

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 6-A-24-TOR **Related File Number:**
Application Filed: 5/1/2024 **Date of Revision:**
Applicant: LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE LLC

PROPERTY INFORMATION

General Location: West side of Lovell Rd, north of Cornerstone Dr
Other Parcel Info.:
Tax ID Number: 118 049 & 05001 **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Lovell Rd, a minor arterial street with 67 ft of pavement width within 67 ft of right-of-way range of 113-158 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant, single family residential
Surrounding Land Use:
Proposed Use: N/A **Density:**
Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1033 & 1013 Lovell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay)
Former Zoning:
Requested Zoning: CA (General Business), TO (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

Comments: The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its June 13, 2024 meeting (Case 6-U-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. Knox County Comprehensive Plan:

a. The Knox County Comprehensive Plan's Implementation Policy 5 calls for creating neighborhoods with a variety of housing types and amenities in close proximity. This location is appropriate for CA zoning and retail services as the property abuts multifamily residential to the west and multifamily and single family residential developments on the other side of Lovell Rd.

2. Future Land Use Map:

a. CA is partially related to the Knox County Comprehensive Plan's place type CMU (Corridor Mixed-use) land use designation, which prescribes retail uses to be along major corridors.

3. Zoning Ordinance:

a. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. The CA zone is consistent with the existing office and technology park zoning in the area.

b. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. There have been a number of commercial rezonings to CA, PC (Planned Commercial) and CB (Business and Manufacturing) in the area since 1993.

2. Lovell Rd was widened from 3 lanes to 5 lanes with sidewalks and bike lanes in 2010 to accommodate more intensive development. This improvement supports additional commercial activity at this location, situated as it is between Pellissippi Parkway to the northeast and I-40 to the southwest.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. Lovell Rd is a minor arterial street and has had multi-modal options since 2010.

2. A portion of the property is in the TO zone. All developments other than single family residences and duplexes require TTCDA approval of site plans. A grading plan has been submitted for this property (6-A-24-TOG) and is scheduled to be heard on the July meeting agenda. Development plans will also require TTCDA approval.

3. Additionally, a portion of this property is in the Hillside Protection Area (HP) and is subject to slope conservation as described in Section 1.12 of the TTCDA Guidelines pertaining to property in HP areas.

Action: Approved

Meeting Date: 6/10/2024

Details of Action: Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

Summary of Action:

Date of Approval: 6/10/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: