

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-H-26-RZ **Related File Number:**
Application Filed: 12/29/2025 **Date of Revision:**
Applicant: ECG ACQUISITIONS, LLC

PROPERTY INFORMATION

General Location: East side of Lovell Rd, south of Murdock Dr
Other Parcel Info.:
Tax ID Number: 131 06504 (PART OF) **Jurisdiction:** County
Size of Tract: 13.24 acres
Accessibility: Access is via Lovell Road, a state-owned minor arterial with four lanes and a center turn lane within a right-of-way that varies from 66-98 ft. Access is also via Milwaukee Way, an unstriped private street with 30-40 ft of pavement width, and via Harding Drive, a local street with 25 ft of pavement width within a 60-65 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest County **Plan Designation:** CC (Corridor Commercial), BP (Business Park), SP (Stream
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property lies 0.15 miles to the north of the Lovell Road interchange with I-40/I-75, and the surrounding area features a mix of commercial, office, and industrial uses in a large business park. There are residential neighborhoods .42 miles to the west and new multifamily residential developments .6 miles to the north.

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

Street: 608 LOVELL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Comprehensive Plan and surrounding development.

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 CITY/COUNTY GENERALLY:

- 1. The subject property is part of a built-out node of corporate office, commercial, light industrial and manufacturing uses along Lovell Road and I-40/I-75. The most significant recent changes to conditions in the area exist nearby to the north on Lovell Road, where multifamily developments underway provide a total of approximately 850 new residential units. These developing properties were rezoned to the OB (Office, Medical, and Related Services) zone in 2020 and 2021, and this zone permits residential development consistent with the RB (General Residential) zone in addition to offices and other uses.
- 2. These changing conditions support the requested rezoning to OB on the subject property because it aligns with surrounding office uses and nearby multifamily development.

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

- 1. The OB zone is designed for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for businesses, offices, clinics, medical and dental offices near residential neighborhoods. Residential development is also permitted.
- 2. The subject property currently functions as a trucking terminal, which is one of the more intensive uses in the area. Rezoning to OB would align permitted uses with the predominant development pattern in the area, which is office and commercial uses surrounded by residential development. Rezoning this property to OB is consistent with the intent of the district.

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. There are no adverse impacts anticipated to occur with the proposed rezoning, which would permit uses that are compatible with surrounding business development in an area with ample infrastructure capacity.
- 2. Due to the existing use as a trucking terminal, soil mitigation will likely be required to clean oil and gasoline from the site, improving site conditions. This would be determined during the permitting process.

THE 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. The place type for the subject property in the Knox County Comprehensive Plan is the CC (Corridor Commercial) designation. Corridor Commercial areas are situated along major transportation corridors

that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses with well-connected pedestrian accommodations.

2. The OB zone is permitted in the CC place type as a directly related zone, whereas the existing CB (Business and Manufacturing) zoning is considered partially related. As such, rezoning this parcel to OB would bring zoning closer into alignment with the Comprehensive Plan.

3. This rezoning is consistent with the subject parcel's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development.

Action: Approved **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Comprehensive Plan and surrounding development.

Date of Approval: 2/12/2026 **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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: