

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 6-L-25-DP **Related File Number:**  
**Application Filed:** 4/28/2025 **Date of Revision:**  
**Applicant:** KING PROPERTIES & DEVELOPMENT LLC

#### PROPERTY INFORMATION

**General Location:** South side of Lovell Rd, west of its intersection with Hibbert Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 104 171, 172, 17201 (PARTIAL) **Jurisdiction:** County  
**Size of Tract:** 16.32 acres  
**Accessibility:** Access would be via Lovell Road, a minor arterial with a pavement width of 20 ft within a 55-ft right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Rural Residential, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Multifamily development **Density:** 4.79  
**Planning Sector:** Northwest County **Plan Designation:** TN (Traditional Neighborhood), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of a mix of single family and multifamily residential dwellings on small suburban lots as well as some commercial uses along Lovell Road and Middlebrook Pike. Ball Camp Elementary School is about 1/2 mile north of the subject property, and Plumb Creek Park is about 1/2 mile to the south.

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

**Street:** 2220 LOVELL RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 5 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** All three parcels were rezoned from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 5 du/ac, F (Floodway) in 2001 (7-K-01-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 development plan for 60 townhomes and 16 multifamily units and a peripheral setback reduction from 35 ft to 20 ft as shown on the plan, subject to 8 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) Multi-dwelling structures shall not exceed 35 ft in height.  
3) Providing a greenway easement along the rear of the property.  
5) Providing a Type B landscape screen along the eastern boundary adjacent to residential development (Exhibit B).  
6) Implementing the recommendations of the Lovell Road Townhomes Transportation Impact Analysis (TIA) (Ardurra, 5/20/2025) as required by Knox County Engineering and Public Works during the design plan phase. If the TIA is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.  
7) Meeting all other applicable requirements of the Knox County Zoning Ordinance.  
8) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

**Comments:** This proposal is to create 60 townhomes and two 8-unit apartment buildings in the Planned Residential zone in the County. Access will be via a private driveway system from Lovell Road. The 2050 Mobility Plan lists expansion of Lovell Road from 2 lanes to 4-lanes, including pedestrian and bicycle facilities. However, the horizon year (expected completion) is not until 2035. This development would maintain the standard 35-ft peripheral boundary required in the PR zone along Lovell Road.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE  
PR (Planned Residential) up to 5 du/ac:  
A. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).  
B. The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for all buildings, consistent with the maximum height allowed on surrounding properties.  
C. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft along shared lot lines with properties zoned A (Agricultural) and PR. The applicant requests a reduction from 35 ft to 20 ft along the north and south boundary lines which are adjacent to the A and PR zones.  
D. This PR zone district is zoned for a maximum of 5 du/ac. The proposed density is 4.79 du/ac.  
E. Only a portion of one of the properties is included in this request. That parcel has the F zone. The F-zoned portion of the property is not included in this request, and the structures within would not be placed the Floodway.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 11: Promote connectivity with new development. The development is a private driveway system and does not connect to any adjacent properties. Still, internal connections have been provided and a stub out for future development to the rear of the property.

B. Policy 21: Connect a system of greenways. A greenway easement has been provided along the rear of the property that would go to Plumb Creek Park. This easement coincides with the County's proposed greenway trail, connecting to the existing greenway on the other side of Pellissippi Parkway.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as TN (Traditional Neighborhood) and SP (Stream Protection). Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. The development contains 1-2 story townhomes and 2-story apartments. A greenway easement is provided at the rear of the property, and Plumb Creek Park is 0.3 miles away on Hickey Rd.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

**Action:** Approved with Conditions **Meeting Date:** 6/12/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 60 townhomes and 16 multifamily units and a peripheral setback reduction from 35 ft to 20 ft as shown on the plan, subject to 8 conditions.

**Date of Approval:** 6/12/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**