



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-G-22-RZ
8-D-22-SP

AGENDA ITEM #: 15
AGENDA DATE: 8/11/2022

► **APPLICANT:** HR DAVIS
OWNER(S): William Bryan & Mary Edwards

TAX ID NUMBER: 118 H C 005 [View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 1316 LOVELL RD

► **LOCATION:** Southeast side of Lovell Rd, south of Bob Gray Rd

► **TRACT INFORMATION:** 1.88 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a five-lane (with a center turn lane) minor arterial with a pavement width of 82-ft within a right-of-way width of 100-ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office), HP (Hillside Protection) / A (Agricultural), TO (Technology Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District), HP (Hillside Protection) / RB (General Residential), TO (Technology Overlay)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, MU-SD and RB/TO is adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection) - PC (Planned Commercial) / TO (Technology Overlay)

ZONING South: Agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection) - RB (General Residential) / TO (Technology Overlay)

East: Rural residential - LDR (Low Density Residential), HP (Hillside Protection) - A (Agriculture) / TO (Technology Overlay)

West: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District), HP (Hillside Protection) - PC (Planned Commercial) / TO

(Technology Overlay)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is a mix of single family residential, attached residential and commercial uses.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection) because it is a minor extension of the district and consistent with development in the area.**
- ▶ **Approve the RB/TO (General Residential /Technology Overlay) zone because it is consistent with development trends in this area.**

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. This area continues to see an increase in residential development near the Pellissippi Parkway corridor and improvements have been made to this section of Lovell Road to accommodate additional traffic demands.

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

1. Lovell Road was improved within the last decade and a sidewalk network was also installed as part of these improvements.
2. These improvements improved the capacity of Lovell Road to handle additional traffic as new development is proposed in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the sector plan that pertain to this property, however this is a minor extension of the existing Mixed Use Special District.

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

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which the Mixed Use Special District designation could enable at this location.

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. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities. A rezoning to RB/TO (General Residential/Technology Overlay) at this subject property would permit additional residential development.

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

1. The RB zoning is intended to provide for areas of medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments.
2. The TO zone requires review by the TTCDA (Tennessee Technology Corridor Development Authority) for all non-single family residential development.

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 expansion of the RB/TO zone district is not anticipated to create adverse effects, the TO (Technology Overlay) zone would provide an additional opportunity to review any proposed development at this location that is more intensive than single family residential.

