



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 8-A-21-RZ **AGENDA ITEM #:** 8
8-A-21-SP **AGENDA DATE:** 9/9/2021

POSTPONEMENT(S): 8/12/2021

▶ **APPLICANT:** BENJAMIN C. MULLINS O/B/O DAVID EUBANKS

OWNER(S): David and Patricia Eubanks

TAX ID NUMBER: 118 H C 001, 002, 00301, 004, 118 066 & 118 I F 00201 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1308 , 1304, 1232, 0 & 0 Lovell Road and 0 High Meadow Drive

▶ **LOCATION:** North of High Meadow Drive, east of Lovell Road, south of Bob Gray Road.

▶ **TRACT INFORMATION:** 7.77 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-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 and Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection) / A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) & HP (Hillside Protection) / PC (Planned Commercial) / TO (Technology Overlay)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** MU-SD NWCO-4 and PC/TO is adjacent to the northeast across the street.

HISTORY OF ZONING REQUESTS: 11-F-04-RZ: A/TO and RA/TO to OB/TO

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Agriculture/forestry/vacant / O (Office) & HP (Hillside Protection) / A (Agriculture) & TO (Technology Overlay)

South: Single family residential / O (Office) / OB (Office, Medical and Related Services) & TO (Technology Overlay)

- East: Agriculture/forestry/vacant / LDR (Low Density Residential) & HP (Hillside Protection) / RB (General Residential)) & TO (Technology Overlay)
- West: Commercial, single family residential / MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook)) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection) / CA (General Business)) & TO (Technology Overlay) (k)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

STAFF RECOMMENDATION:

- ▶ **Approve plan amendment to MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook) because the improvements of Lovell Road, including sidewalks, increase pedestrian connectivity in this area.**
- ▶ **Approve PC (Planned Commercial) / TO (Technology Overlay) zoning because it would allow commercial development with site plan review at this location.**

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. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
2. The Hardin Valley Mobility Plan adopted in 2019 prioritized improvement projects in the area west of Pellissippi Parkway.

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

1. The Lovell Road improvements, including sidewalks, while anticipated, have increased pedestrian connectivity between the residential neighborhoods and the non-residential uses along Lovell Road.
2. There has been a recently completed expansion of wastewater capacity in this area by the West Knox Utility District and a new middle school built for the Hardin Valley community by Knox County Schools. A study for forthcoming electrical line improvements by the West Knox Utility District and TVA is also underway.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MU-SD NWCO-4 should have been considered for the south side of Lovell Road as well, particularly since sidewalk improvements were in place when the last sector plan update occurred.

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

1. The MU-SD NWCO-4 recommends a range of land use classifications, including commercial, office, and residential uses, providing a variety of options for development along Lovell Road.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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. PC (Planned Commercial) allows for commercial uses at this location via the use on review process so that impacts to adjacent residential properties may be mitigated through site plan review.

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

1. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses.

2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.

3. The TO, Technology Overlay Zone, is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

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 required development plan review in the PC zone district will alleviate potential impacts created by commercial land uses, unlike the existing OB zoning which permits many uses without use on review approval by the Planning Commission.

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:

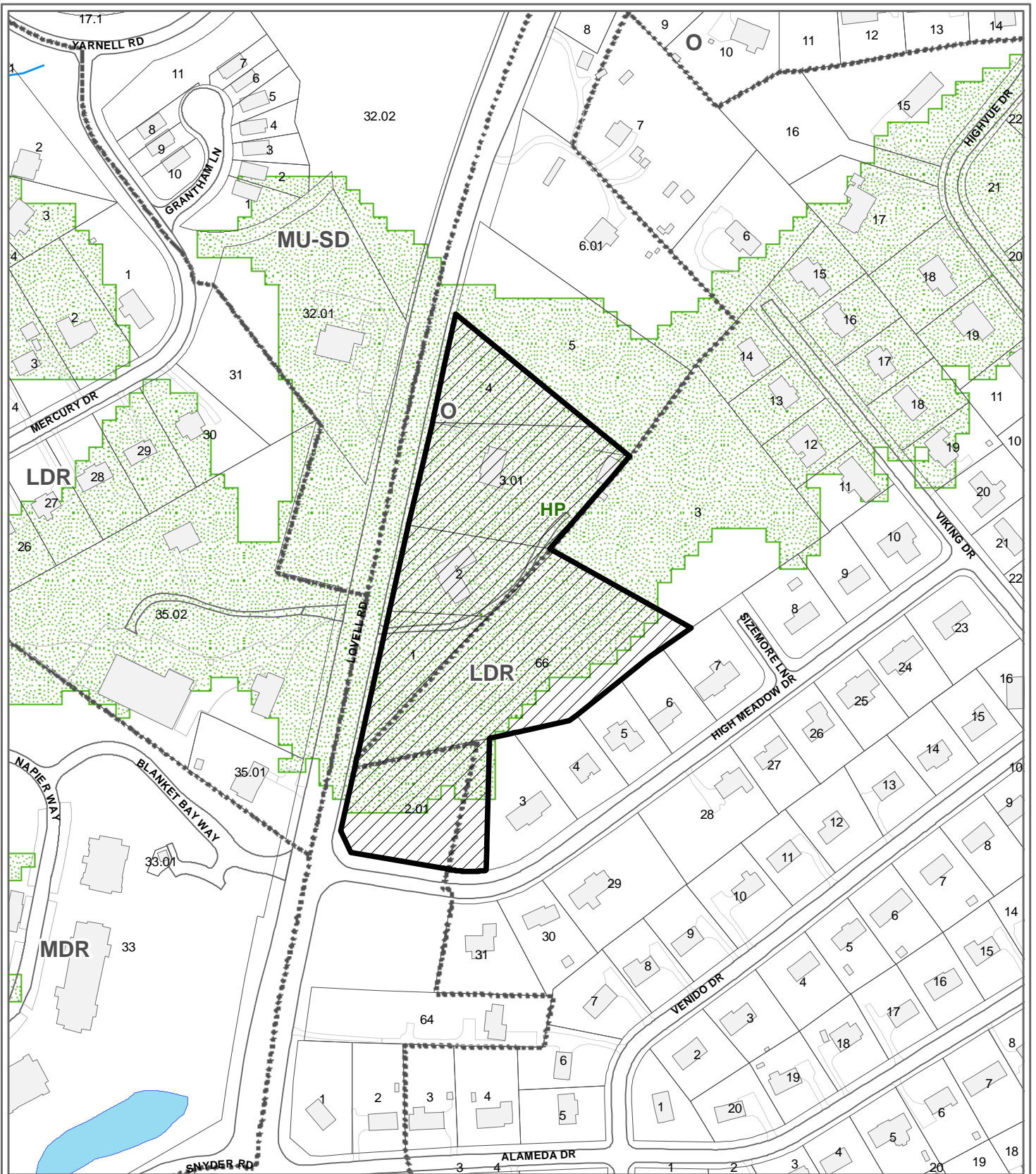
1. The proposed amendment is consistent with the amended sector plan to expand the MU-SD NWCO-4, Saddlebrook Mixed Use Special District, which allows consideration of the MU-CC (Mixed Use - Community Commercial) land use classification which recommends PC (Planned Commercial) zoning.

