

REZONING REPORT

▶ **FILE #:** 7-G-21-RZ

AGENDA ITEM #: 18

AGENDA DATE: 7/8/2021

▶ **APPLICANT:** RUTH T. ELLIS

OWNER(S): Ruth T. Ellis

TAX ID NUMBER: 118 049

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1033 Lovell Rd.

▶ **LOCATION:** Northwest side of Lovell Road, north of Terrapin Station

▶ **APPX. SIZE OF TRACT:** 31.8 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a minor arterial with a pavement width of 82-ft within a right of way width of 100-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural) & A (Agricultural) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services) / TO (Technology Overlay) & OB (Office, Medical, & Related Services)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶
EXTENSION OF ZONE: Yes, OB/TO is across the street and adjacent to the north

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Office, rural residential - A (Agriculture) / TO (Technology Overlay), PR (Planned Residential)

South: Office, single family residential, multi-family - A (Agriculture), CB (Business and Manufacturing), T (Transistion)

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

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The area is a mix of single family residential, office and public/quasi public and some commercial uses.

STAFF RECOMMENDATION:

▶ **Approve OB/TO (Office, Medical, and Related Services / Technology Overlay) and OB (Office, Medical, and Related Services) zoning since it is compatible with the sector plan land use designation of O (Office) & HP (Hillside Protection).**

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 section of Lovell Road has undergone substantial improvements as of 2014. The roadway was widened from 2 to 4 lanes and sidewalks were installed along the road.

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

1. The proposed amendment to OB (Office, Medical, and Related Services District) zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.
2. Any development that is not duplexes or single family residential for the approximate 9 acres on the frontage with Lovell Road will have to be reviewed by the Tennessee Technology Corridor Development Authority.
3. Rezonings 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. The OB zone allows the same uses as the RB zone; therefore, the OB zone allows multifamily developments in addition to various office uses. Multifamily with a density of up to 12 du/ac would be permitted by right and would not have to come before the Planning Commission. Density of 12-24 du/ac would require use on review approval by the Planning Commission.

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. The OB zone district provides a transitional zone district between the single family residential uses to the west and north and the more intensive uses along the improved Lovell Road.
2. Access improvements for the property will have to be approved by TDOT.
3. A small amount of HP (Hillside Protection) exists on a portion of the site, but does not consist of significant topographic features and the majority of the property appears to be previously cleared and is largely unforested.

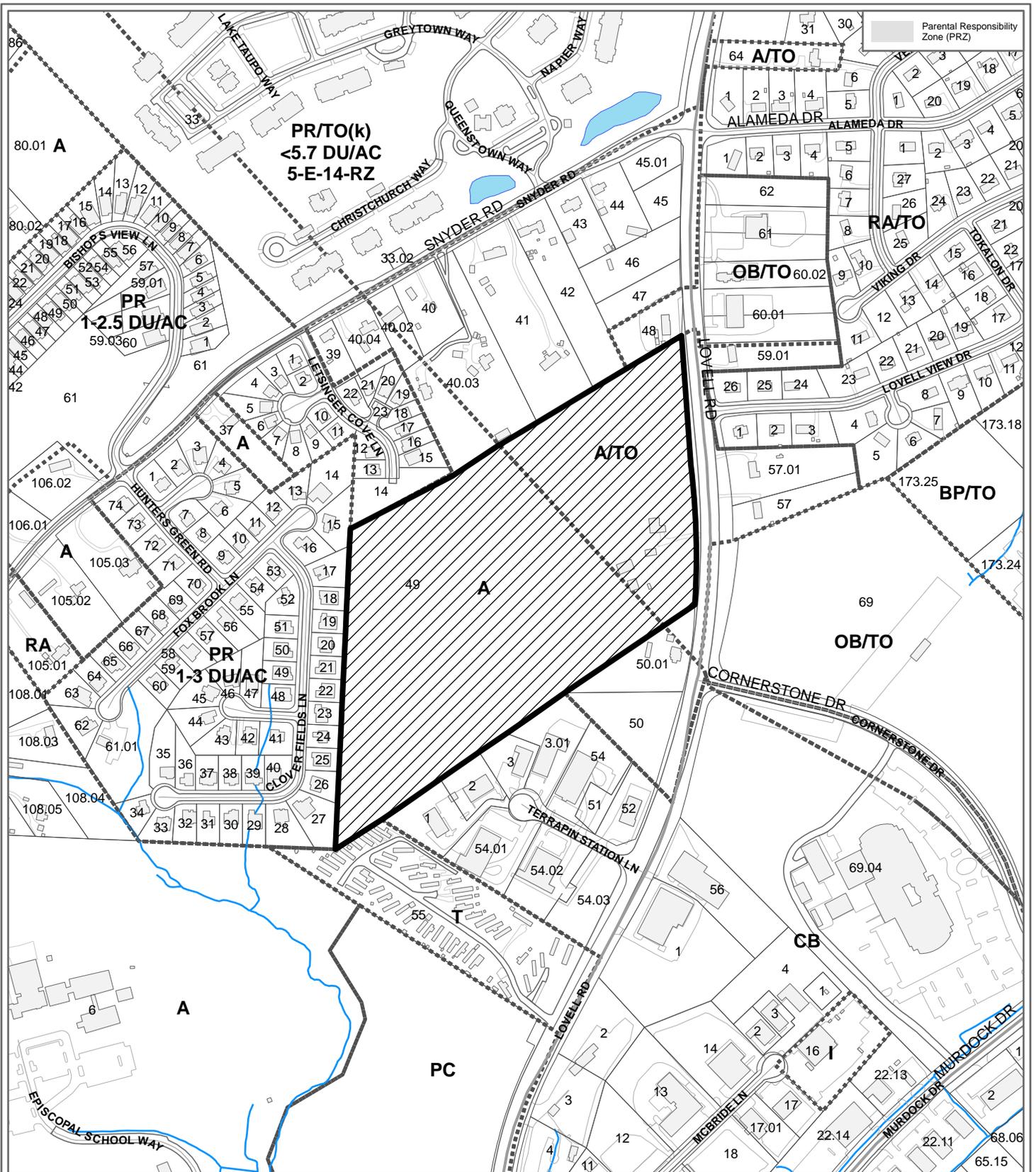
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with and not in conflict with any adopted plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/23/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-G-21-RZ
REZONING**

From: A (Agricultural) & A (Agricultural) / TO (Technology Overlay)

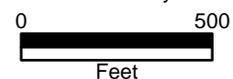
To: OB (Office, Medical, and Related Services) / TO (Technology Overlay) & OB (Office, Medical, & Related Services)



Petitioner: Ellis, Ruth T.

Map No: 118

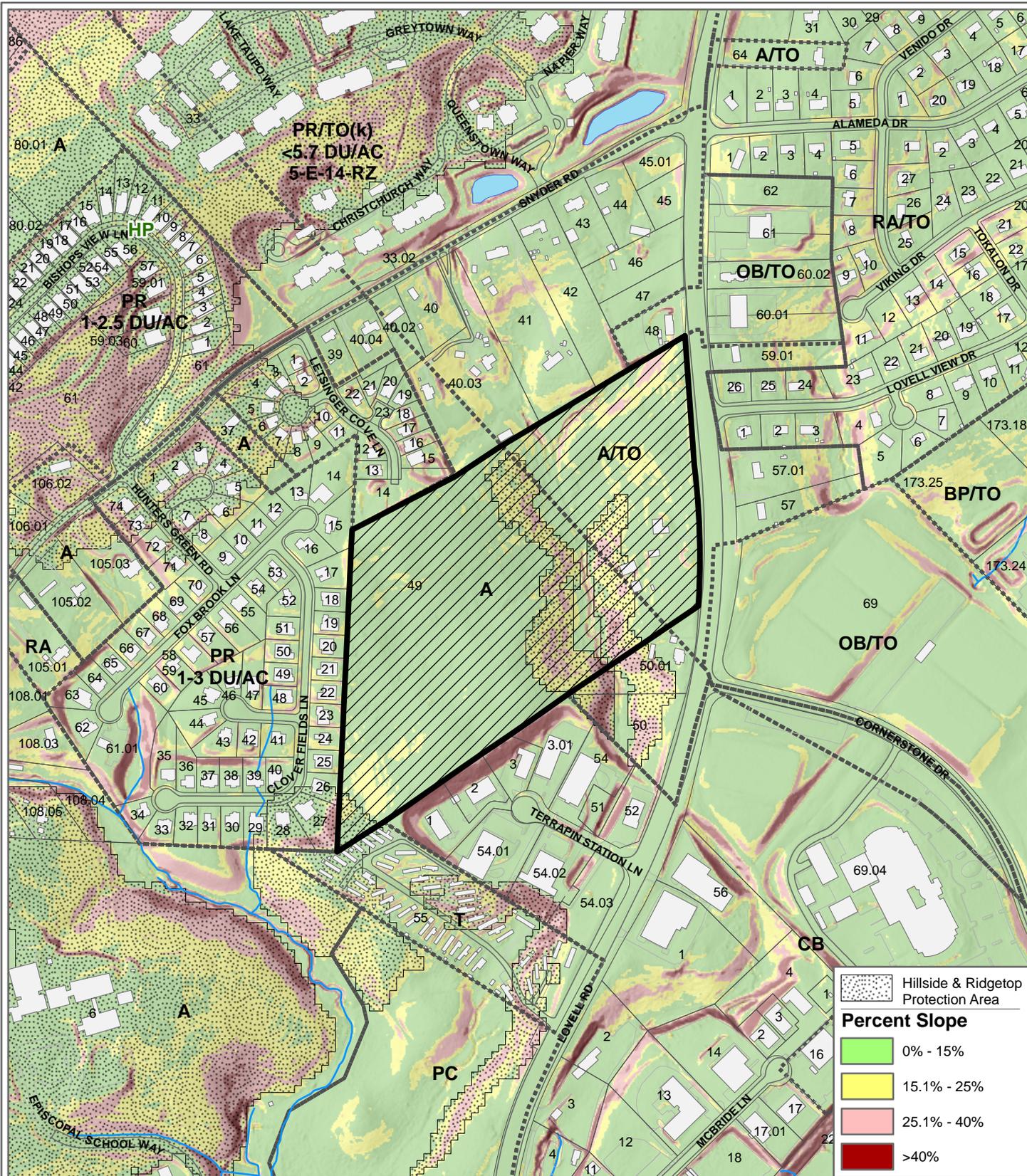
Jurisdiction: County



Original Print Date: 6/8/2021

Revised:

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



**7-G-21-RZ
SLOPE ANALYSIS**

From: A (Agricultural) & A (Agricultural) / TO (Technology Overlay)

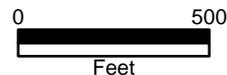
To: OB (Office, Medical, and Related Services) / TO (Technology Overlay) & OB (Office, Medical, & Related Services)



Original Print Date: 6/14/2021 Revised:
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			Acres
Non-Hillside Portions			26.79
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	1661	0.95
2	15%-25%	5059	2.90
3	25%-40%	1967	1.13
4	>40%	130	0.07
			5.06
Ridgetop Area			0
Site Total			31.85

Exhibit A. 7-G-21-RZ Contextual Images

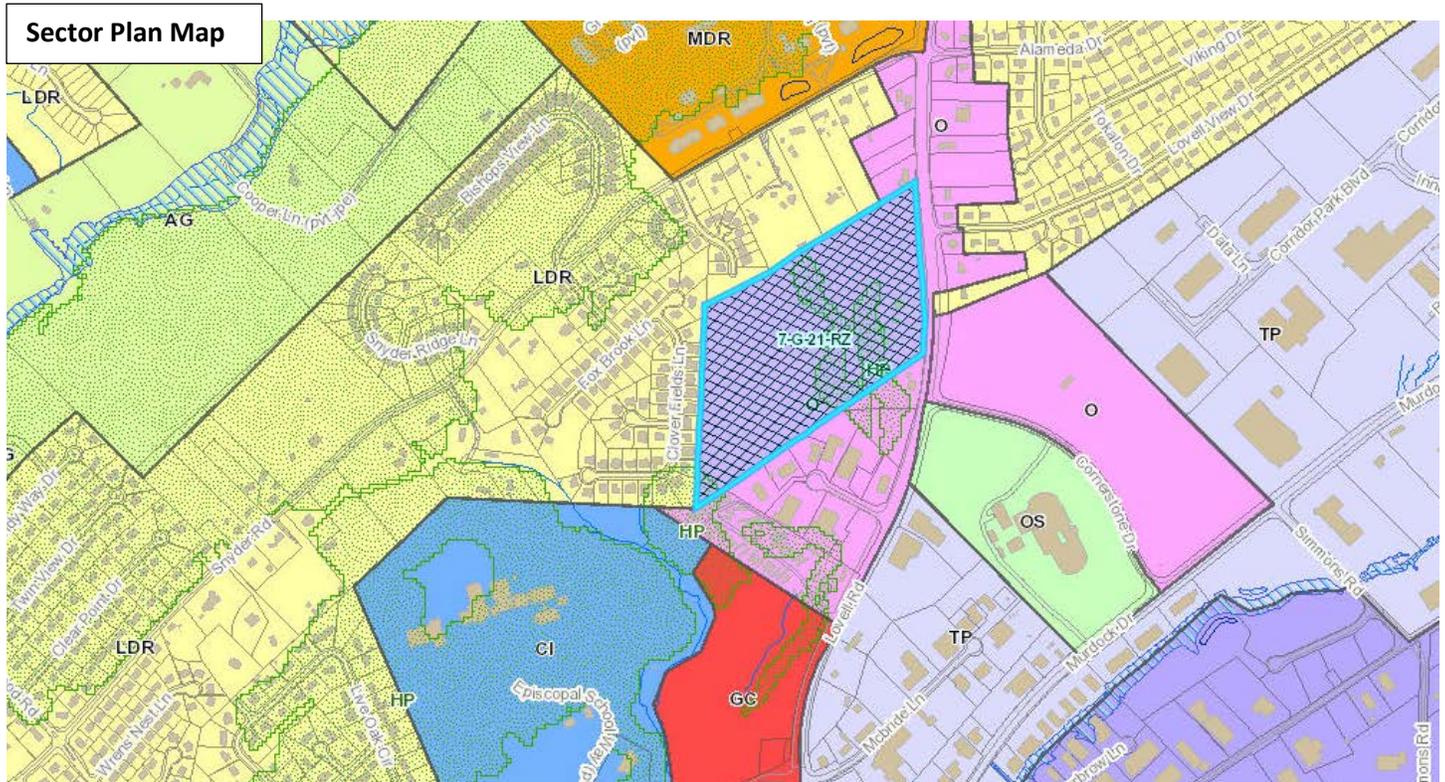
