

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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:** 3-D-16-SP      **Related File Number:** 3-D-16-RZ  
**Application Filed:** 1/25/2016      **Date of Revision:**  
**Applicant:** RICHARD DEFRANCISCO

## PROPERTY INFORMATION

**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)



**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**