

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 5-B-02-SP **Related File Number:** 5-J-02-RZ  
**Application Filed:** 4/15/2002 **Date of Revision:**  
**Applicant:** LOVELL STATION, LLC  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** Southeast side Lovell Rd., south of Alameda Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 60, 61, 62 **Jurisdiction:** County  
**Size of Tract:** 6.4 acres  
**Accessibility:** Access is via Lovell Rd., a minor arterial street with 23' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Church and office  
**Surrounding Land Use:**  
**Proposed Use:** Church, private meeting facility and catering business **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This developed site is within an area of single family housing and related uses that have developed under RA and A zoning.

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

**Street:** 1060 Lovell Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services) and TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** O (Office)

**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 O (Office) sector plan designation.

Staff Recomm. (Full): Office designation of this site will accommodate the proposed uses, which include a church, space for private meetings, and a catering business to provide food for the private meetings. The sector plan presently proposes low density residential use for this site.

Comments: Office development along this arterial street which is scheduled for improvement to a five lane section is an appropriate land use, and the most intensive designation that permits the proposed uses in a manner compatible with abutting residential uses. The site is within the Technology Overlay, which requires a Tennessee Technology Corridor Development Authority certificate of appropriateness for OB zoning, which the Authority approved at their May 6, 2002 meeting. Future development of the site will require the review and approval of a site plan by the TTCCA, where impacts on adjacent residential uses can be addressed.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 5/9/2002

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: 6/24/2002

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: