

Applicant: H.R. DAVIS HR DAVIS

Request: REZONING

Meeting Date: 8/8/2022

Address: 1316 Lovell Rd.

Map/Parcel Number: 118 H C 005

Location: East side of Lovell Rd

Existing Zoning: A (Agricultural), TO (Technology Overlay)

Proposed Zoning: RB (General Residential), TO (Technology Overlay)

Existing Land Use: Agriculture/forestry/vacant land

Proposed Land Use: N/A

Appx. Size of Tract: 1.88 acres

Accessibility: Access is via Lovell Road, a minor arterial street with an 80-ft pavement width within an 100-ft right of way.

Surrounding Zoning and Land Uses: North: A (Agricultural) / TO (Technology Overlay - Residential)

South: PC (Planned Commercial) / TO (Technology Overlay) - Residential

East: RB (General Residential) / TO (Technology Overlay) - Vacant land

West: PC (Planned Commercial) / TO (Technology Overlay - Office and Vacant Land)

Comments:

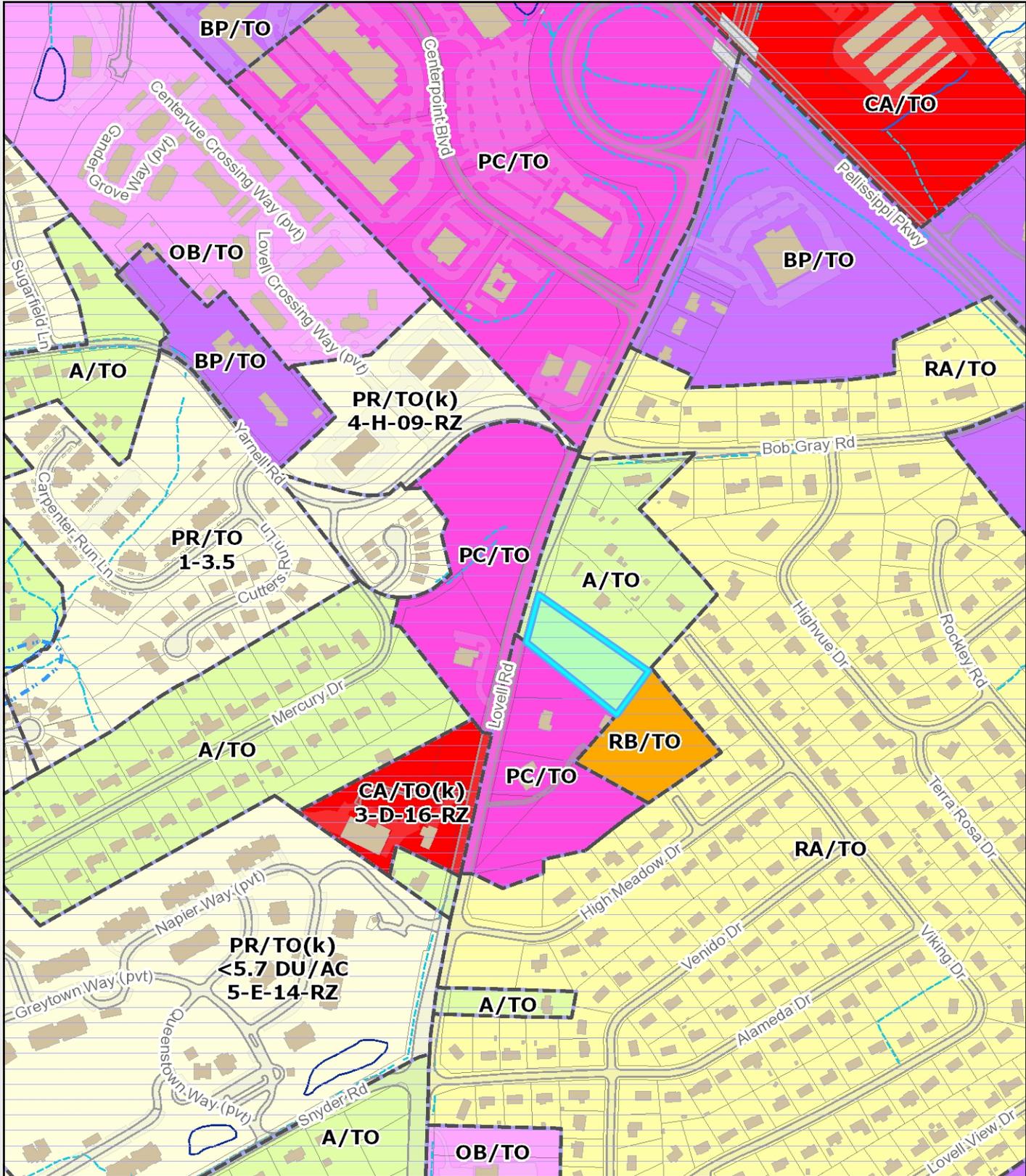
- 1) This is a request to rezone the subject property from the A (Agricultural) zoning to RB (General Residential) zoning. The TO (Technology Overlay) would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on August 11, 2022 (Case 8-G-22-RZ / 8-D-22-SP).
- 3) Rezoning are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The RB zone is consistent with recommended amendment to extend the Northwest County Sector Plan's Mixed Use Special District NWCO-4 (Saddlebrook) land use designation.
- 4) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 5) The property meets the intent of the RB zoning designation as described in the County's Zoning Ordinance, which states that the RB zone "provides for residential areas with medium population densities." The subject property is located in an area with a mix of attached and detached residential neighborhoods, as well as commercial and office uses.
- 6) RB zoning aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the 1950s.

Design Guideline Conformity: N/A

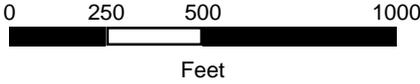
Waivers and Variances N/A
Requested:

Staff Recommendation:

Staff recommends approval of the Certificate of Appropriateness for a rezoning to RB (General Residential) / TO (Technology Overlay) zoning.



HR Davis_RZ_SP



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|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

HR Davis

PUBLISHED APPLICANT NAME - no individuals on behalf of -

6-27-22

8/11/2022

8-A-22-TOR

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Richard LeMay

LeMay & Associates

NAME

COMPANY

10816 Kingston Pike

Knoxville

TN

37934

ADDRESS

CITY

STATE

ZIP

865-671-0183

rlemay@lemayassociates.com/rlemay2@lemayassociates.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Bryan Edwards & Mary Compton

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1316 Lovell Rd

PROPERTY ADDRESS

118HC005

N

1.88 acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

East side of Lovell Rd

3rd

GENERAL LOCATION

DISTRICT

A/TO

MU-SD, NWCO-4 and HP

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Vacant land

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

REZONING

- SIGNAGE
- ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- SIGNAGE PLAN
- OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: A/TO

TO: RB/TO

SECTOR PLAN AMENDMENT FROM: O&HP

TO: MU-SD NWCO4 & HP

SIGNAGE

- YARD SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- BUILDING SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- OTHER SIGN
AREA: _____
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE 804	CODE	TOTAL
	FEE \$175.00	FEE	

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

RE Lemay
APPLICATION AUTHORIZED BY

Surveyor
AFFILIATION

6-27-2022
DATE

865-671-0183
PHONE NUMBER

rlamay@lemayassociates.com
EMAIL

Michelle Portier
STAFF SIGNATURE

Michelle Portier
PRINT NAME

6/27/22 CT
DATE PAID

LeMay and Associates

10816 Kingston Pike, 2nd Floor
Knoxville, TN 37934

Phone: 865-671-0183 — Fax: 865-671-0213

Knoxville-Knox County Planning
400 Main St, Suite 403
Knoxville, TN 37902

I authorize H.R. Davis to act on my behalf for submission of rezoning request
for Parcel :118HC005 Address: 1316 LOVELL RD

Bryan Edwards &
Mary Compton

William B. Edwards, Executor of the Estate
Signature

dotloop verified 06/15/22 7:46 AM EDT VPVZ-EIIR-FAE6-ABA3
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Bethany Raby
Signature

dotloop verified 06/14/22 7:25 PM EDT C4W6-36HF-WJ03-GFD3

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