# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-17-SP Related File Number: 11-C-17-RZ

Application Filed: 9/25/2017 Date of Revision:

Applicant: JACQUETTA SCATES



### PROPERTY INFORMATION

**General Location:** Southeast side Lovell Rd., southeast of Schaeffer Rd.

Other Parcel Info.:

Tax ID Number: 118 012 Jurisdiction: County

Size of Tract: 5.12 acres

Accessibility: Access is via Lovell Rd., a minor arterial street with 3 to 4 travel lanes within 120-170' of right-of-way,

or Schaeffer Rd. a local street with 23' of pavement width within 50-90' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Retail Density:

Sector Plan: Northwest County Sector Plan Designation: MDR/O

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area is developed with commercial and office uses around the Lovell Rd./Pellissippi Pkwy.

Interchange, under CA, OB, PC and BP zoning. The subject property is at the northeast edge of the commercial area where the land uses transition to residential along Lovell Rd., under PR, A and RA

zoning.

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

Street: 1610 Lovell Rd

Location:

Proposed Street Name:

Department-Utility Report:

. , , ,

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)

Former Zoning:

**Requested Zoning:** CA (General Business) / TO (Technology Overlay)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of GC plan designation from the southwest

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

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**Current Plan Category:** MDR/O (Medium Density Residential and Office)

Requested Plan Category: GC (General Commercial)

### 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.:

### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

ADOPT RESOLUTION #11-A-17-SP, amending the Northwest County Sector Plan to NC Staff Recomm. (Abbr.):

(Neighborhood Commercial) and recommend that Knox County Commission also adopt the sector

plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC.)

Neighborhood commercial (NC) uses will allow reasonable use of the property, which is suitable for Staff Recomm. (Full):

non-residential uses. The NC designation will limit the zoning to the more appropriate and lower impact CN zoning. Considering the adjacent residential uses to the rear and side of the subject property, the increased landscaping and setback requirements of the CN zone are necessary to

minimize the potential impact from commercial development of the site.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these): Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Lovell Rd. has been improved to three or four lanes in this section. Utilities are available in the area. With the commercial development of the Lovell Rd./Pellissippi Pkwy. interchange, and the road

improvements, this site is less desirable for residential uses, as currently proposed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential use for the site. However, this site is adjacent to interchange commercial development in a high traffic area along Lovell Rd., making it less desirable

for residential uses and feasible for commercial development.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

**DEVELOPMENT IN CERTAIN AREAS:** 

This location is appropriate for neighborhood commercial uses. The recommended CN zone is intended to allow lower impact neighborhood serving commercial uses in close proximity to residential areas. In this case, the CN zoning will serve as a transitional area between higher intensity CA uses to the southwest and low density residential uses to the northeast.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

With the improvements to Lovell Rd. and the heavy impact of the nearby interchange., it is expected that there may be some pressure to rezone some properties to commercial. This location is

appropriate for the establishment of a small neighborhood commercial development.

Approved Action: Meeting Date: 11/9/2017

**Details of Action:** 

**Summary of Action:** Adopt Resolution #11-A-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood

Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 11/9/2017 **Date of Denial:** Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

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Date of Legislative Action: 12/18/2017 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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