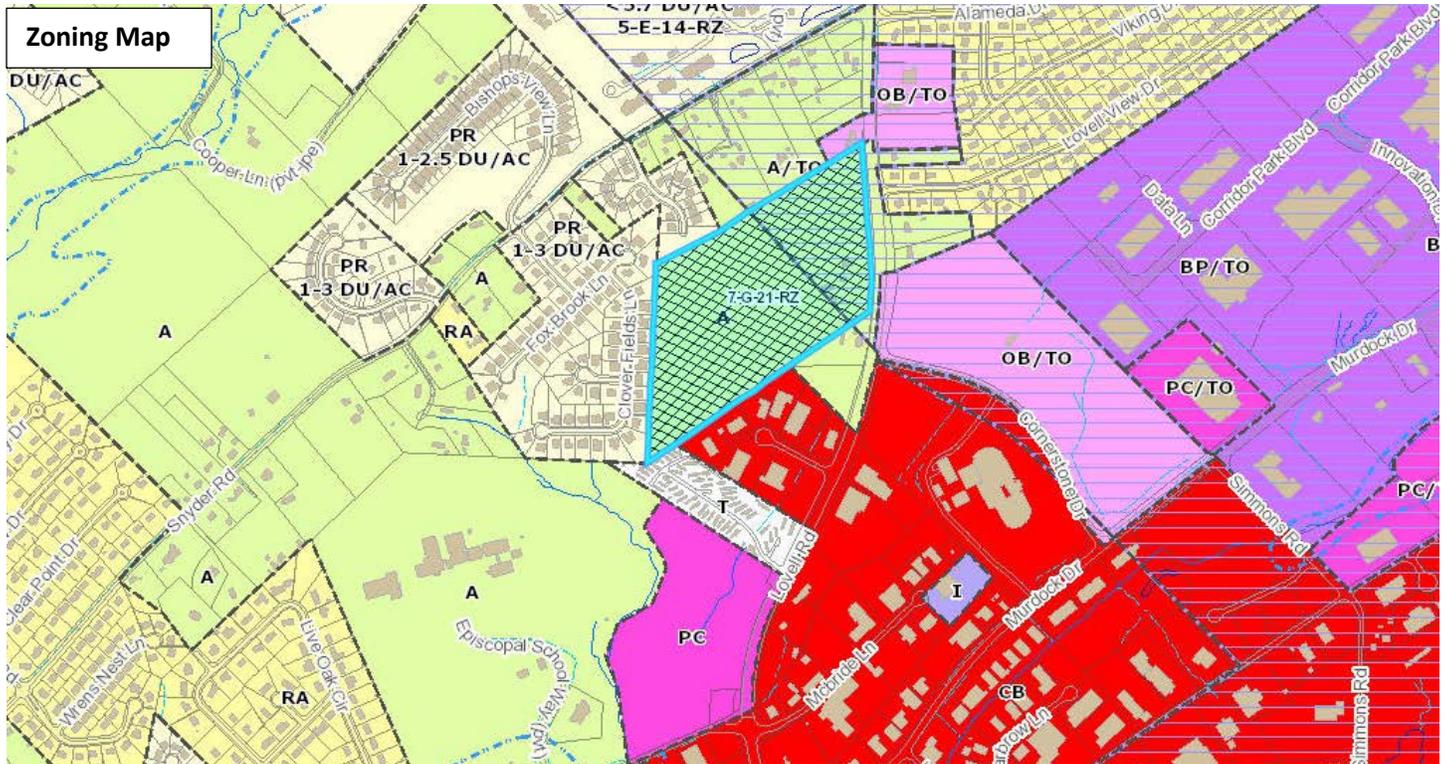
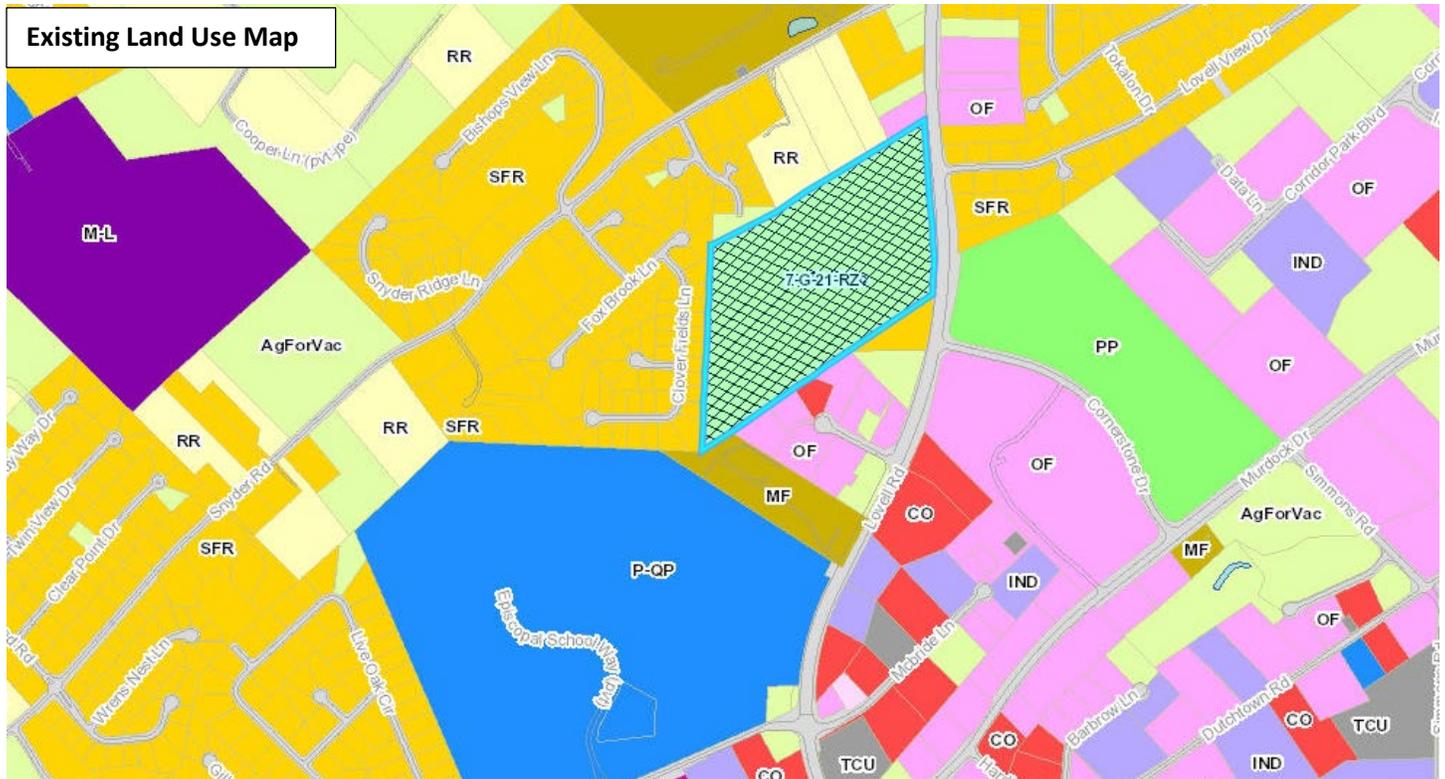


Exhibit A. 7-G-21-RZ Contextual Images





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Ruth T. Ellis

Applicant Name

Affiliation

May 34, 2021
Date Filed

July 8, 2021

Meeting Date (if applicable)

File Number(s)

7-G-21-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Ruth T. Ellis

Name

Company

4192 Towanda Trail

Knoxville

TN

37919

Address

City

State

ZIP

865-567-1716

ruth@ellislawtn.com

Phone

Email

CURRENT PROPERTY INFO

Ruth T. Ellis

4192 Towanda Trail, Knoxville, TN 37919

865-567-1716

Owner Name (if different)

Owner Address

Owner Phone

1033 Lovell Road, Knoxville, TN 37932

118 049

Property Address

Parcel ID

First Utility District

First Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW side of Lovell Rd ; N of Terrapin Spring

31.80

General Location

Tract Size

City County

6th

District

A & A/TO

Zoning District

Agricultural/forestry/vacant

Existing Land Use

Northwest County

Planning Sector

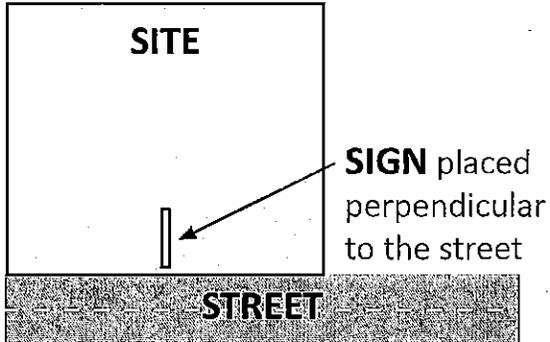
O/HP

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

June 23, 2021 and July 9, 2021
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ruth Ellis

Date: 5/24/2021

File Number: 7-G-21-RZ

- Sign posted by Staff
 Sign posted by Applicant

