

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 12-B-12-RZ                      **Related File Number:**  
**Application Filed:** 10/16/2012              **Date of Revision:**  
**Applicant:** FRANCIS DE LA ROCHA

### PROPERTY INFORMATION

**General Location:** Southwest side Lovell Rd., southeast of I-40/75  
**Other Parcel Info.:**  
**Tax ID Number:** 131 02901 OTHER: PORTION ZONED I                      **Jurisdiction:** County  
**Size of Tract:** 1.28 acres  
**Accessibility:** Access is via Lovell Rd., a minor arterial street with 60-80' of pavement width within 50-90' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Restaurant  
**Surrounding Land Use:**  
**Proposed Use:** Restaurant with liquor and beer                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The properties fronting along this section of Lovell Rd. between I-40/75 and Parkside Dr. are developed with a mix of commercial and office uses under various City and County zoning districts.

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

**Street:** 401 Lovell Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of CA, but there is City C-3 zoning to the northwest and County CH zoning to the northeast.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 1/28/2013

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**