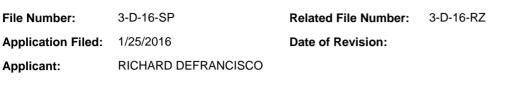
# **CASE SUMMARY**

#### **APPLICATION TYPE: PLAN AMENDMENT**

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT





General Location: West side Lovell Rd., south of Yarnell Rd. **Other Parcel Info.:** Tax ID Number: 118 H A 035 OTHER: PART OF 118HA034 (MAP ON FILE Jurisdiction: County Size of Tract: 3.1 acres Accessibility: Access is via Lovell Rd., a minor arterial street with 4 lanes and a center turn lane on 60' of pavement width within 100' of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use:	House and vacant land		
Surrounding Land Use:			
Proposed Use:	Automobile repair	Density:	
Sector Plan:	Northwest County Sector Plan Designation: LDR with HP		
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The properties fronting along this section of Lovell Rd. between Yarnell Rd. and Snyder Rd. are zoned and developed with residential, commercial and office uses, under PC, A, PR and OB zoning, all within the TO overlay.		

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

Street:

1229 Lovell Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning:	A (Agricultural) / TO (Technology Overlay)	
Former Zoning:		
Requested Zoning:	CA (General Business) / TO (Technology Overlay)	
Previous Requests:	None noted	
Extension of Zone:	No	
History of Zoning:	None noted	

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)



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## 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.:

	М	PC ACTION AND DISPOS	ITION	
Planner In Charge:	Michael Brussea	au		
Staff Recomm. (Abbr.):	and recommend	UTION #3-D-16-SP, amending the N the Knox County Commission also resolution, Exhibit A.)		
Staff Recomm. (Full):		of the subject property, if limited to minor arterial street and is just south		
Comments:	SECTOR PLAN	REQUIREMENTS FROM GENERA	L PLAN (May meet any one of	these):
	CHANGES OF C	CONDITIONS WARRANTING AME	NDMENT OF THE LAND USE F	PLAN:
	THE PLAN AND Several road imp and improvement	N OF SIGNIFICANT NEW ROADS ( MAKE DEVELOPMENT MORE FE. provements have been made recent hts to the intersection of Lovell Rd. a d to the north of the site and this pro	ASIBLE: ly in the area, including the wid nd Yarnell Rd. Commercial us	lening of Lovell Rd. ses and zoning have
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The current sector plan now proposes low density residential uses for the site, consistent with the current A/TO zoning. There is no error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering surrounding development and zoning, and the property's frontage on a minor arterial street just south of an interchange with Pellissippi Parkway. CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMEN IN CERTAIN AREAS: With previous approvals of commercial zoning and development in the area to the north, a pattern has been established to concentrate commercial development in the area.			f commercial uses the property's
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: A trend of commercial development has been established to the north of the site since road and intersection improvements were made. This proposal continues that trend.			
Action:	Approved		Meeting Date:	3/10/2016
Details of Action:				
Summary of Action:	Adopt Resolution #3-D-16-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment.			
Date of Approval:	3/10/2016	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:	4/25/2016	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: