

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-G-25-RZ                      **Related File Number:**  
**Application Filed:** 10/24/2025              **Date of Revision:**  
**Applicant:** THE SH BUILD GROUP TEAM

## PROPERTY INFORMATION

**General Location:** Southeast corner of the intersection of Lovell Rd & Schaeffer Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 118 01203                      **Jurisdiction:** County  
**Size of Tract:** 2.89 acres  
**Accessibility:** Access is via Schaeffer Road, a local street in this location with a pavement width which varies from 25 ft to 35 ft within a right-of-way which varies from 55 ft to 130 ft. Access to Lovell Road would not be allowed per a condition of a 2017 rezoning.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest County              **Plan Designation:** CC (Corridor Commercial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is a characterized by commercial uses consisting of auto-oriented services and commercial storage operations and by single family dwellings on small suburban lots off of side streets.

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

**Street:** 0 LOVELL RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CN(k) (Neighborhood Commercial) with conditions, TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial), TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** In 1996, the subject property was part of a larger parcel rezoned from CA (General Business), BP (Business & Technology Park), and TO (Technology Overlay) to PR (Planned Residential) up to 5 du/ac and TO (1-S-96-RZ). The subject property was later rezoned from PR with up to 5 du/ac and TO to CN(k) (Neighborhood Commercial with conditions) and TO in 2017 (11-C-17-RZ). A request to rezone the property from CN(k) to CA (General Business) was denied in 2025 (5-F-25-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category:

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 PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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. Since the mid-1990s, development trends in the surrounding area have included a mix of uses. Near Pellissippi Parkway, development has featured office and commercial uses, whereas east of Pellissippi Parkway along Lovell Road, development has primarily been residential.
2. In 2013, Schaeffer Rd was realigned and widened at Lovell Rd. Additional improvements included sidewalks and crosswalks at the intersection.

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

1. It is not the intent of the PC zone to restrict potential development by limiting uses. Uses permitted shall include office, commercial services and light distribution centers.
2. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.15).
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. The PC zone has development standards intended to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. Additionally, the TTCDA Design Guidelines were created to achieve aesthetic quality and environmental conservation during site development.
2. The TTCDA Design Guidelines require a 100-ft minimum building setback for properties abutting a residential zone.
3. There is currently a condition on this site prohibiting driveway access to Lovell Road (11-C-17-RZ(k)). TDOT is the permitting authority for driveways onto Lovell Road. Access would be reviewed during development plan approval.
4. A no disturb stream buffer is in place at the rear of the subject property along Plumb Creek. A greenway trail has been proposed along Plumb Creek as well, that would connect the existing Pellissippi Greenway to Ball Camp Pike Elementary.

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

1. The property is within the CC (Corridor Commercial) place type and the PC zone is considered directly related, meaning the zoning district is appropriate to implement the place type.

2. Corridor Commercial areas are primarily for commercial and office uses. The PC zone allows commercial, office and light industrial uses.

3. The proposed rezoning to PC aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. The PC zone requires a development plan and permitted uses to be approved by the Planning Commission.

4. The subject property is within the Growth Policy Plan's Planned Growth Area, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed PC zone does not conflict with the intent of the Planned Growth Area.

**Action:** Approved

**Meeting Date:** 12/11/2025

**Details of Action:**

**Summary of Action:** Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

**Date of Approval:** 12/11/2025

**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:** 3/16/2026

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved with Conditions, as modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved PC (Planned Commercial) and TO (Technology Overlay), with 1 condition: include a type C landscape screen on west boundary of the property.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**