

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 4-A-26-UR **Related File Number:**  
**Application Filed:** 2/23/2026 **Date of Revision:**  
**Applicant:** ECG ACQUISITIONS, LLC

## PROPERTY INFORMATION

**General Location:** Northeast side of Lovell Rd, south side of Harding Dr, north of Lexington Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 131 06504 (PARTIAL) **Jurisdiction:** County  
**Size of Tract:** 13.75 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.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling development **Density:**  
**Planning Sector:** Northwest County **Plan Designation:** CC (Corridor Commercial), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of a mix of commercial and office uses, including service, retail, warehousing, and lodging.

## 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:** OB (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** This property was rezoned in 2026 from CB (Business and Manufacturing) to OB (Office, Medical, and Related Services) (2-H-26-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 request for a 324-unit multifamily development, as shown in the development plan, subject to 7 conditions.

Staff Recomm. (Full):

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. Provide a sidewalk to Lovell Rd from the parking lot of the development per the requirements of Knox County Engineering and Public Works during the permitting.
3. Implementing the recommendations of the Transportation Impact Study (TIS) – 608 Lovell Rd (Kimley Horn, 3/20/2026) as required by Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.[MR1.1]
4. Installing all landscaping as shown on the landscape plan.
5. Working with the Knox County Department of Parks and Recreation on the possibility of establishing a greenway easement along Turkey Creek.
6. Meeting all applicable requirements of the Knox County zoning ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the OB (Office, Medical, and Related Services) district and the other general criteria for approval of a Use on Review.

Comments:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)  
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
  - A. The property is designated as the CC (Corridor Commercial) place type in the Knox County Comprehensive Plan. These areas have an auto-oriented design but should be well connected with pedestrian accommodation. Knox County Engineering is requiring an internal sidewalk connection to the stoplight at the main entrance.
  - B. The proposed new development is consistent with the Comprehensive Plan's Implementation Policy 6.3, which supports multifamily housing where there is adequate infrastructure. Both entrances are on Lovell Road, a classified street next to the I-40 ramp, and water and sewer are available..
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
  - A. The proposed development consists of 8 apartment buildings totaling 324 units. The density of the development is 23.6 du/ac. In the OB zone, multifamily developments with densities between 12-24 du/ac are permitted through the use on review process.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
  - A. The surrounding uses are commercial and office. The 3-story multifamily buildings are compatible with the 2-story large building across the street and commercial corridor uses.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS

WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The 3/4 story multifamily buildings are appropriate because the area is served by arterial streets and sidewalks, and a potential connector route for the Knox to Oak Ridge Greenway Master Plan 2015 runs along the northside of the property following Turkey Creek.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The development has entrances on classified streets with access to I-40.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

**Action:** Approved with Conditions **Meeting Date:** 4/9/2026

**Details of Action:**

**Summary of Action:** Approve the request for a 324-unit multifamily development, as shown in the development plan, subject to 7 conditions.

**Date of Approval:** 4/9/2026 **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:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**