CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION

File Number: 3-A-24-DP Related File Number:

Application Filed: 1/22/2024 Date of Revision:

Applicant: AMY SHERRILL



PROPERTY INFORMATION

General Location: South side of Yarnell Rd, west side of Lovell Rd

Other Parcel Info.:

Tax ID Number: 118 H A 032 02 Jurisdiction: County

Size of Tract: 5.088 acres

Access is via Yarnell Rd, a major collector street with a pavement width range of 25-40 ft within a right-

of-way width range of 90-175 ft. Access is via Lovell Rd, a minor arterial street with a pavement width

range of 70-80 ft within a right-of-way width range of 87-105 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land

Surrounding Land Use:

Proposed Use: Commercial development Density:

Planning Sector: Northwest County Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is near the Lovell Rd and Pellisippi Parkway interchange. There is a mixture of single

family residential subdivisions as well as apartment buildings supported by some commercial and office

uses on Lovell Rd.

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

Street: 1315 LOVELL RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 1983, the Technology Overlay was established (12-FF-83-RZ). In 2004, this property was rezoned

from A (Agricultural), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay)

(11-E-04-RZ).

6/14/2024 11:24 AM Page 1 of 3

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for a retail/office building that has approximately 26,600 sq ft of floor

area, subject to 7 conditions.

Staff Recomm. (Full): 1) Implementing the recommendations of the Traffic Impact Study for Lovell Crossing Development by

Ajax Engineering, May 2024, as revised and approved by Planning, Knox County Engineering and Public Works and Tennessee Department of Transportation staff (see Exhibit B). A Memorandum of Understanding with Knox County Engineering and Public Works for completing off site road improvements may be required per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).

2) Access to Yarnell Rd must meet the minimum sight distance 400 ft. Otherwise, this driveway must be right in only.

3) Providing a sidewalk along the entire Yarnell Rd frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).

4) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.

5) Meeting all applicable requirements of the Knox County Engineering and Public Works and Tennessee Department of Transportation (TDOT).

6) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

7) Obtaining TTCDA approval of the development plans (Case 2-A-24-TOB).

With the conditions noted, this plan meets the requirements for approval in the PC district and the

criteria for approval of a development plan.

The proposal is for a new office/retail building at Lovell Rd and Yarnell Rd. The proposed building is 26,600 sq ft and 24 ft tall on this 5-acre lot. There is no floor plan as this is a shell building.

There are 3 proposed driveways. The Yarnell Rd driveway will be right-in only if sight distance cannot be met. There are 2 driveways on Lovell Rd, a TDOT roadway. The northeast entrance will be right in, right out only. The southeast entrance will have full access. Lovell Rd has existing sidewalks and bike lanes. Per the Knox County Sidewalk Ordinance, a sidewalk is required along the frontage of Yarnell

The Traffic Impact Study (Ajax Engineering, May 2024) recommends reconfiguring the signal timing with optimized signal timings to reduce the current considerable vehicle delays experienced at the westbound and eastbound approaches to Lovell Rd on Bob Gray Rd and Yarnell Rd. Additional vehicle storage should be provided for the eastbound approach on Yarnell Road by shifting the bay taper and approach taper further so that the approach taper would begin at the driveway entrance to the Lovell Crossing Apartments. This would potentially require adding a few feet of pavement to the inner curve of Yarnell Road's south side to provide the full width for the through lanes plus the center transition for the left-turn lane. Lastly, the construction of a separate southbound right-turn lane on Lovell Road for vehicles entering the proposed northeast entrance for Lovell Crossing Development is necessary.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

Rd.

Comments:

6/14/2024 11:24 AM Page 2 of 3

PC (Planned Commercial), TO (Technology Overlay):

A. PC Zone: It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. This retail/office building proposal is consistent with the intent of the PC zone.

B. TO Zone: Properties in the TO (Technology Overlay) zone require approval of site plans by the TN Technology Corridor Development Authority (TTCDA). This request is scheduled to be heard at the June 10, 2024 TTCDA meeting (Case 2-A-24-TOB).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 12: Improve safety for all users, - A sidewalk will be required along Yarnell Rd. Right in, right out will be required along the Yarnell Rd entrance if sight distance cannot be met, and only one full access driveway will be allowed on Lovell Rd.

B. Policy 2: Ensure that development is sensitive to existing community character. - This property abuts the Grantham Place residential subdivision and sits approximately 60 ft higher than the single family homes. The lighting plan shows full cut off lights with 0 foot-candles at the property lines and a landscape screen has been provided around the perimeter.

3) FUTURE LAND USE MAP

BP (Business Park):

A. The property is classified as BP (Business Park). Office is considered a primary use in the BP place type, while commercial is considered a secondary use. This place type allows consideration of the PC zone.

4) STATE SCENIC ROADWAYS

A. Pellissippi Pkwy is a designated state scenic highway. Any signage will be limited to 100 sq ft and will not have moving lights per Tennessee Code Annotated § 54-17-109. No signage has been proposed at this time.

5) HARDIN VALLEY MOBILITY PLAN

A. This plan recommends coordinating signal timing on Lovell Rd as a short term (1-2 year) goal. The traffic study also recommends signal timing optimization at the intersection. The second recommendation from the study is a long-term goal (6-10 years) to improve the shoulders on Yarnell Rd for all users. Other safety concerns are with the curve on Yarnell Rd. A right in only entrance will be required if sight distance cannot be met.

6) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

Action:	Approved with Cond	itions	Meeting Date:	6/13/2024
Details of Action:				
Summary of Action:	Approve the development plan for a retail/office building that has approximately 26,600 sq ft of floor area, subject to 7 conditions.			
Date of Approval:	6/13/2024	Date of Denial:	Postponements:	3/7/24
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knoxville-Knox County Planning Commission			
Date of Legislative Action:		Date of Legislative Action, Second Reading:		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:		Disposition of Case, Second Reading:		
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		

6/14/2024 11:24 AM Page 3 of 3