

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-D-22-SP                      Related File Number: 8-G-22-RZ  
Application Filed: 6/27/2022              Date of Revision:  
Applicant: HR DAVIS

## PROPERTY INFORMATION

**General Location:** Southeast side of Lovell Rd, south of Bob Gray Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 118 H C 005                      **Jurisdiction:** County  
**Size of Tract:** 1.88 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 (Office), HP (Hillside and Ridgetop Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area of Lovell Road is a mix of single family residential, attached residential and commercial uses.

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

**Street:** 1316 LOVELL RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential), TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes, MU-SD and RB/TO is adjacent.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office), HP (Hillside Protection)  
**Requested Plan Category:** MU-SD (Mixed Use Special District), 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 MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection) because it is a minor extension of the district and consistent with development in the area.

Staff Recomm. (Full):

Approve the sector plan amendment to MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection) because it is a minor extension of the district and consistent with development in the area.

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. This area continues to see an increase in residential development near the Pellissippi Parkway corridor and improvements have been made to this section of Lovell Road to accommodate additional traffic demands.

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

- 1. Lovell Road was improved within the last decade and a sidewalk network was also installed as part of these improvements.
- 2. These improvements improved the capacity of Lovell Road to handle additional traffic as new development is proposed in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no significant errors or omissions in the sector plan that pertain to this property, however this is a minor extension of the existing Mixed Use Special District.

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

- 1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which the Mixed Use Special District designation could enable at this location.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve the MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection) sector plan amendment because it is a minor extension of the district and consistent with development in the area.

Date of Approval:

8/11/2022

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: 9/26/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**