2. The proposed amendment is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/25/2021. 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.



**8-A-21-SP / 8-A-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: O (Office) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection)
 To: MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) & HP (Hillside Protection)

Petitioner: Mullins O/B/O David Eubanks, Benjamin C.

Map No: 118

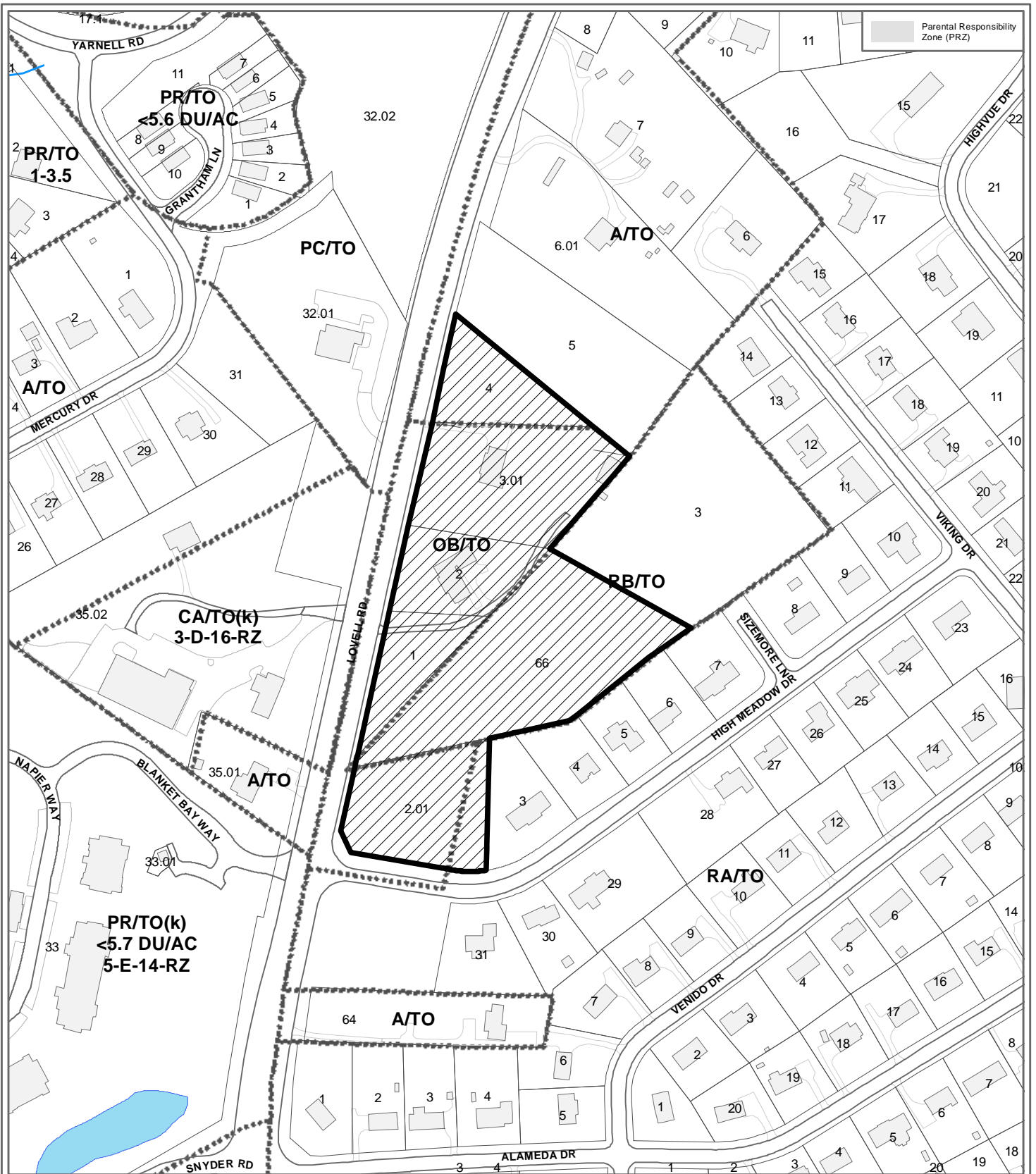
Jurisdiction: County



Original Print Date: 8/18/2021

Revised:

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



**8-A-21-RZ
REZONING**

From: A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay), RA (Low Density Residential) / TO (Technology Overlay)

To: PC (Planned Commercial) / TO (Technology Overlay)



Original Print Date: 8/18/2021

Revised:

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

Petitioner: Mullins O/B/O David Eubanks, Benjamin C.

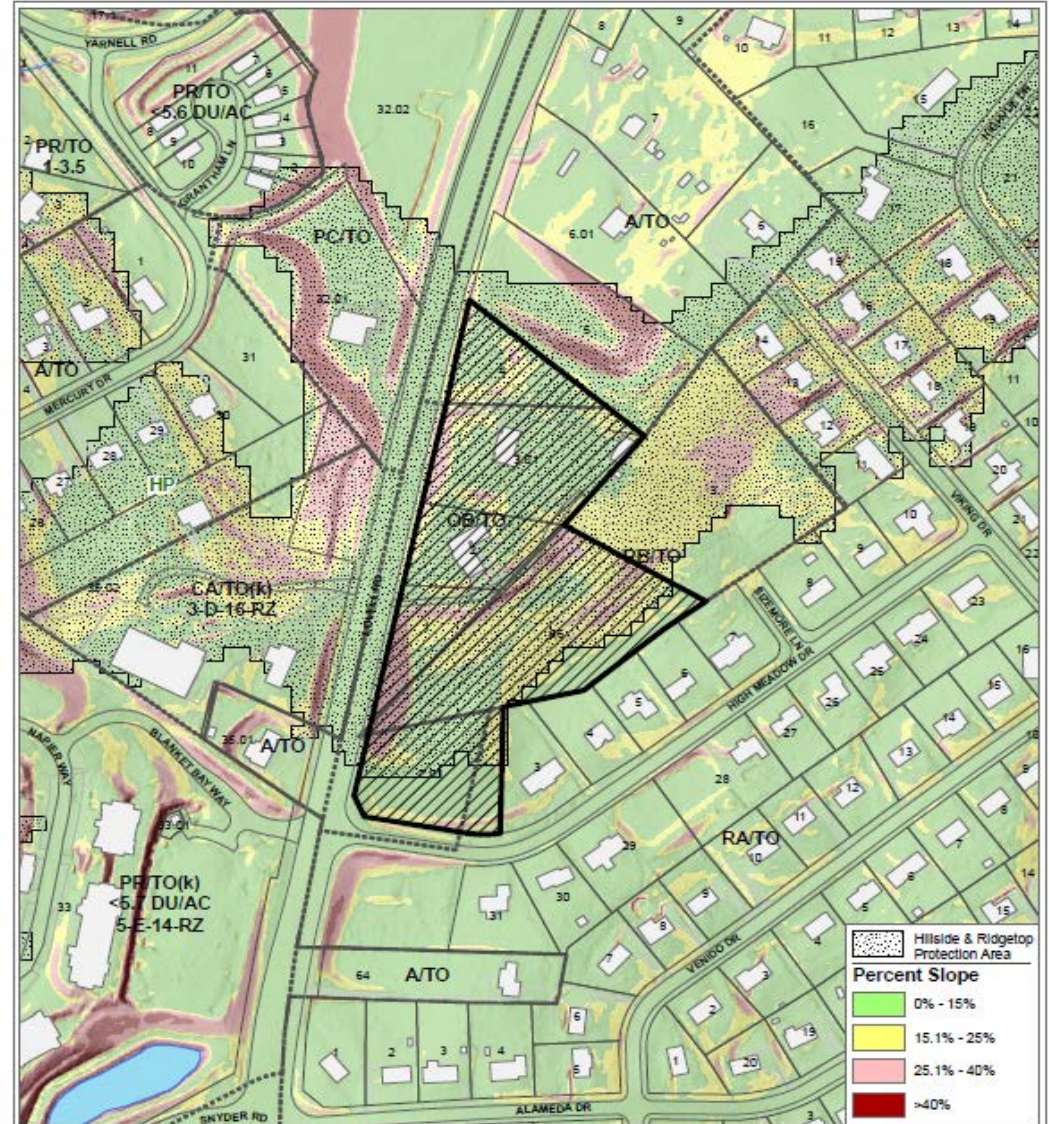
Map No: 118

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	1.1	100%	1.1
0-15% Slope	3.15	100%	3.2
15-25% Slope	2.09	50%	1.0
25-40% Slope	0.87	20%	0.2
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	6.14	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	4.4
Total Acreage	7.24		5.5

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.1	5.00	5.5
0-15% Slope	3.15	3.00	9.5
15-25% Slope	2.09	2.00	4.2
25-40% Slope	0.87	0.50	0.4
Greater than 40% Slope	0.02	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	6.14		20.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	7.24	3.58	25.9
Proposed Density (Applicant)			



**8-A-21-RZ / 8-A-21-SP
SLOPE ANALYSIS**

From: A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay), RA (Low Density Residential) / TO (Technology Overlay)
 To: CA (General Business) / TO (Technology Overlay)

Original Print Date: 7/7/2021 Revised: _____
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mullins O/B/O David Eubanks, Benjamin C.

Map No: 118
 Jurisdiction: County

0 250
 Feet

N

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Ben Mullins on behalf of David Eubanks, has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Office to Saddlebrook Mixed Use Special District for property located at 1308, 1304, 1232, 0 Lovell Road and for a portion of property located at 0 High Meadow Drive, and from Low Density Residential to Saddlebrook Mixed Use Special District for property located at 0 Lovell Road and for a portion of property located at 0 High Meadow Drive leaving all special purpose and overlay districts unchanged, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on September 9, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #8-A-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 8-A-21-RZ / 8-A-21-SP Contextual Images

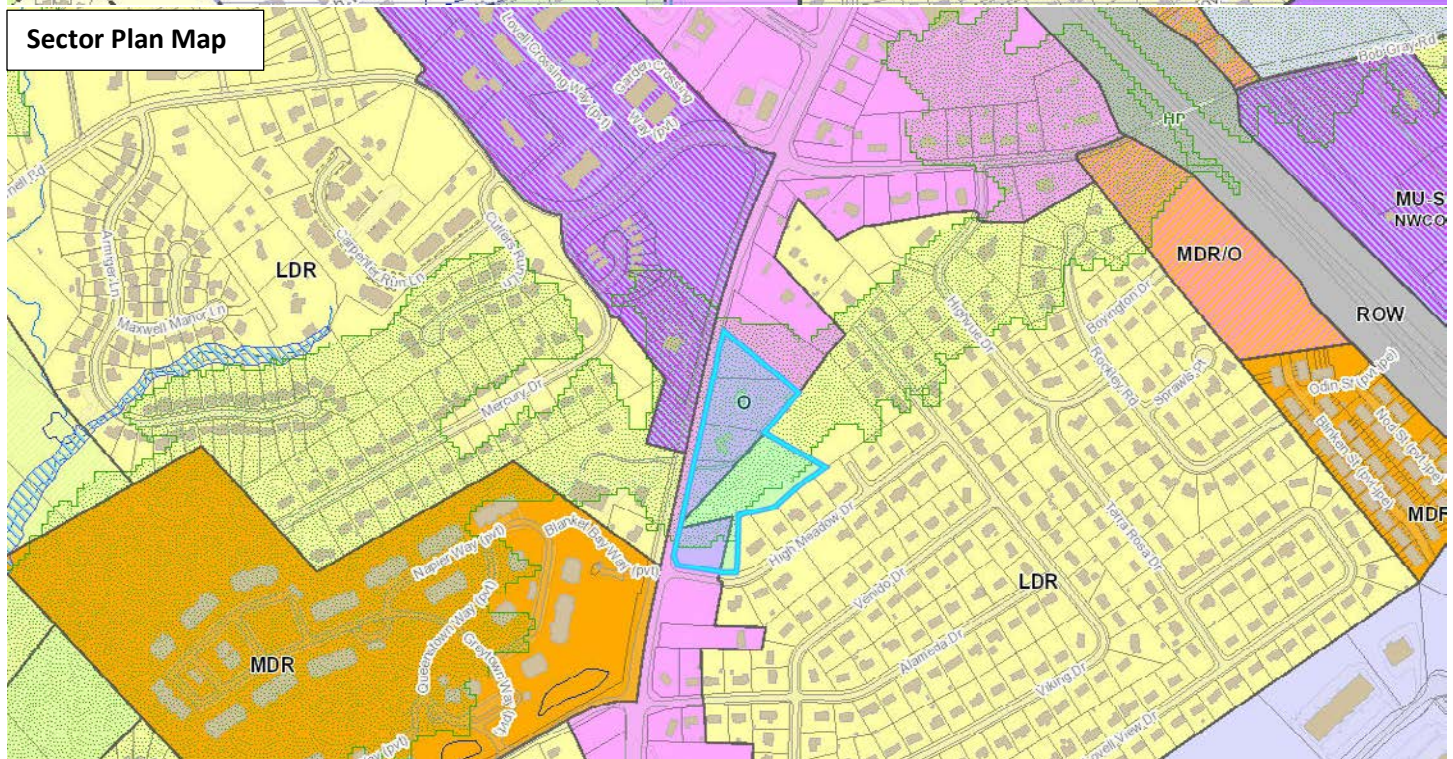
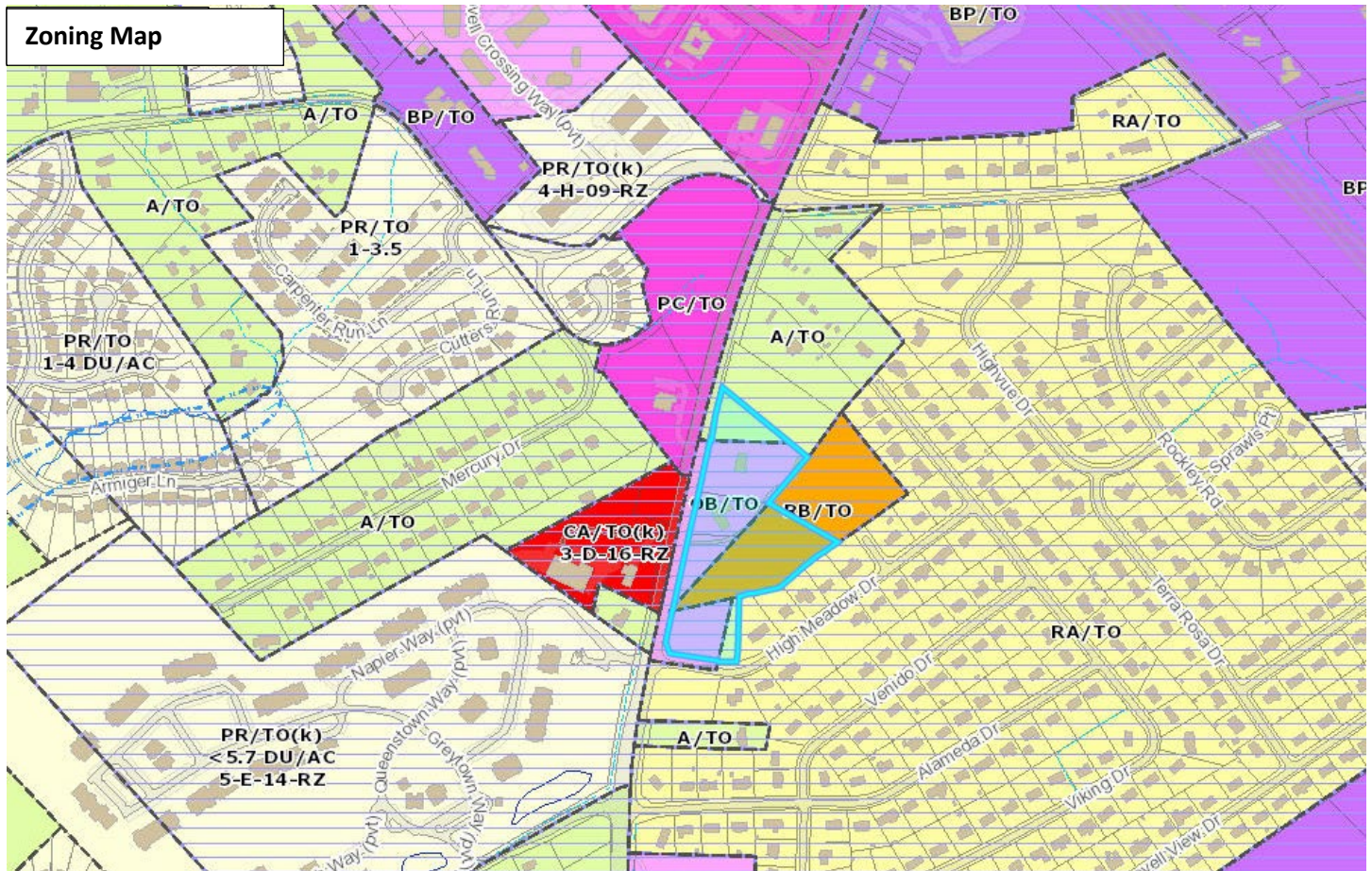


Exhibit B. 8-A-21-RZ / 8-A-21-SP Contextual Images





Request to Postpone • Table • Withdraw

#7 AP 30

Name of Applicant: Benjamin C. Mullins o/b/o David Eubanks

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 8-A-21-RZ; 8-A-21-SP

Date Scheduled for Planning Review: August 12, 2021

Date Request Filed: July 21, 2021

Request Accepted by: *Sherry Michienzi*

REQUEST

Postpone

Please postpone the above application(s) until:

September 8, 2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Pending TTCDA application.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *Benjamin C. Mullins*

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



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

Benjamin C. Mullins obo David Eubanks

Attorney/Applicant

Applicant Name

Affiliation

May 10, 2021
Date Filed

August 12, 2021

Meeting Date (if applicable)

File Number(s)
8-A-21-RZ
8-A-21-SP *Revised*

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main St., Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

David and Patrica Eubanks

1049 Bird RD Lenoir City, TN 37771

865-363-9323

Owner Name (if different)

Owner Address

Owner Phone

1308, 1304, 1232, 8 & 8 Lovell Rd
Multiple Parcels (see attached info sheet)
and 8 High Meadow Dr.

118HC004, 118HC00301, 118HC002,
Multiple Parcels (see attached info sheet)
118HC001, 118D066 and 118IF00201

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of High Meadow Dr., East of Lovell Rd, South of Bob Gray Rd

+/- 7.77 ac

General Location

A/TO, OB/TO, RB/TO
Multiple (see attached sheet)

Tract Size
Ag For Vac, MF, SFR
Multiple (see attached sheet)

City County

6

District

Zoning District

Existing Land Use

Northwest County

O, LDR / HP
Multiple (see attached sheet)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
--	-------------------------------

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
_____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Unit / Phase Number _____ Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST





<input checked="" type="checkbox"/> Zoning Change CA/TO PC/TO <i>BCM 7-21-21</i> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment Change GC MU-SD NWCO4 <i>BCM 7-21-27</i> Proposed Plan Designation(s)	
NA	11-F-0-RZ
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	<table border="1"> <tr> <td>Fee 1</td> <td></td> <td>Total</td> </tr> <tr> <td>0327</td> <td>1777.00</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>0527</td> <td>800.00</td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>\$2577.00</td> </tr> </table>	Fee 1		Total	0327	1777.00		Fee 2			0527	800.00		Fee 3					\$2577.00
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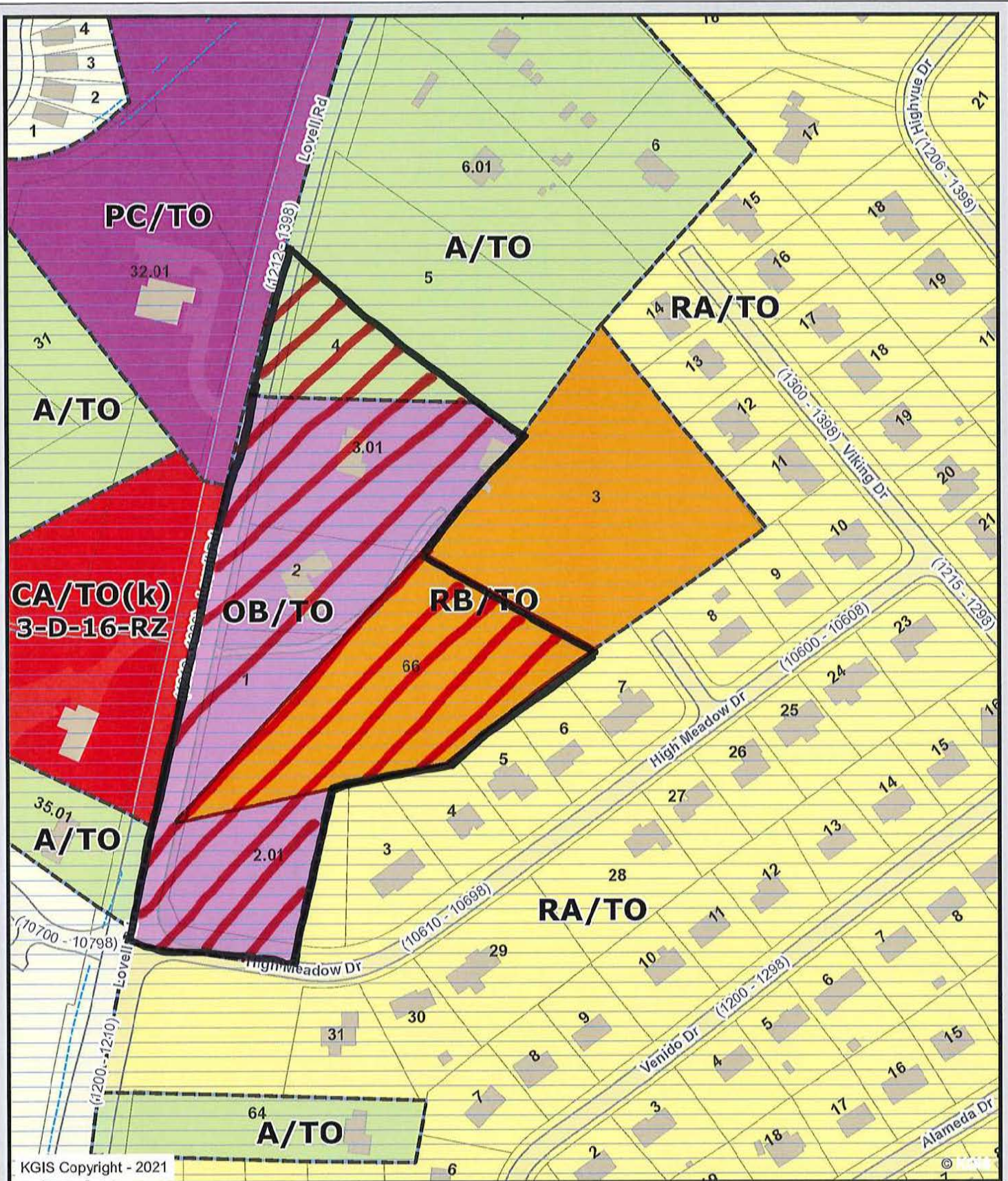
AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Benjamin C. Mullins obo David Eubanks Please Print	May 10, 2021 Date
865-546-9321	bnullins@fmsllp.com	
Phone Number	Email	
 Staff Signature	Sherry Michienzi Please Print	5/10/21 Date

BENJAMIN C. MULLINS OBO DAVID EUBANKS
CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

I.	1308 Lovell Rd Property Address	118HC004 Parcel ID	+/- 0.7 ac Tract Size
	A/TO Zoning District	0 / HP Sector Plan Land Use Classification	AgForVac Existing Land Use
II.	1304 Lovell Rd Property Address	118HC00301 Parcel ID	+/- 1.66 ac Tract Size
	OB/TO Zoning District	0 / HP Sector Plan Land Use Classification	MF Existing Land Use
III.	1232 Lovell Rd Property Address	118HC002 Parcel ID	+/- 0.8 ac Tract Size
	OB/TO Zoning District	0 / HP Sector Plan Land Use Classification	SFR Existing Land Use
IV.	0 Lovell Rd Property Address	118HC001 Parcel ID	+/- 0.6 ac Tract Size
	OB/TO Zoning District	0 / HP Sector Plan Land Use Classification	AgForVac Existing Land Use
V.	0 High Meadow Dr. Property Address	118IF00201 Parcel ID	+/- 1.21 ac Tract Size
	OB/TO, RA/TO Zoning District	0 / HP, LDR/HP Sector Plan Land Use Classification	AgForVac Existing Land Use
VI.	1308 Lovell Rd Property Address	118 066 Parcel ID	+/- 2.8 ac Tract Size
	RB/TO Zoning District	0 / HP LDR/HP Sector Plan Land Use Classification	AgForVac Existing Land Use



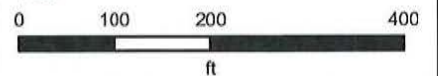
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Eubanks
Zoning

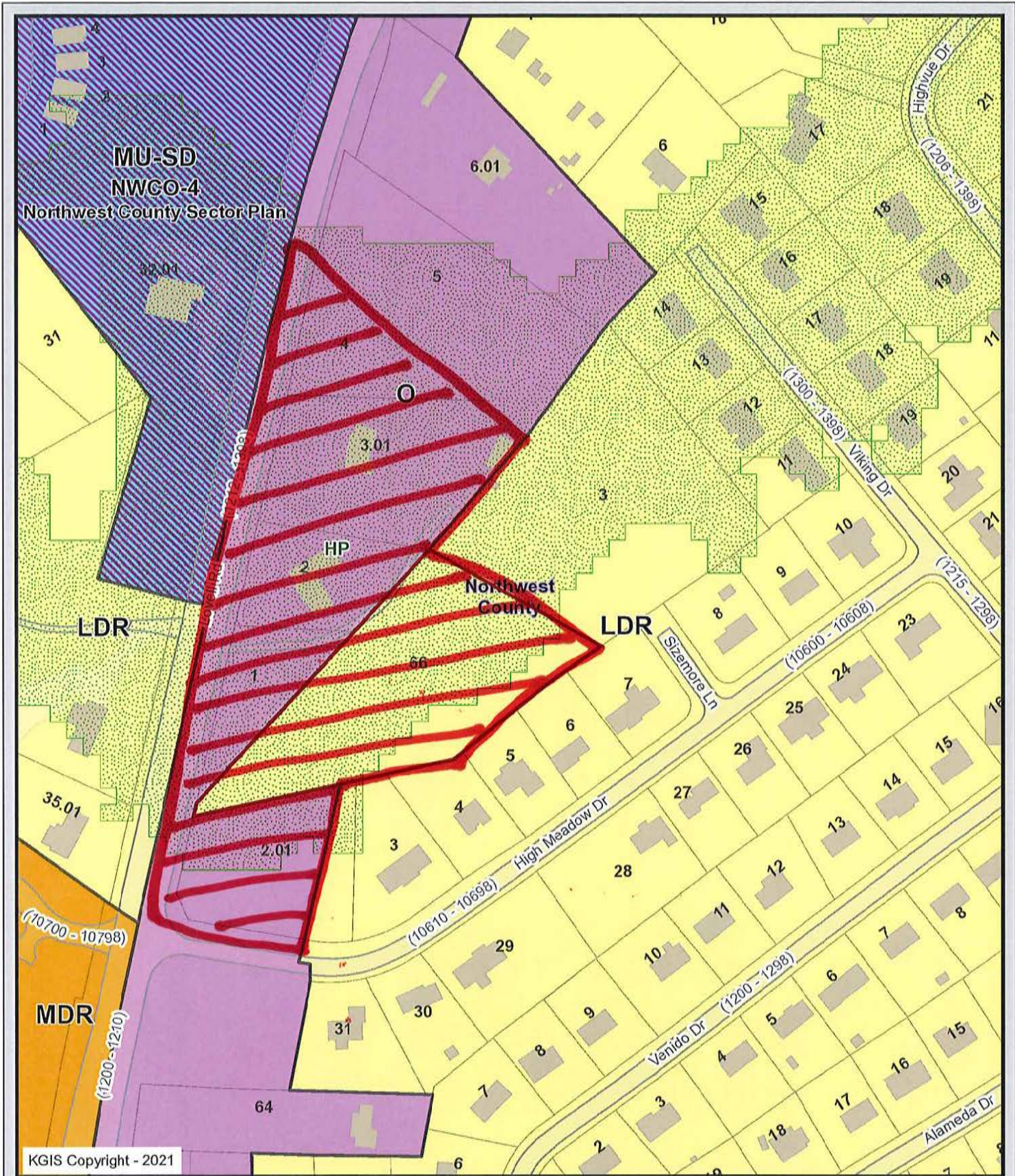
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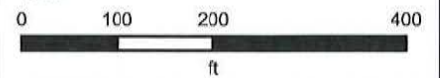


Eubanks
Sector Plan

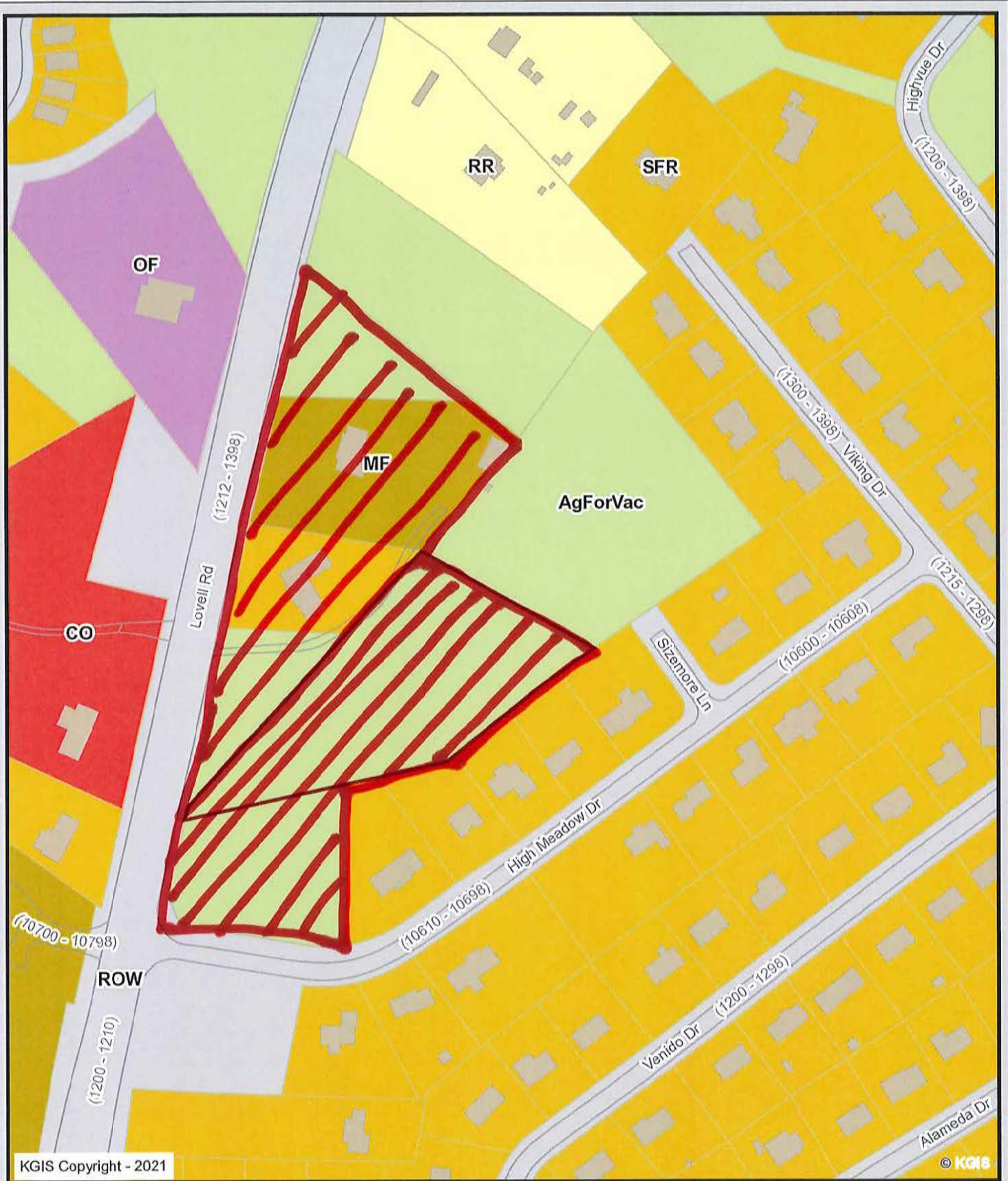
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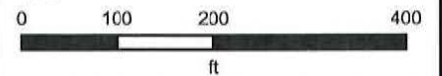
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Eubanks
Existing Land Use

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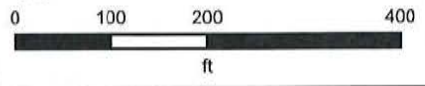
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© KGIS

Eubanks

Current Aerial

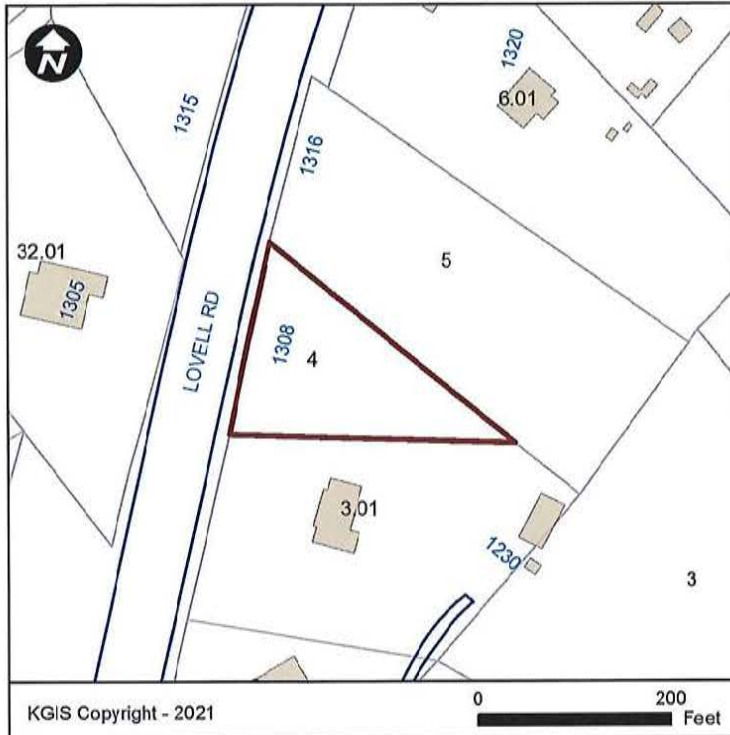
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Knoxville - Knox County - KUB Geographic Information System

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Parcel 118HC004 - Property Map and Details Report



Property Information

Parcel ID:	118HC004
Location Address:	1308 LOVELL RD
CLT Map:	118
Insert:	H
Group:	C
Condo Letter:	
Parcel:	4
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	NR
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	NR - NR
Recorded Deed:	20201103 - 0036801
Deed Type:	Deed: Full Coven
Deed Date:	11/3/2020

