

Applicant: RUTH T. ELLIS

Request: REZONING

Meeting Date: 7/6/2021

Address: 1033 Lovell Rd.

Map/Parcel Number: 118 049

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

Existing Zoning: A (Agriculture) and A (Agriculture) / TO (Technology Overlay)

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

Existing Land Use: Agriculture/forestry/vacant

Proposed Land Use: None identified at this time

Appx. Size of Tract: 31.8 acres

Accessibility: Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

Surrounding Zoning and Land Uses:

North: A (Agriculture) / TO (Technology Overlay) - Rural residential, Office

South: A (Agriculture) / TO (Technology Overlay) - Single family residential

East: A (Agriculture) / TO (Technology Overlay) and OB (Office, Medical and Related Services) / TO (Technology Overlay) - Single family residential, public park

West: A (Agriculture) / PR (Planned Residential) - Single family residential, multi-family residential

Comments: The OB/TO zoning is consistent with the sector plan designation of O (Office) & HP (Hillside Protection). The OB/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes.

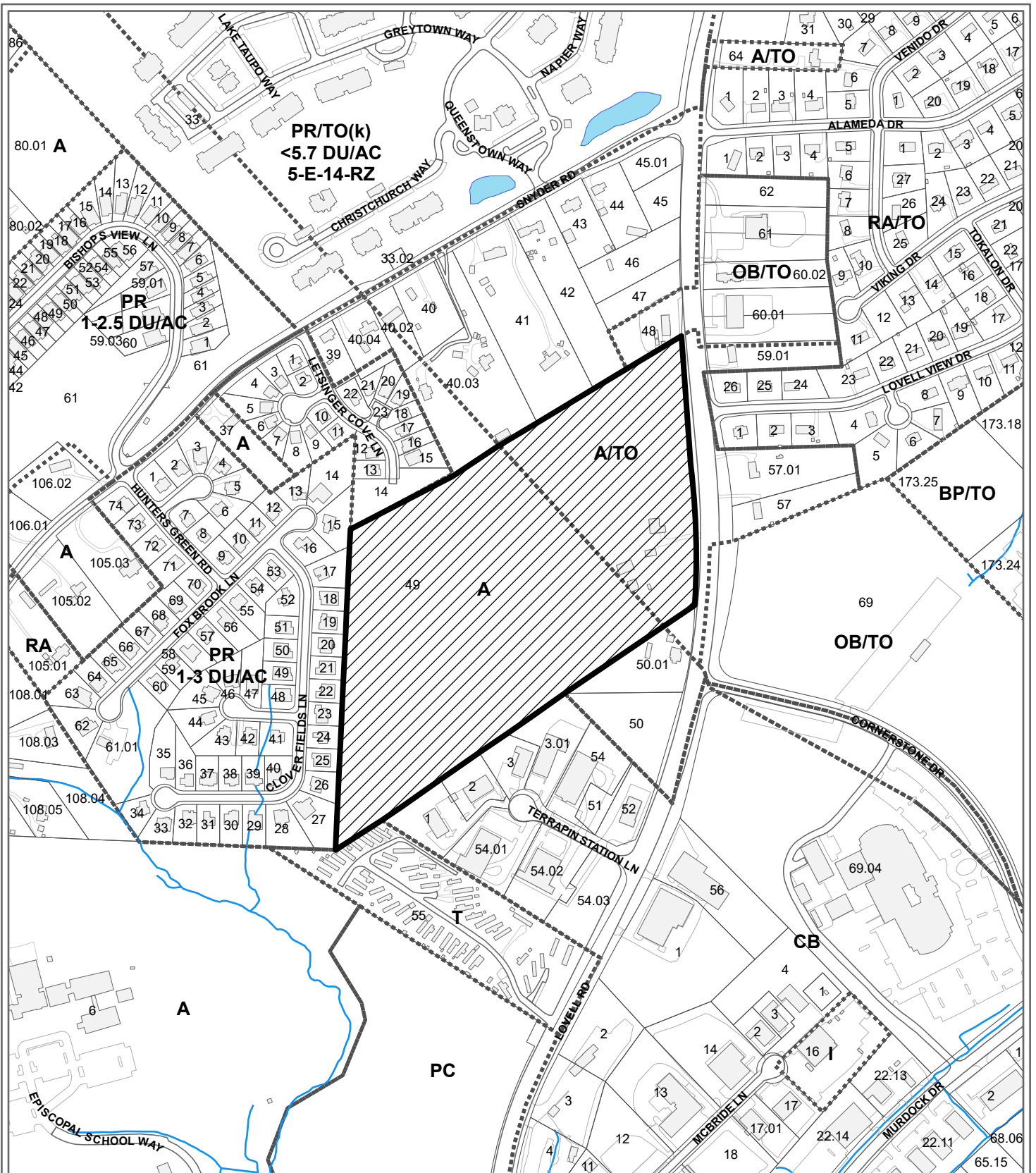
The impact to the street system will be addressed through the review of a Transportation Impact Analysis (TIA), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development. Any recommendations from a TIA, if one is required, will need to be included on the final plans for the site.

Design Guideline Conformity: N/A

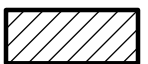
Waivers and Variances Requested:

Staff Recommendation:

Approve the Certificate of Appropriateness for a rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) for the ± 9.6 acres within the TO (Technology Overlay) zone.



**7-A-21-TOR
CERTIFICATE OF APPROPRIATENESS**



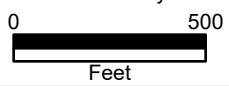
Purpose of Request: Rezoning

Petitioner: Ruth T. Ellis

Map No: 118

Jurisdiction: County

Original Print Date: 6/22/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Ruth T. Ellis
 Date Filed: 5/24/2021 Fee Paid: \$175 File Number: 7-A-21-TOR
 Map Number: 118 049 Zoning District: A/TO
 Jurisdiction: City _____ Councilmanic District County 6 Commission District
Northwest County sector

PROPERTY INFORMATION

ADDRESS: 1033 Lovell Road, Knoxville, TN 37932
STREET NUMBER AND NAME

GENERAL LOCATION: Lovell Road - half way between I-40 and Mississippi Parkway - across from U.S. Cellular

PARCEL NUMBER(S): 118 049

SIZE OF TRACT: 31.8 per survey ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
- From: A/TO *(TO over portion only)*
- To: OB/TO
- SIGNAGE
- ZONING VARIANCE – (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER:

Sector Plan = office / Hillside & Ridgetop Protection

APPLICATION CORRESPONDENCE – All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Ruth T. Ellis Phone: 865-567-1716 Fax: 865-546-0101
 Mailing Address: 4192 Towanda Trail, Knoxville, TN 37919
 Email: ruth@ellislawtn.com

APPLICATION AUTHORIZATION – I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Ruth T. Ellis
 PLEASE PRINT
 Name: Ruth T. Ellis Phone: 865-567-1716 Fax: 865-546-0101
 Mailing Address: 4192 Towanda Trail, Knoxville, TN 37919
 Email: ruth@ellislawtn.com

APPLICATION ACCEPTANCE – Staff Member who accepted this application:

[Signature]

