

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-C-22-SP Related File Number: 7-G-22-RZ
Application Filed: 5/20/2022 Date of Revision:
Applicant: ELLIOT D. & KNOXVILLE LAUREN BRIGHT

PROPERTY INFORMATION

General Location: West side of Lovell Rd., southwest of intersection of Cornerstone Dr.
Other Parcel Info.:
Tax ID Number: 118 050 Jurisdiction: County
Size of Tract: 1.82 acres
Accessibility: Access is via Lovell Road, a five-lane (with a center turn lane) minor arterial with a pavement width of 82-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: O & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily a mix of office and commercial uses, adjacent to a large forested area and across the street from recreation fields.

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

Street: 0 Lovell Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: No - GC is not adjacent, Yes - CB is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) & HP (Hillside Protection)
Requested Plan Category: GC (General Commercial) & HP (Hillside Protection)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Beginning around 2003 the adjacent area starting building out around Terrapin Station Road under CB (Business and Manufacturing) zoning, which allows for a wide range of business and manufacturing uses. CB zone district uses have existed across Lovell Road to the south in this area since the late 1990s.

2. Improvements to Lovell Road occurred around 2010 and multi-family residential development has been permitted at the northeast corner of Cornerstone Drive and Murdock Drive.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is within the First Utility District service area and road improvements have occurred in the last decade along Lovell Road which included a sidewalk on both sides of the minor arterial.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Much of this area is zoned CB, which is not a recommended zone district in the O or TP land use classifications that the majority of this area around Lovell Road falls within.

2. The Northwest County Sector Plan could have acknowledged this area as a land use classification that recognizes the existing CB zoning and commercial land uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Recently, multi-family residential has begun to fill in many of the previously undeveloped larger parcels in this area. Additional commercial areas on Lovell Road could provide an opportunity for walkable commercial uses for the nearby residential areas.

2. This adjacent area has been built out under the CB zone district, and this request represents an extension of that zone district, however, a land use classification amendment should also be considered to cover the adjacent area around Terrapin Station Road during the next comprehensive land use plan update for this area.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is consistent with the surrounding development.

Date of Approval:

7/14/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:
Disposition of Case: Approved
If "Other":
Amendments:
Date of Legislative Appeal:

Other Ordinance Number References:
Disposition of Case, Second Reading:
If "Other":
Amendments:
Effective Date of Ordinance: