

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-G-22-RZ **Related File Number:** 7-C-22-SP  
**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:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** O & HP  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## 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:**  
**History of Zoning:**

## 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 CB (Business & Manufacturing) zoning because it is consistent with the surrounding development.

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 area has continued to see increasing growth in multi-family residential development in much of the larger remaining parcels west of the Pellissippi Parkway.
2. Lovell Road was improved in the last decade and incorporated sidewalks along this minor arterial.
3. A single family home that is adjacent to this parcel is vacant and in a state of disrepair.

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

1. The subject property is adjacent to a large CB zoned area around Lovell Road, this request represents a small extension of the existing CB zoning.
2. The CB zone district allows for a wide range of business and manufacturing uses, many of which are already in this area and have CB zoning.

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. An extension of the CB zone district to incorporate an adjacent 1.6 acres is not expected to create direct or indirect adverse effects.
2. The site is currently forested and topographic contours of the property appear to show a closed depression. Permits will be required by Knox County Codes Administration and Enforcement if grading or construction occurs on the site.

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 recommended extension of CB zoning is consistent with the recommended sector plan amendment to GC. It does not appear to be in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve CB (Business & Manufacturing) zoning 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:**