

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 3-A-20-TOG Related File Number:
Application Filed: 1/6/2020 Date of Revision:
Applicant: LKM PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northwest side of Lovell Road, southwest side of Centerpoint Boulevard.
Other Parcel Info.:
Tax ID Number: 118 01601 Jurisdiction: County
Size of Tract: 3.23 acres
Accessibility: Access is via Centerpoint Boulevard, a local street with a boulevard entrance within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Convenience store and vacant land
Surrounding Land Use:
Proposed Use: Proposed curb cut Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 1405 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: No change
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, Staff recommends APPROVAL of this request for a Certificate of Appropriateness for a building permit - grading plan for a curb cut onto Centerpoint Boulevard, subject to the following conditions:

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. Any further development of this site will require connection to the stub-out driveway from the existing Weigel's Store located directly to the south.
4. Any further development of this site will require review and approval from the Knoxville-Knox County Planning Commission and the TTCDA Board.
5. Obtaining a use on review approval (3-A-20-UR) from the Planning Commission.
6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Comments:

1. This is a request for a curb cut onto Centerpoint Boulevard from the vacant portion of the Weigel's Store property that is located at the intersection of Lovell Road and Yarnell Road. The vacant portion of the lot has frontage along Lovell Road and Centerpoint Boulevard. When the use on review approval was granted for the Weigel's Store, there was a condition that no additional access would be permitted to Lovell Road. With this curb cut approval, the site will have an access driveway to Yarnell Road, Lovell Road and Centerpoint Boulevard.
2. The proposed new curb cut will be located on Centerpoint Boulevard approximately 230' back from the right-of-way of Lovell Road. The proposed curb cut will require some modification of the median for the boulevard in the existing street.
3. Knox County is moving forward on an intersection improvement for Centerpoint Boulevard at Lovell Road that will add a traffic signal at the intersection and remove the boulevard median in Centerpoint Boulevard for turn lane improvements. That work is expected to be completed by the end of this year. When completed, the street connection of Centerpoint Boulevard to Pellissippi Parkway will be eliminated.

Action: Approved

Meeting Date: 3/9/2020

Details of Action:

APPROVE the request for a Certificate of Appropriateness for a building permit - grading plan for a curb cut onto Centerpoint Boulevard, subject to the following 5 conditions, removing staff's recommended condition #3:

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. Any further development of this site will require review and approval from the Knoxville-Knox County Planning Commission and the TTCDA Board.
4. Obtaining a use on review approval (3-A-20-UR) from the Planning Commission.
5. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 3/9/2020

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: