

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 5-E-15-UR  
Application Filed: 3/30/2015  
Applicant: PARTNERS V, LLC

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** Northwest side of Lovell Rd., southeast side of Yarnell Rd., northeast side of Mercury Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 01706, 018, PART OF 01702 OTHER: & 118HA032 **Jurisdiction:** County  
**Size of Tract:** 7 acres  
**Accessibility:** Access is via Lovell Rd., a minor arterial street with a five lane pavement section within a 100' right-of-way, Yarnell Rd., a major collector street a 25' pavement width within a 100' right-of-way, and Mercury Dr., a local street with a 24' pavement width within a 70' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and residence  
**Surrounding Land Use:**  
**Proposed Use:** Commercial development and proposed grading plan **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MU-SD & O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area includes a mix of office and commercial businesses, institutional use, and detached and multi-dwelling residential development.

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

**Street:** 1315 Lovell Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Property was rezoned to PC/TO in January 2005. The portion zoned PR/TO was rezoned in December 2014.

## PLAN INFORMATION (where applicable)



complex that is owned by the applicant), however, the applicant no longer wants to be responsible for providing a pedestrian connection between the two developments. Staff is recommending a condition (#4) that the sidewalk connection be included as a part of the approved development plan.

**CASE COMMENTS:**

This is a request for the approval of a grading plan and commercial development plan for a 7 acre tract that is located at the southwest corner of the intersection of Lovell Rd. and Yarnell Rd. The tract is the result of the Tennessee Department of Transportation's relocation of Yarnell Rd at its intersection with Lovell Rd. The site has been impacted by the grading work for the Lovell Rd.-Yarnell Rd. project with a portion of the site along Lovell Rd., having been filled and graded. The applicant is proposing to further grade the site moving soil from the western half of the site to the eastern half of the site to create a larger development area off of Lovell Rd. for commercial development. The existing gas lines along Lovell Rd. restrict the amount of cut and fill in that area.

While originally proposed for rough grading only, Planning Commission Staff had required the applicant to submit a use on review application for the proposed grading plan in order to evaluate the impact that the proposed grading would have on access to the proposed commercial and residential development sites. The applicant submitted a proposed development plan for the commercial development along Lovell Rd. Staff also required that the applicant prepare a traffic impact study for that development.

The commercial development plan includes two buildings with a total area of approximately 24,400 square feet. Access to the site includes two full access driveways onto Lovell Rd. and one access driveway on Yarnell Rd. Staff is recommending approval of the three driveways as revised.

The property is located within the TO (Technology Overlay) district and is subject to review by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved the proposed grading plan for the site at their May 11, 2015 meeting with a condition that they submit a landscape plan for review and approval. The applicant is not prepared at this time to submit a Building Permit application for TTCDA review of the commercial development.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The traffic impact study that had been prepared for the development identifies that the road system will continue to operate at acceptable levels of service with the proposed development and therefore no traffic improvements are recommended other than possible retiming of the traffic signal at the Lovell Rd./Yarnell Rd./Bob Gray Rd. intersection at a later date.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed grading plan and commercial development plan meet the standards for development within the PC (Planned Commercial) and PR (Planned Residential) zoning districts and all other requirements of the Zoning Ordinance..
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan identifies this property for office and mixed use development. The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 6/11/2015

**Details of Action:**

**Summary of Action:** APPROVE the request for a grading plan and a development plan for commercial space containing approximately 24,400 sq. ft. subject to 12 conditions.

**Date of Approval:** 6/11/2015 **Date of Denial:** **Postponements:** 5/14/2015

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**