

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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:** 4-P-03-RZ                      **Related File Number:**  
**Application Filed:** 3/10/2003              **Date of Revision:**  
**Applicant:** LOVELL ROAD PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side of Lovell Rd, northeast side of Pellissippi Pkwy.  
**Other Parcel Info.:** Pt of parcel zoned BP/TO  
**Tax ID Number:** 118 PT 70.05 (ZONED BP/TO)                      **Jurisdiction:** County  
**Size of Tract:** 4.21 acres  
**Accessibility:** Access is via Lovell Rd a four lane, median divided minor arterial street with an 80' right-of-way in this area.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office and retail uses                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of the Business Park and Commercial development pattern located around the Pellissippi/Lovell Rd interchange that is zoned CA, PC and BP.

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

**Street:** Lovell Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology)/TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)/TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE CA/TO (General Business)/(Technology Overlay) zoning

Staff Recomm. (Full):

The northern portion of this site is zoned CA/TO zoning. This zone change will put the entire property under the same zoning requirements. The sector plan proposes commercial use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located at the Lovell Rd/ Pellissippi Parkway interchange area and is adjacent to other commercial uses to the northwest.
2. Commercial zoning is located to the north, south and west of the subject property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Lovell Rd is sufficient to handle the additional traffic that would be generated by commercial uses being developed on the site. Lovell Rd. is a minor arterial street with four lanes of pavement at this location and has Pellissippi Parkway access to the northwest.
3. The proposed zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
4. The Knox County Department of Engineering and Public Works reports that there are flooding problems in the area which may be impacted by this site's development. This issue will be addressed at the development stage. A site plan will also be required to be reviewed by the Tennessee Technology Corridor Development Authority.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes commercial uses for this property, and there is an established pattern of commercial zoning in the area.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.
3. Because of it's location in the Technology Overlay, this rezoning request must also be reviewed by the Tennessee Technology Corridor Development Authority.

MPC Action:

Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action:

APPROVE CA/TO (General Business)/(Technology Overlay)

Date of MPC Approval:

4/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

5/27/2003

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:**