

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 6-U-24-RZ                      **Related File Number:**  
**Application Filed:** 4/29/2024              **Date of Revision:**  
**Applicant:** LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE DRIVE, LLC

## PROPERTY INFORMATION

**General Location:** West side of Lovell Rd across from its intersection with Cornerstone Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 118 05001, 049                      **Jurisdiction:** County  
**Size of Tract:** 12.06 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:** Single Family Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** O (Office), HP (Hillside Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area contains a mix of uses, mostly consisting of single family residential neighborhoods and multifamily residential developments. A commercial node is nearby to the south, as is the Episcopal School of Knoxville.

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

**Street:** 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:** None Noted  
**History of Zoning:** The Technology Overlay was placed on this site in 1983 (12-FF-83-RZ). The OB portion was rezoned from A to OB in 2021 (7-G-21-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office), 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 CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. 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.
2. In addition to Planning Commission approval, rezoning requests for properties in the TO zone require approval by the TN Technology Corridor Development Authority (TTCDA). This request will be heard at the June 10, 2024 TTCDA meeting (Case 6-A-24-TOR).
3. 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

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.
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.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. 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.
2. 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.
3. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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 meets the relevant standards of the Growth Policy Plan.

**Action:** Approved

**Meeting Date:** 6/13/2024

**Details of Action:**

**Summary 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.

**Date of Approval:** 6/13/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 7/15/2024

**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:**