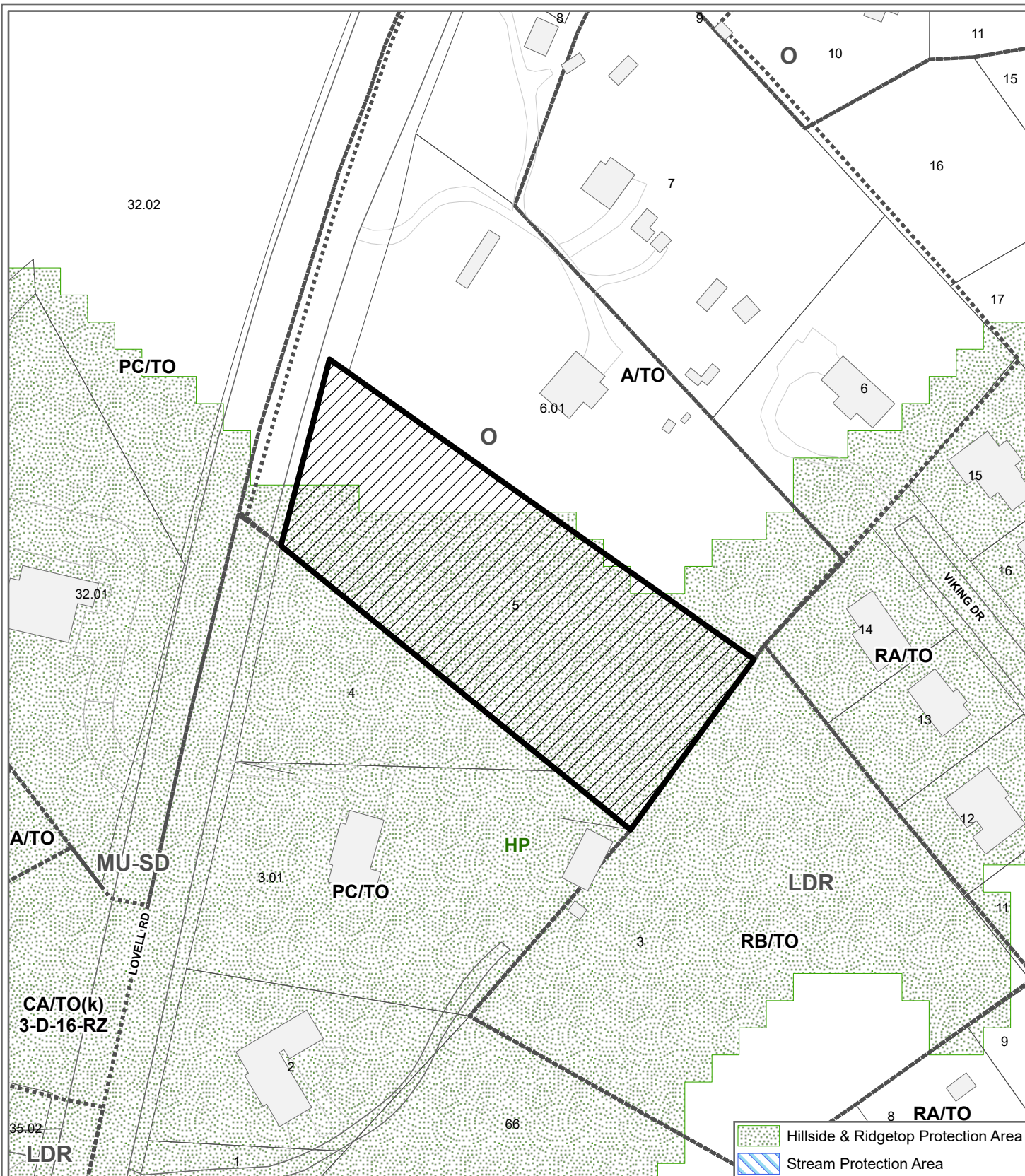
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This proposed amendment is not in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

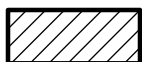
If approved, this item will be forwarded to Knox County Commission for action on 9/26/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-D-22-SP / 8-G-22-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office), HP (Hillside and Ridgeline Protection)

To: MU-SD (Mixed Use Special District), HP (Hillside/Ridge Top Protection Areas)

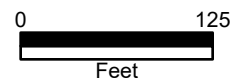


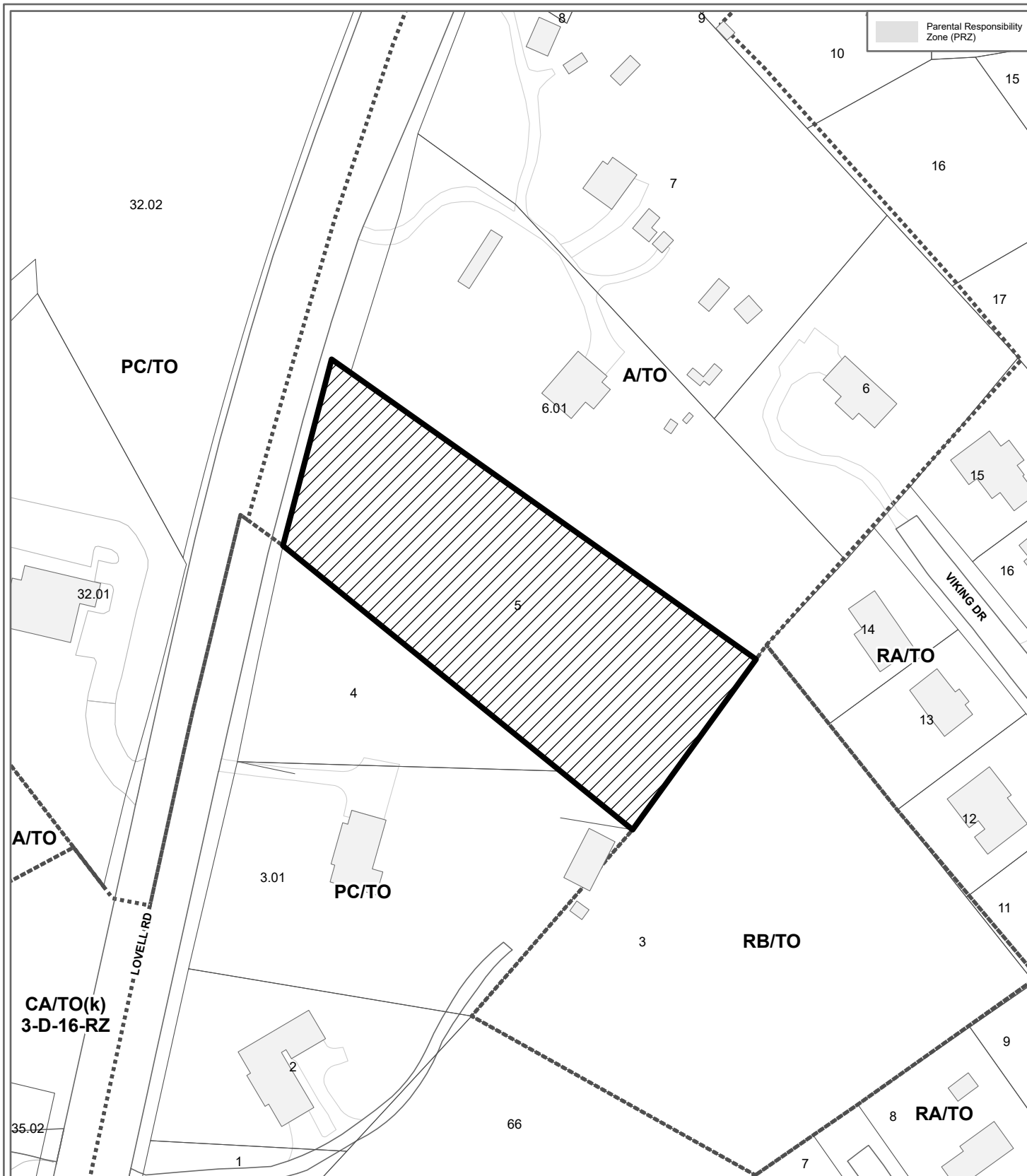
Original Print Date: 7/21/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: HR Davis

Map No: 118

Jurisdiction: County

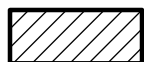




8-G-22-RZ REZONING

From: A (Agricultural), TO (Technology Overlay)

To: RB (General Residential), TO (Technology Overlay)



Original Print Date: 7/21/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: HR Davis

Map No: 118

Jurisdiction: County

0 125
 Feet



**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**, HR Davis 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 Mixed Use Special District 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 August 11, 2022, 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-D-22-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

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.85		
Non-Hillside	0.36	N/A	
0-15% Slope	0.70	100%	0.7
15-25% Slope	0.24	50%	0.1
25-40% Slope	0.26	20%	0.1
Greater than 40% Slope	0.29	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	1.49	Recommended disturbance budget within HP Area (acres)	0.9
		Percent of HP Area	0.6

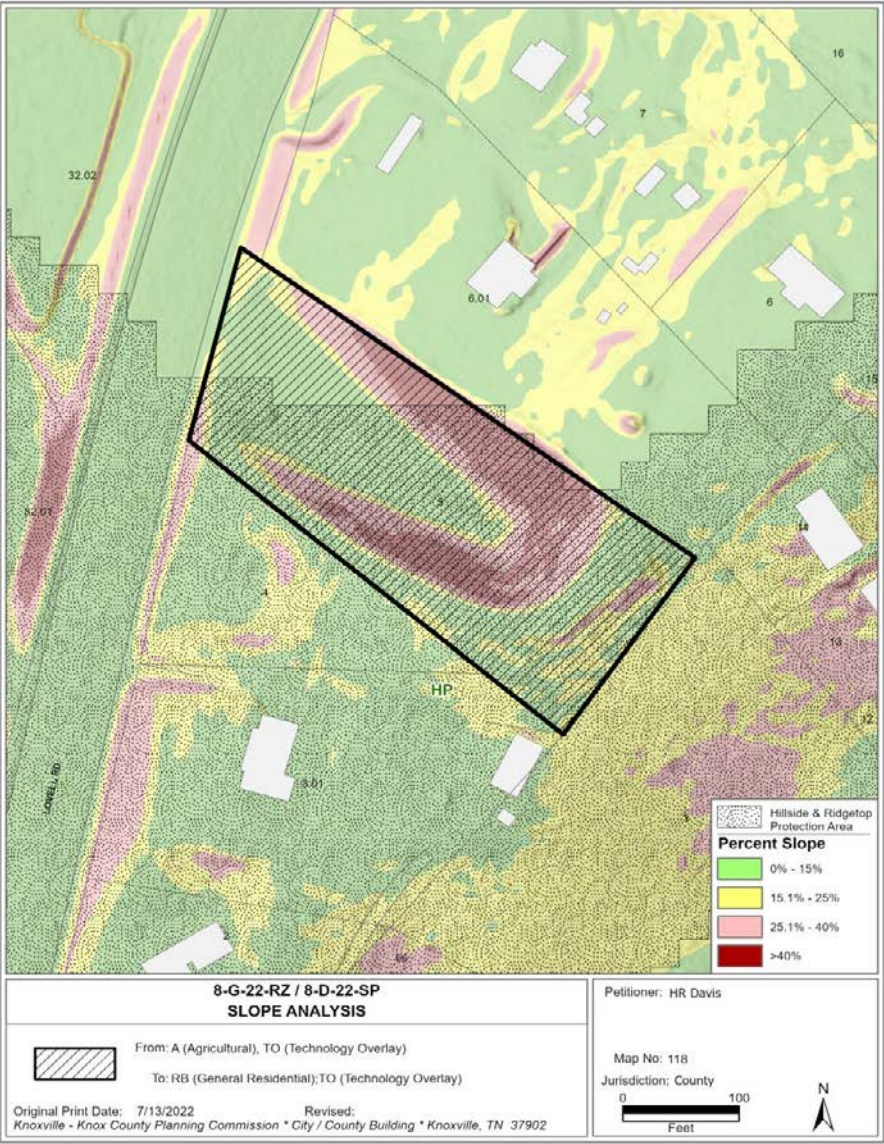


Exhibit A. 8-G-22-SP_8-D-22-RZ Contextual Images

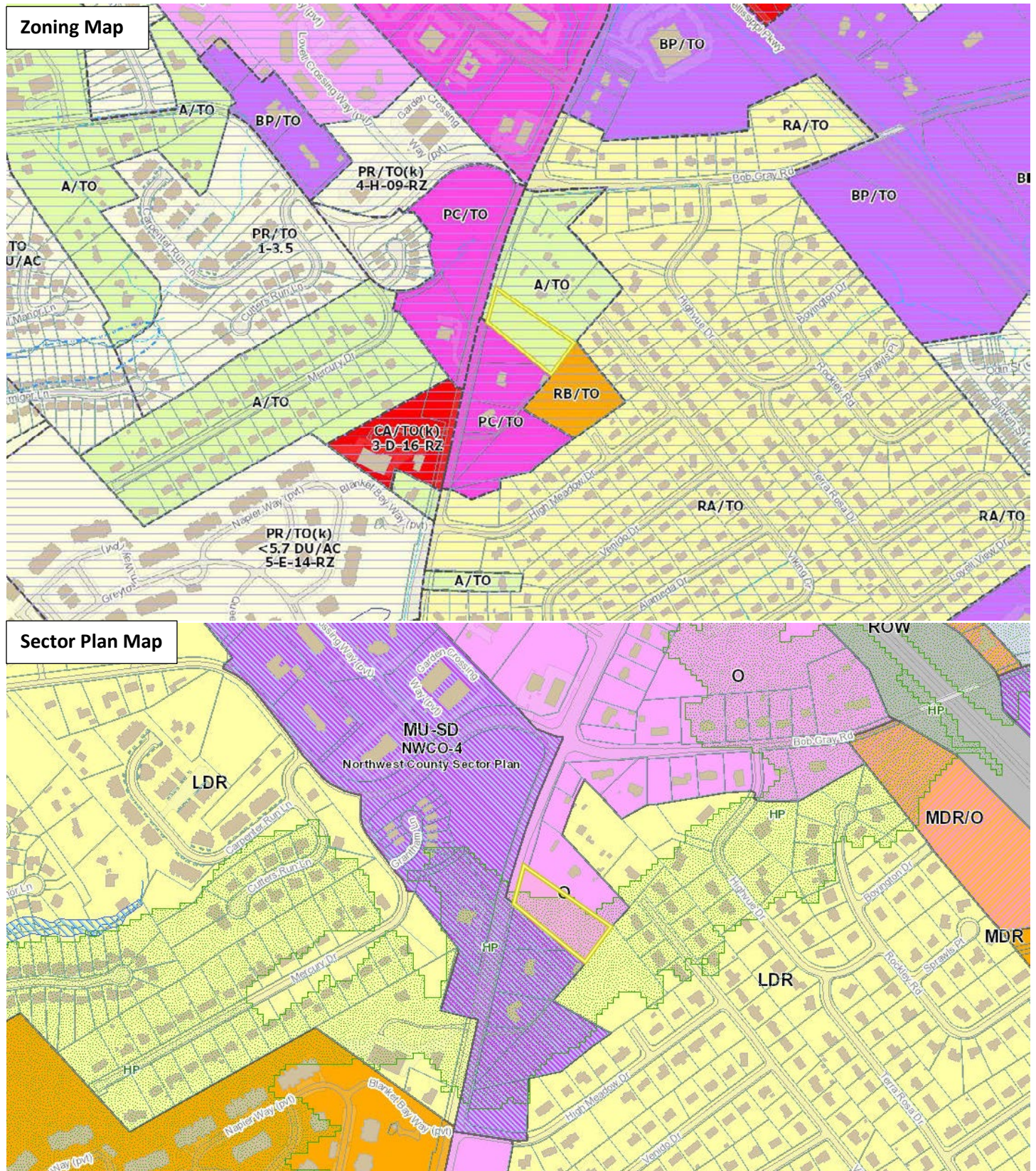


Exhibit A. 8-G-22-SP_8-D-22-RZ Contextual Images





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

HR Davis

6/27/2022

Applicant Name

Date Filed

8/11/2022

9/26/2022 (Knox County Commission)

8-D-22-SP / 8-G-22-RZ

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Richard LeMay LeMay and Associates

Name / Company

10816 Kingston Pk. Pk. Knoxville TN 37934

Address

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

CURRENT PROPERTY INFO

William Bryan & Mary Edwards

11736 Yarnell Rd Knoxville TN 37932

Owner Name (if different)

Owner Address

Owner Phone / Email

1316 LOVELL RD

Property Address

118 H C 005

1.88 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

WEST KNOX SEWER

WEST KNOX WATER

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Lovell Rd, south of Bob Gray Rd

General Location

☐ City Commission District 3 A (Agricultural), TO (Technology Overlay)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

O (Office), HP (Hillside Protection)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential
Home Occupation (specify) _____
Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change **RB (General Residential);TO (Technology Overlay)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☒ Plan Amendment Change **MU-SD NWCO-4 (Mixed Use Special District), HP (Hillside Protection)**
Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,200.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Richard LeMay LeMay and Associates, 10816 Kingston Pk. Pk. Knoxville T

6/27/2022

Application Authorized By

Affiliation

Date

865-671-0183 / rlemay@lemayassociates.com

Phone / Email

Liz Albertson

Staff Signature

Please Print

Date Paid



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

HR Davis

Applicant Name

Affiliation

6-16-22

File Number(s)

Date Filed

Meeting Date (if applicable)

See Digital Application

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Richard LeMay

LeMay & Associates

Name

Company

10816 Kingston Pik

Knoxville

TN

37934

Address

City

State

ZIP

865-671-0183

rlemay@lemayassociates.com/rlemay2@lemayassociates.com

Phone

Email

CURRENT PROPERTY INFO

Bryan Edwards & Mary Compton

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1316 Lovell Rd

118HC005

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

See Digital Application

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

Proposed Zoning

☒ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

See Digital Application

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

See attached signed letter

Property Owner Signature

Please Print

Date

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

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

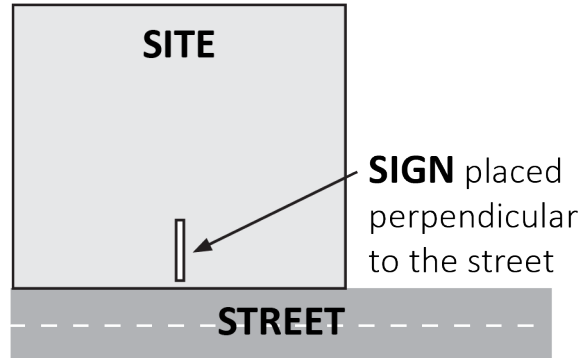
Signature

Bethany Raby

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

Signature

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant