

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
Accessibility: 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 Pellissippi 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).

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 Conditions **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:**