

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-G-21-RZ

Related File Number:

Application Filed: 5/24/2021

Date of Revision:

Applicant: RUTH T. ELLIS

## PROPERTY INFORMATION

General Location: Northwest side of Lovell Road, north of Terrapin Station

Other Parcel Info.:

Tax ID Number: 118 049

Jurisdiction: County

Size of Tract: 31.8 acres

Accessibility: Access is via Lovell Road, a 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 (Office) & HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area is a mix of single family residential, office and public/quasi public and some commercial uses.

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

Street: 1033 Lovell Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & A (Agricultural) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay) & OB (Office, Medical, & Related Services)

Previous Requests:

Extension of Zone: Yes, OB/TO is across the street and adjacent to the north

History of Zoning: None noted.

## 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: Liz Albertson

Staff Recomm. (Abbr.): Approve OB/TO (Office, Medical, and Related Services / Technology Overlay) and OB (Office, Medical, and Related Services) zoning since it is compatible with the sector plan land use designation of O (Office) & HP (Hillside Protection).

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This section of Lovell Road has undergone substantial improvements as of 2014. The roadway was widened from 2 to 4 lanes and sidewalks were installed along the road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to OB (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.

2. Any development that is not duplexes or single family residential for the approximate 9 acres on the frontage with Lovell Road will have to be reviewed by the Tennessee Technology Corridor Development Authority.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The OB zone allows the same uses as the RB zone; therefore, the OB zone allows multifamily developments in addition to various office uses. Multifamily with a density of up to 12 du/ac would be permitted by right and would not have to come before the Planning Commission. Density of 12-24 du/ac would require use on review approval by the Planning Commission.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The OB zone district provides a transitional zone district between the single family residential uses to the west and north and the more intensive uses along the improved Lovell Road.

2. Access improvements for the property will have to be approved by TDOT.

3. A small amount of HP (Hillside Protection) exists on a portion of the site, but does not consist of significant topographic features and the majority of the property appears to be previously cleared and is largely unforested.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with and not in conflict with any adopted plan.

Action: Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action: Approve OB (Office, Medical, and Related Services) and OB/TO (Office, Medical, and Related Services / Technology Overlay) zoning since it is compatible with the sector plan land use designation of O (Office) & HP (Hillside Protection).

Date of Approval: 7/8/2021

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: 8/23/2021

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: