

Applicant: LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE LLC

Request: REZONING

Meeting Date: 6/10/2024

Address: 1033 & 1013 Lovell Rd

Map/Parcel Number: 118 049 & 05001

Location: West side of Lovell Rd, north of Cornerstone Dr

Existing Zoning: OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay)

Proposed Zoning: CA (General Business), TO (Technology Overlay)

Existing Land Use: Agricultural/forestry/vacant, single family residential

Proposed Land Use: N/A

Appx. Size of Tract: 12 acres

Accessibility: Access is via Lovell Rd, a minor arterial street with 67 ft of pavement width within 67 ft of right-of-way range of 113-158 ft.

Surrounding Zoning and Land Uses: North: OB (Office, Medical, and Related Services), TO (Technology Overlay) - Agriculture/forestry/vacant land

South: CB (Business and Manufacturing) - Agriculture/forestry/vacant land

East: A (Agricultural), OB (Office, Medical, and Related Services), RA (Low Density Residential), TO (Technology Overlay) - Single family residential, multifamily residential (under construction)

West: OB (Office, Medical, and Related Services) - Multifamily residential (under construction)

Comments: The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its June 13, 2024 meeting (Case 6-U-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. Knox County Comprehensive Plan:

a. The Knox County Comprehensive Plan's Implementation Policy 5 calls for creating neighborhoods with a variety of housing types and amenities in close proximity. This location is appropriate for CA zoning and retail services as the property abuts multifamily residential to the west and multifamily and single family residential developments on the other side of Lovell Rd.

2. Future Land Use Map:

a. CA is partially related to the Knox County Comprehensive Plan's place type CMU (Corridor Mixed-use) land use designation, which prescribes retail uses to be along major corridors.

3. Zoning Ordinance:

- a. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. The CA zone is consistent with the existing office and technology park zoning in the area.
- b. 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

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

- 1. There have been a number of commercial rezonings to CA, PC (Planned Commercial) and CB (Business and Manufacturing) in the area since 1993.
- 2. Lovell Rd was widened from 3 lanes to 5 lanes with sidewalks and bike lanes in 2010 to accommodate more intensive development. This improvement supports additional commercial activity at this location, situated as it is between Pellissippi Parkway to the northeast and I-40 to the southwest.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

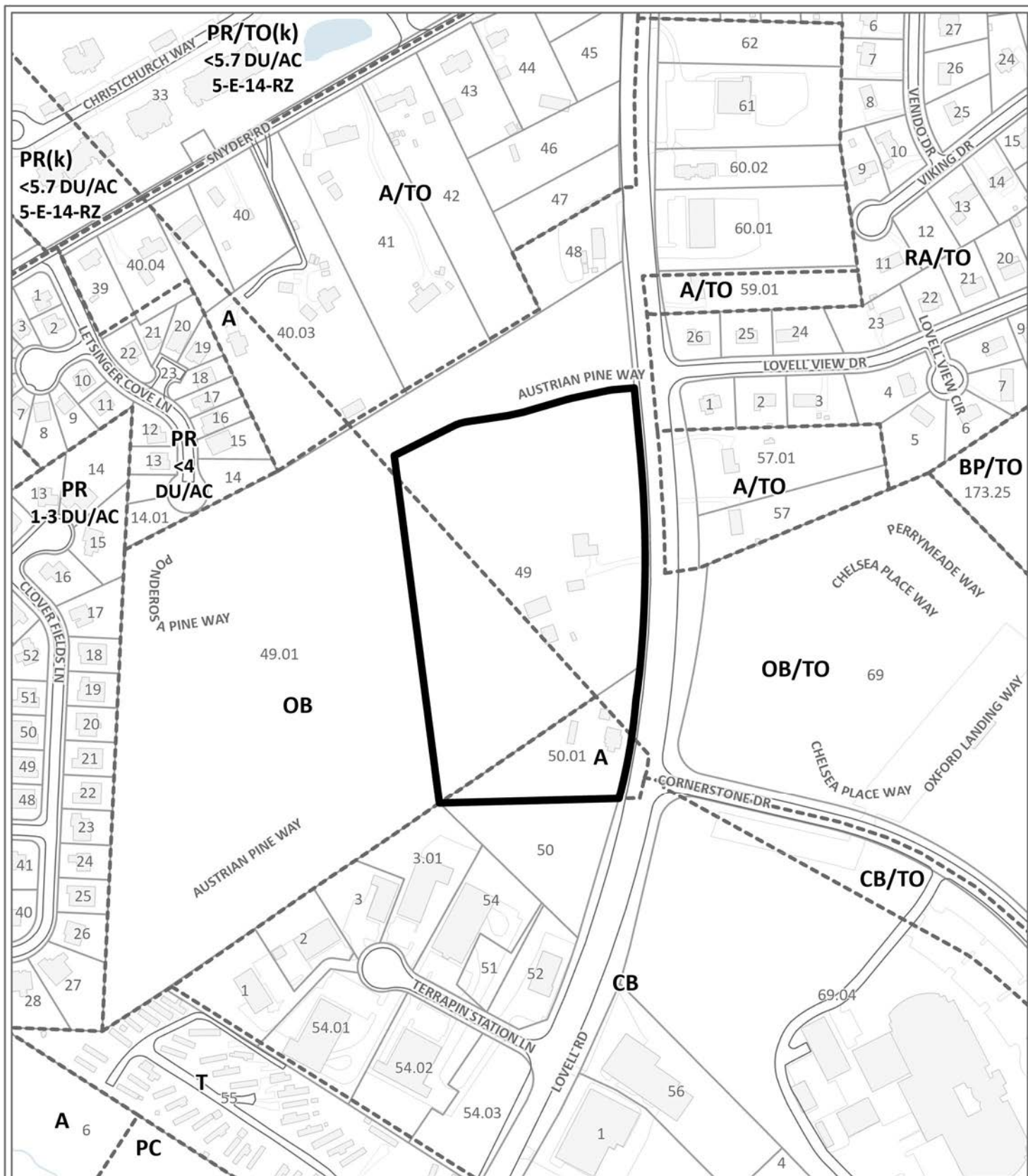
- 1. Lovell Rd is a minor arterial street and has had multi-modal options since 2010.
- 2. A portion of the property is in the TO zone. All developments other than single family residences and duplexes require TTCDA approval of site plans. A grading plan has been submitted for this property (6-A-24-TOG) and is scheduled to be heard on the July meeting agenda. Development plans will also require TTCDA approval.
- 3. Additionally, a portion of this property is in the Hillside Protection Area (HP) and is subject to slope conservation as described in Section 1.12 of the TTCDA Guidelines pertaining to property in HP areas.

**Design Guideline
Conformity:** N/A

**Waivers and Variances
Requested:** N/A

Staff Recommendation:

Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.



CERTIFICATE OF APPROPRIATENESS

6-A-24-TOR

Petitioner: Lovell Place LLC & Lovell Place at Cornerstone LLC



Purpose of Request: Rezoning

Original Print Date: 5/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
Jurisdiction: County





TTCDA Review Request

<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	

Lovell Place LLC and Lovell Place at Cornerstone Drive, LLC

PUBLISHED APPLICANT NAME - <i>no individuals on behalf of -</i>		
April 29, 2024	June 10, 2024	6-A-24-TOR 6-B-24-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

Benjamin C. Mullins	Frantz, McConnell & Seymour, LLP		
NAME	COMPANY		
550 West Main Street, Suite 500	Knoxville	TN	37902
ADDRESS	CITY	STATE	ZIP
865-546-9321	bmullins@fmsllp.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

	4192 Towanda Trail - 865-567-171	ruth@ellislawtn.com
OWNER NAME - <i>if different -</i>	OWNER ADDRESS	OWNER PHONE/EMAIL
1033 and 1013 Lovell Road		
PROPERTY ADDRESS		
118 049 and 118 05001	N	~12 acres
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
NW Side of Lovell Rd; N or Terrapion Station	6th
GENERAL LOCATION	DISTRICT
OB/TO and A/TO	<input checked="" type="radio"/> CMU (Corridor Mixed Use)
ZONING	SECTOR PLAN COMPREHENSIVE PLAN LAND USE CLASSIFICATION
NW County n/a	AgForVac and SFR
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: OB/TO and A/TO

TO: CA/TO

SECTOR PLAN AMENDMENT FROM: 0

TO: GC

SIGNAGE

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

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1105	\$175.00	\$175.00

AUTHORIZATION

By signing below

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

Attorney for Owner

4-29-24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-546-9321

bmullins@fmsllp.com

PHONE NUMBER

EMAIL

Shelley Gray

04/29/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID