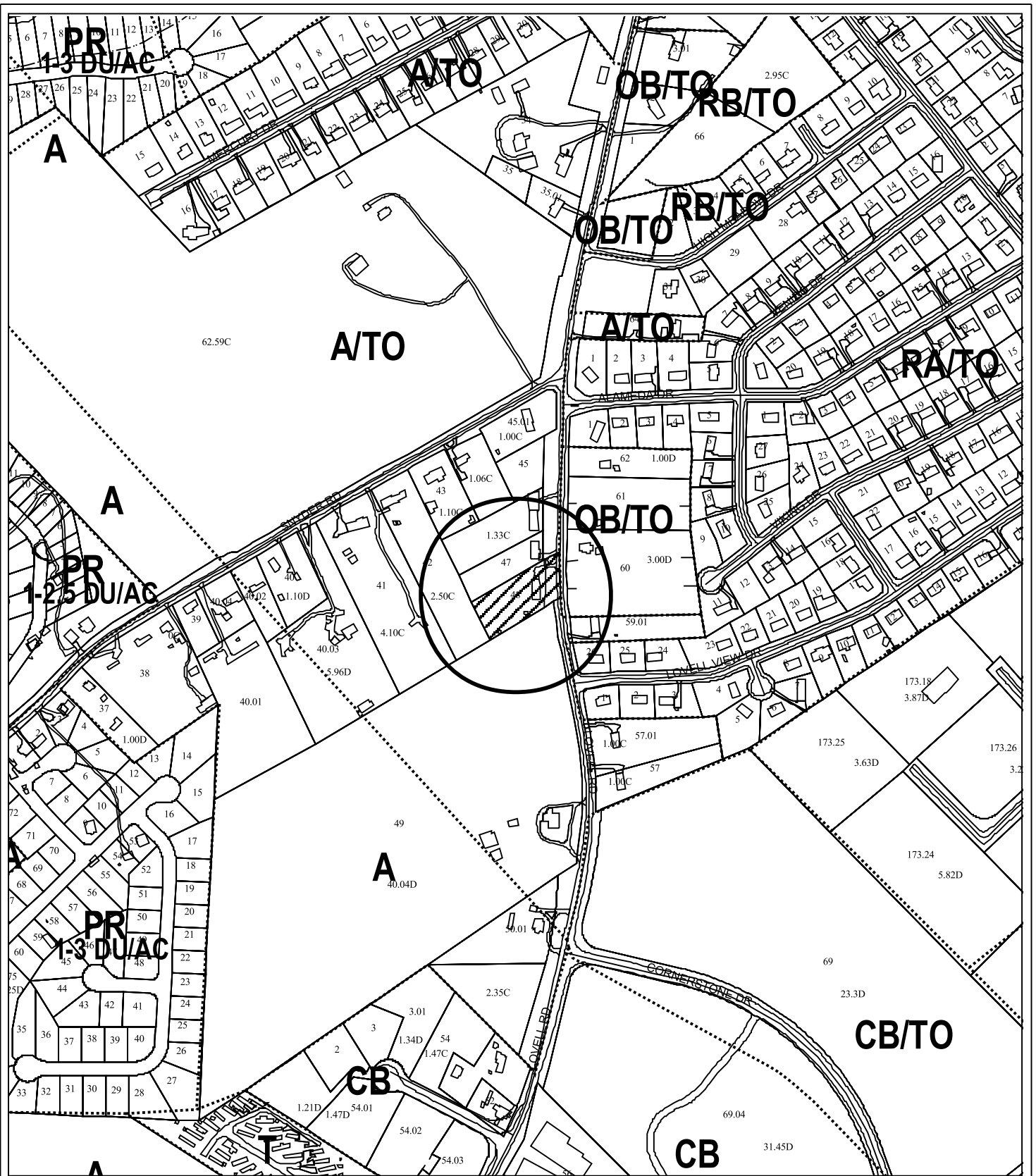
CONFORMMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.



11-G-07-RZ
REZONING

Petitioner: Martin Delozier

Map No: 118

Jurisdiction: County



From: A (Agricultural) / TO (Technology Overlay)

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

Original Print Date: 10/23/07 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902