

# CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 1-A-22-TOA                      Related File Number:  
Application Filed: 12/3/2021                      Date of Revision:  
Applicant: KNOXVILLE UTILITIES BOARD

## PROPERTY INFORMATION

General Location: Southwest quadrant of intersection of Lovell Rd, Yarnell Rd, and Bob Gray Rd  
Other Parcel Info.:  
Tax ID Number: 118 H A 03202                      Jurisdiction: County  
Size of Tract: 5.09 acres  
Accessibility: Access is currently provided off of Yarnell Road, a major collector with a 45-ft pavement width near the access point and a right-of-way that varies in width from 95 ft to 104 ft at this property.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Vacant property; permit is to allow grading of the drainage swale.                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MU-SD, NWCO-4 (Mixed Use-Special District, Sad  
Growth Policy Plan:  
Neighborhood Context:

## 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:

## 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.:

## TTCCA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** APPLICATION APPROVED December 17, 2022, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Comments:**

1. This is a request to grade a portion of the property at 1315 Lovell Road.
2. The intent is to remediate stormwater ponding around the existing KUG gas regulator.
3. The proposed grade is compliant with the Knox County's regulations, and the Knox County Department of Engineering and Public Works did not identify any concerns when reviewing the plans.
4. The request is compliant with TTCCA Design Guidelines, which call for any grading to complement natural land forms and for open space areas to conserve the natural systems in place.
5. Since the proposal is to mitigate stormwater ponding and the grading is kept to a minimum, it is in keeping with these guidelines.

**Action:** Approved

**Meeting Date:** 1/10/2022

**Details of Action:** APPLICATION APPROVED December 16, 2022, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.

**Summary of Action:**

**Date of Approval:** 12/17/2021

**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:**