~ 0.7ac

Address Information

Site Address: 1308 LOVELL RD
KNOXVILLE - 37932

Address Type: UNUSED LAND

Site Name: house demo

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

EUBANKS DAVID L
1308 LOVELL RD
KNOXVILLE, TN 37932

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

Knoxville-Knox Co. Planning Information

Census Tract: 59.04

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 70W

Voting Location: Ball Camp Elementary School
9801 MIDDLEBROOK PIKE

TN State House: 89 Justin Lafferty

TN State Senate: 7 Richard Briggs

County Commission: 6 Terry Hill
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: FARRAGUT PRIMARY

Intermediate: FARRAGUT INTERMEDIATE

Middle: HARDIN VALLEY MIDDLE

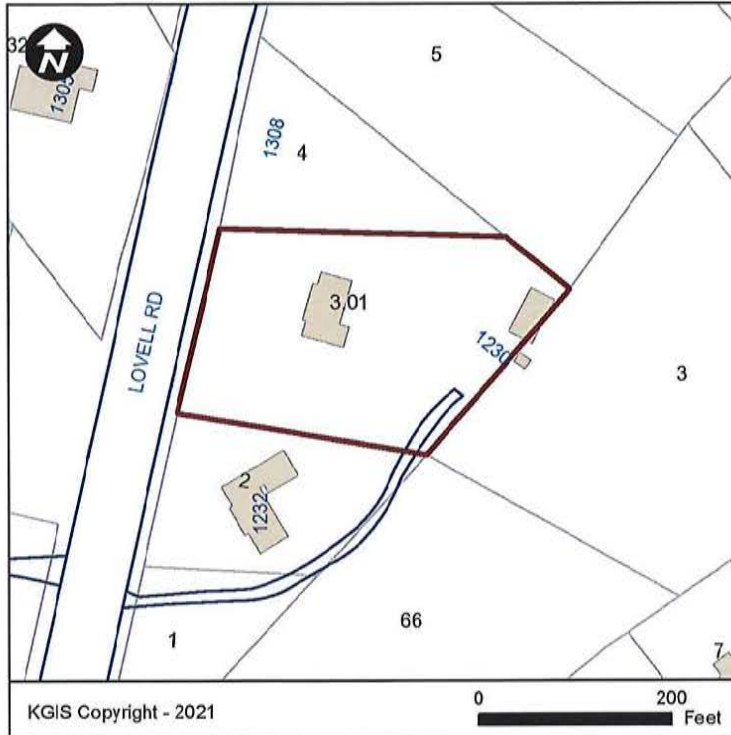
High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 118HC00301 - Property Map and Details Report



Property Information

Parcel ID:	118HC00301
Location Address:	1304 LOVELL RD
CLT Map:	118
Insert:	H
Group:	C
Condo Letter:	
Parcel:	3.01
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	NR
Rec. Acreage:	
Calc. Acreage:	1.66
Recorded Plat:	-
Recorded Deed:	20070129 - 0061055
Deed Type:	Deed:Special Wa
Deed Date:	1/29/2007

Address Information

Site Address: 1304 LOVELL RD
KNOXVILLE - 37932

Address Type: DWELLING, SINGLE-FAMILY

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

Political Districts

Voting Precinct: 70W

Voting Location: Ball Camp Elementary School
9801 MIDDLEBROOK PIKE

TN State House: 89 Justin Lafferty

TN State Senate: 7 Richard Briggs

County Commission: 6 Terry Hill
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

EUBANKS L DAVID & PATRICIA J

1049 BIRD RD

LENOIR CITY, TN 37771

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: FARRAGUT PRIMARY

Intermediate: FARRAGUT INTERMEDIATE

Middle: HARDIN VALLEY MIDDLE

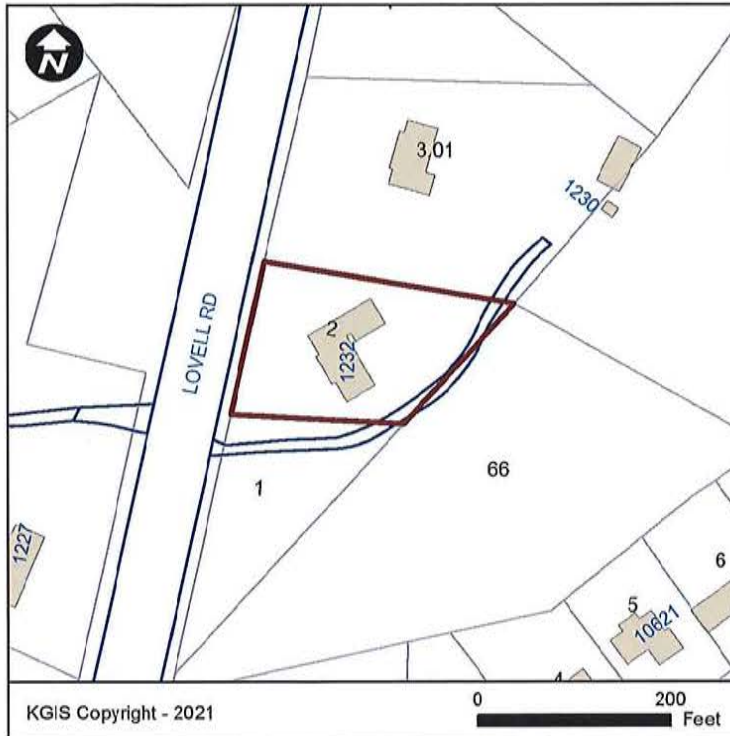
High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 118HC002 - Property Map and Details Report



Property Information

Parcel ID: 118HC002
 Location Address: 1232 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 2
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0 ≈ 0.8
 Calc. Acreage: 0
 Recorded Plat: NR - NR
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

Address Information

Site Address: 1232 LOVELL RD
 KNOXVILLE - 37932
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

EUBANKS LARRY DAVID & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knoxville County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

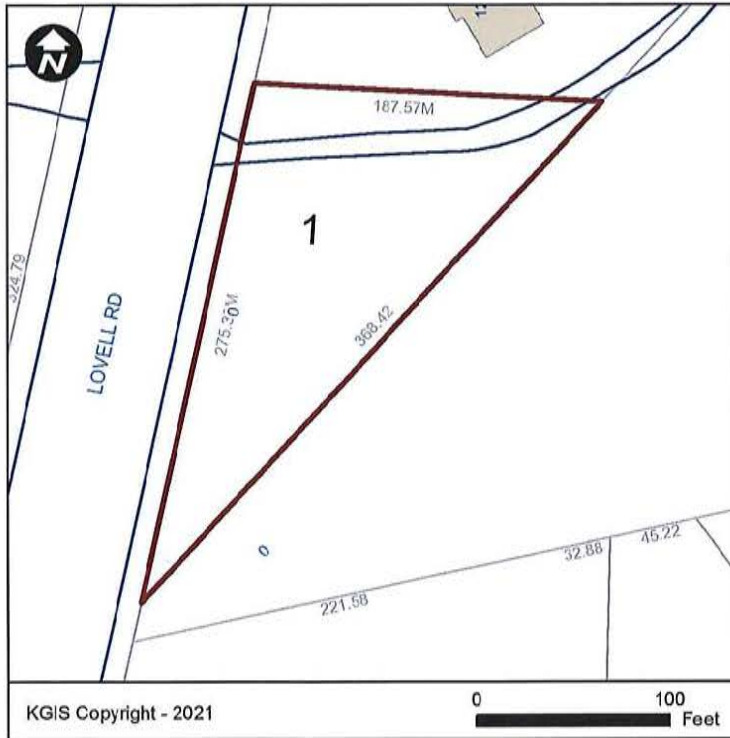
Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT INTERMEDIATE
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 118HC001 - Property Map and Details Report



Property Information

Parcel ID: 118HC001
 Location Address: 0 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 1
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0 *0.6*
 Calc. Acreage: 0
 Recorded Plat: NR - NR
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

Address Information

Site Address: 0 LOVELL RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

EUBANKS LARRY DAVID & PATRICIA JEAN
 1049 BIRD RD
 LENOIR CITY, TN 37771
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

School Zones

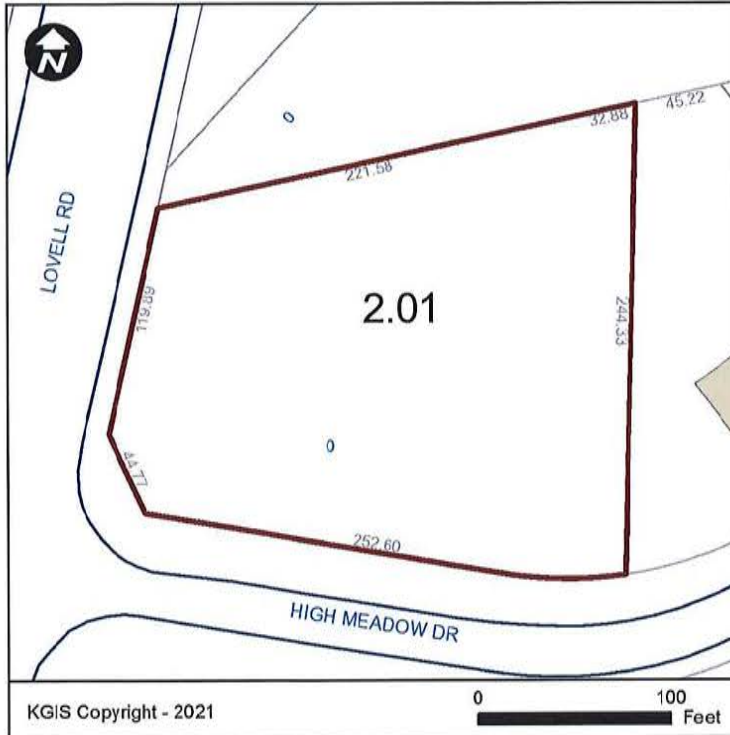
Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT INTERMEDIATE
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Parcel 118IF00201 - Property Map and Details Report



Property Information

Parcel ID: 118IF00201
 Location Address: 0 HIGH MEADOW DR
 CLT Map: 118
 Insert: I
 Group: F
 Condo Letter:
 Parcel: 2.01
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: HIGH MEADOW S/D
 Rec. Acreage: 1.21
 Calc. Acreage:
 Recorded Plat: 20180921 - 0018987
 Recorded Deed: -
 Deed Type: :
 Deed Date:

Address Information

Site Address: 0 HIGH MEADOW DR
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name: HIGH MEADOW
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

EUBANKS L DAVID & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

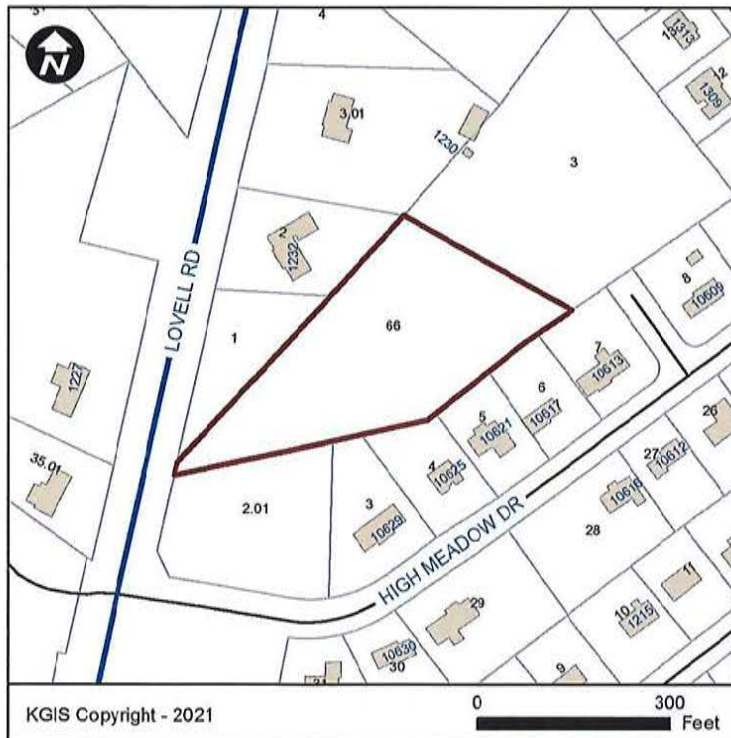
School Zones

Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT INTERMEDIATE
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 118 066 - Property Map and Details Report



Property Information

Parcel ID: 118 066
Location Address: 0 LOVELL RD
CLT Map: 118
Insert:
Group:
Condo Letter:
Parcel: 66
Parcel Type: NORMAL
District: W6
Ward:
City Block:
Subdivision: J S GILBERT PT 21
Rec. Acreage: 0
Calc. Acreage: 2.80
Recorded Plat: 50S - 8
Recorded Deed: 20070129 - 0061055
Deed Type: Deed:Special Wa
Deed Date: 1/29/2007

Address Information

Site Address: 0 LOVELL RD
 KNOXVILLE - 37932
Address Type: UNUSED LAND
Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

EUBANKS LARRY D & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knoxville County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 70W
Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
TN State House: 89 Justin Lafferty
TN State Senate: 7 Richard Briggs
County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
School Board: 6 Betsy Henderson

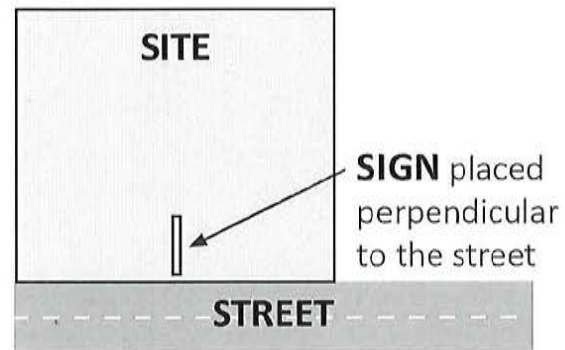
School Zones

Elementary: FARRAGUT PRIMARY
Intermediate: FARRAGUT INTERMEDIATE
Middle: HARDIN VALLEY MIDDLE
High: HARDIN VALLEY ACADEMY
 Please contact Knoxville County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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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:

July 28th (Wed) and August 13th (Fri)
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin Mullins

Date: 5-10-21

File Number: 8-A-21-RZ/8-A-21-SP

- Sign posted by Staff
- Sign posted by Applicant

