



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-G-22-RZ
7-C-22-SP

AGENDA ITEM #: 13
AGENDA DATE: 7/14/2022

▶ **APPLICANT:** ELLIOT D. & KNOXVILLE LAUREN BRIGHT
OWNER(S): Elliot D. and Lauren Bright

TAX ID NUMBER: 118 050 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 Lovell Rd.

▶ **LOCATION:** West side of Lovell Rd., southwest of intersection of Cornerstone Dr.

▶ **TRACT INFORMATION:** 1.82 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: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) & HP (Hillside Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & HP (Hillside Protection) / CB (Business and Manufacturing)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No - GC is not adjacent, Yes - CB is adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, Agriculture/forestry/vacant / O (Office) & HP (Hillside Protection) / A (Agricultural)

ZONING South: Office / O (Office) / CB (General Business)

East: Office, Public park / O (Office) / CB (General Business)

West: Office / O (Office) / CB (General Business)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of office and commercial uses, adjacent to a large forested area and across the street from recreation fields.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is consistent with the surrounding development.**

- ▶ **Approve CB (Business & Manufacturing) zoning because it is consistent with the surrounding development.**

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. Beginning around 2003 the adjacent area starting building out around Terrapin Station Road under CB (Business and Manufacturing) zoning, which allows for a wide range of business and manufacturing uses. CB zone district uses have existed across Lovell Road to the south in this area since the late 1990s.
2. Improvements to Lovell Road occurred around 2010 and multi-family residential development has been permitted at the northeast corner of Cornerstone Drive and Murdock Drive.

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

1. The subject property is within the First Utility District service area and road improvements have occurred in the last decade along Lovell Road which included a sidewalk on both sides of the minor arterial.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Much of this area is zoned CB, which is not a recommended zone district in the O or TP land use classifications that the majority of this area around Lovell Road falls within.
2. The Northwest County Sector Plan could have acknowledged this area as a land use classification that recognizes the existing CB zoning and commercial land uses.

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

1. Recently, multi-family residential has begun to fill in many of the previously undeveloped larger parcels in this area. Additional commercial areas on Lovell Road could provide an opportunity for walkable commercial uses for the nearby residential areas.
2. This adjacent area has been built out under the CB zone district, and this request represents an extension of that zone district, however, a land use classification amendment should also be considered to cover the adjacent area around Terrapin Station Road during the next comprehensive land use plan update for this area.

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 area has continued to see increasing growth in multi-family residential development in much of the larger remaining parcels west of the Pellissippi Parkway.
2. Lovell Road was improved in the last decade an incorporated sidewalks along this minor arterial.
3. A single family home that is adjacent to this parcel is vacant and in a state of disrepair.

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

1. The subject property is adjacent to a large CB zoned area around Lovell Road, this request represents a small extension of the existing CB zoning.
2. The CB zone district allows for a wide range of business and manufacturing uses, many of which are already in this area and have CB zoning.

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. An extension of the CB zone district to incorporate an adjacent 1.6 acres is not expected to create direct or indirect adverse effects.
2. The site is currently forested and topographic contours of the property appear to show a closed depression.

Permits will be required by Knox County Codes Administration and Enforcement if grading or construction occurs on the site.

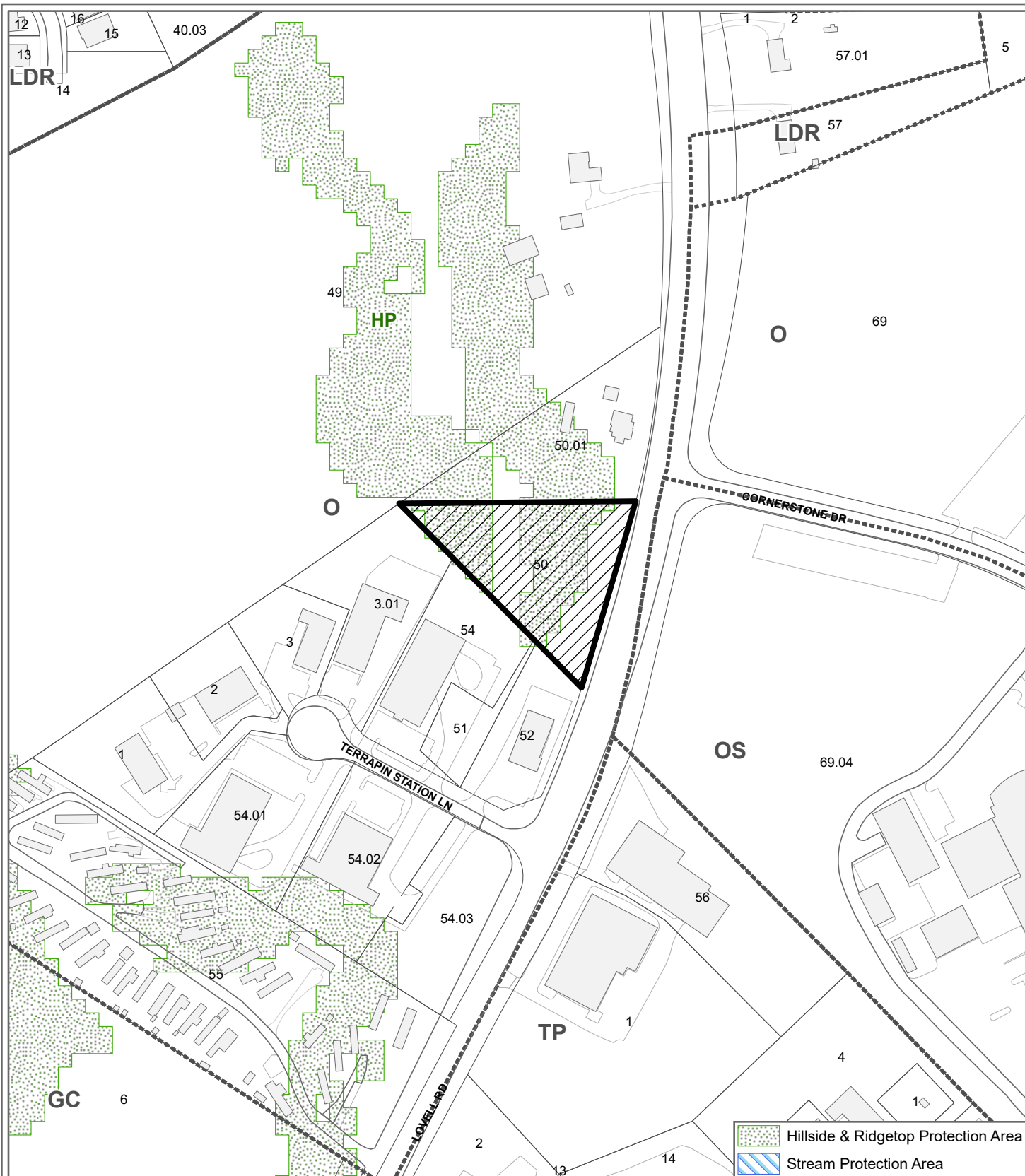
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended extension of CB zoning is consistent with the recommended sector plan amendment to GC. It does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

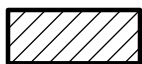
If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-C-22-SP / 7-G-22-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office) & HP (Hillside Protection)

To: GC (General Commercial)

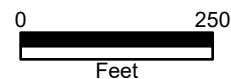


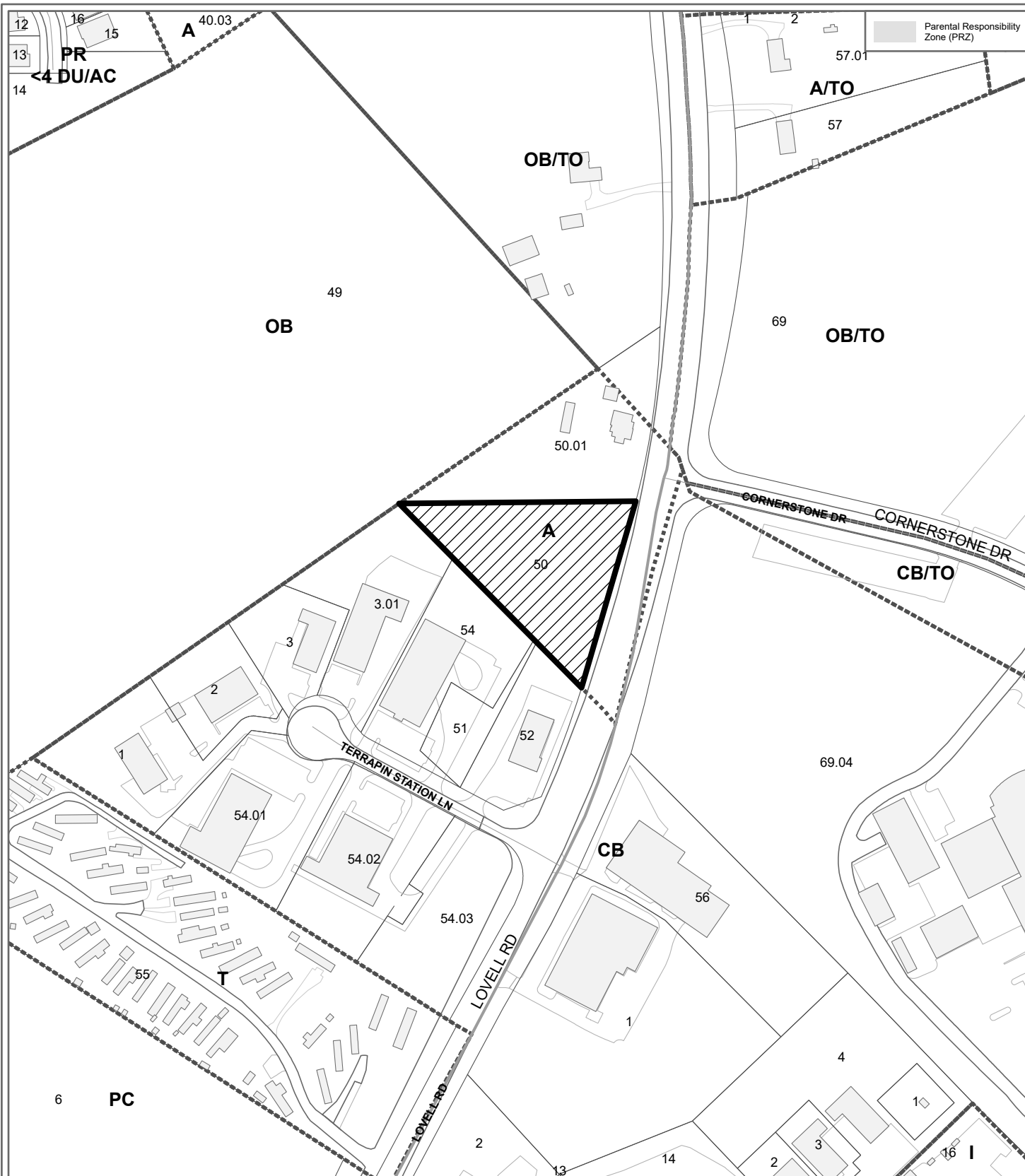
Petitioner: Knoxville, Elliot D. & Lauren Bright

Map No: 118

Jurisdiction: County

Original Print Date: 6/8/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

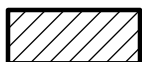




**7-G-22-RZ
REZONING**

From: A (Agricultural)

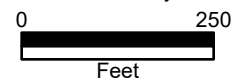
To: CB (Business and Manufacturing)



Petitioner: Knoxville, Elliot D. & Lauren Bright

Map No: 118

Jurisdiction: County



Original Print Date: 6/8/2022

Revised:

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

**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, Elliot D. Knoxville and Lauren Bright have 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 and Hillside Protection to General Commercial and Hillside Protection 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 July 14, 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 #7-C-22-SP.

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

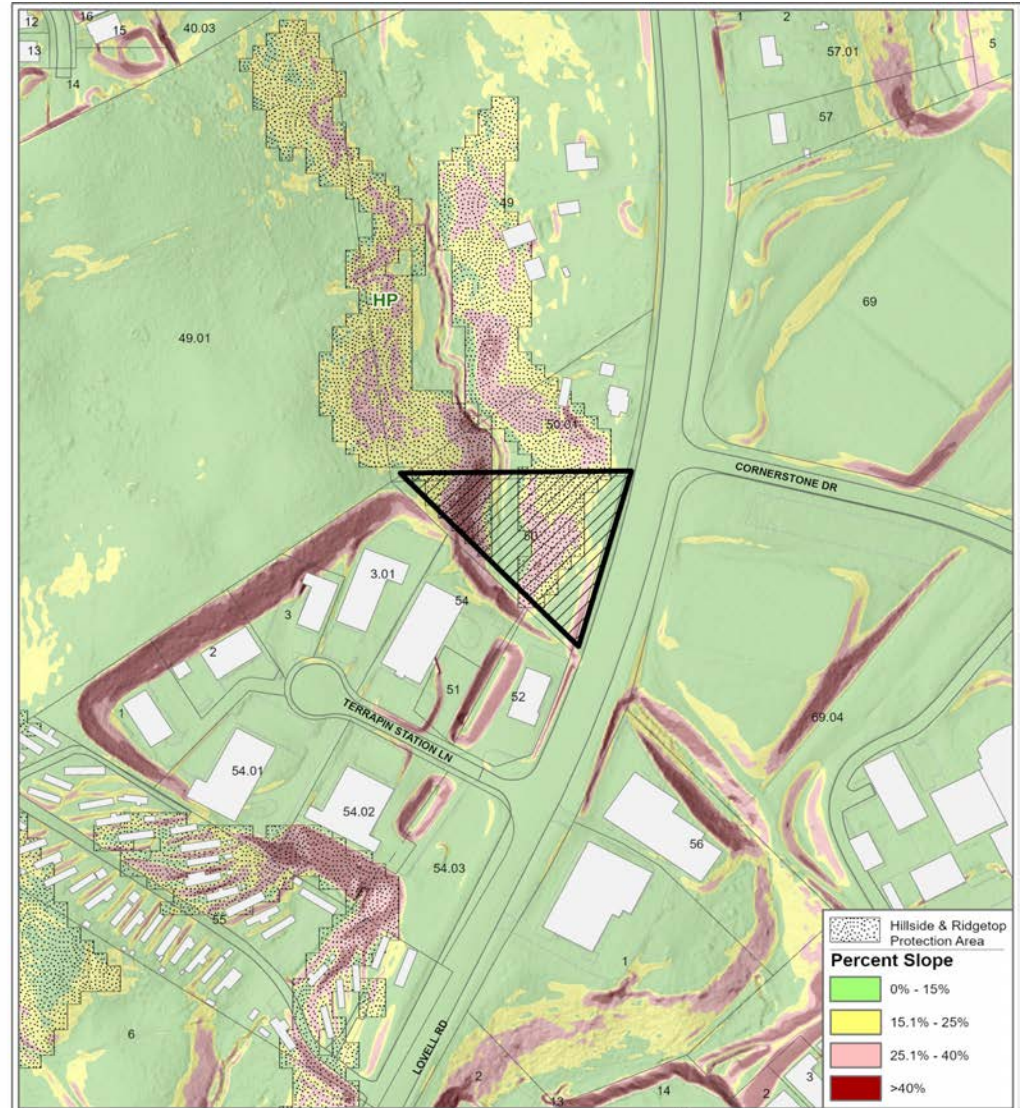
SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.71		
Non-Hillside	0.75	N/A	
0-15% Slope	0.06	100%	0.1
15-25% Slope	0.39	50%	0.2
25-40% Slope	0.38	20%	0.1
Greater than 40% Slope	0.12	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.96	Recommended disturbance budget within HP Area (acres)	0.3
		Percent of HP Area	0.4



**7-G-22-RZ / 7-C-22-SP
SLOPE ANALYSIS**

From: A (Agricultural)
To: CB (Business and Manufacturing)

Original Print Date: 6/23/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville

Map No: 118
Jurisdiction: County

0 250
Feet

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Exhibit A. 7-G-22-RZ_7-C-22-SP Contextual Images

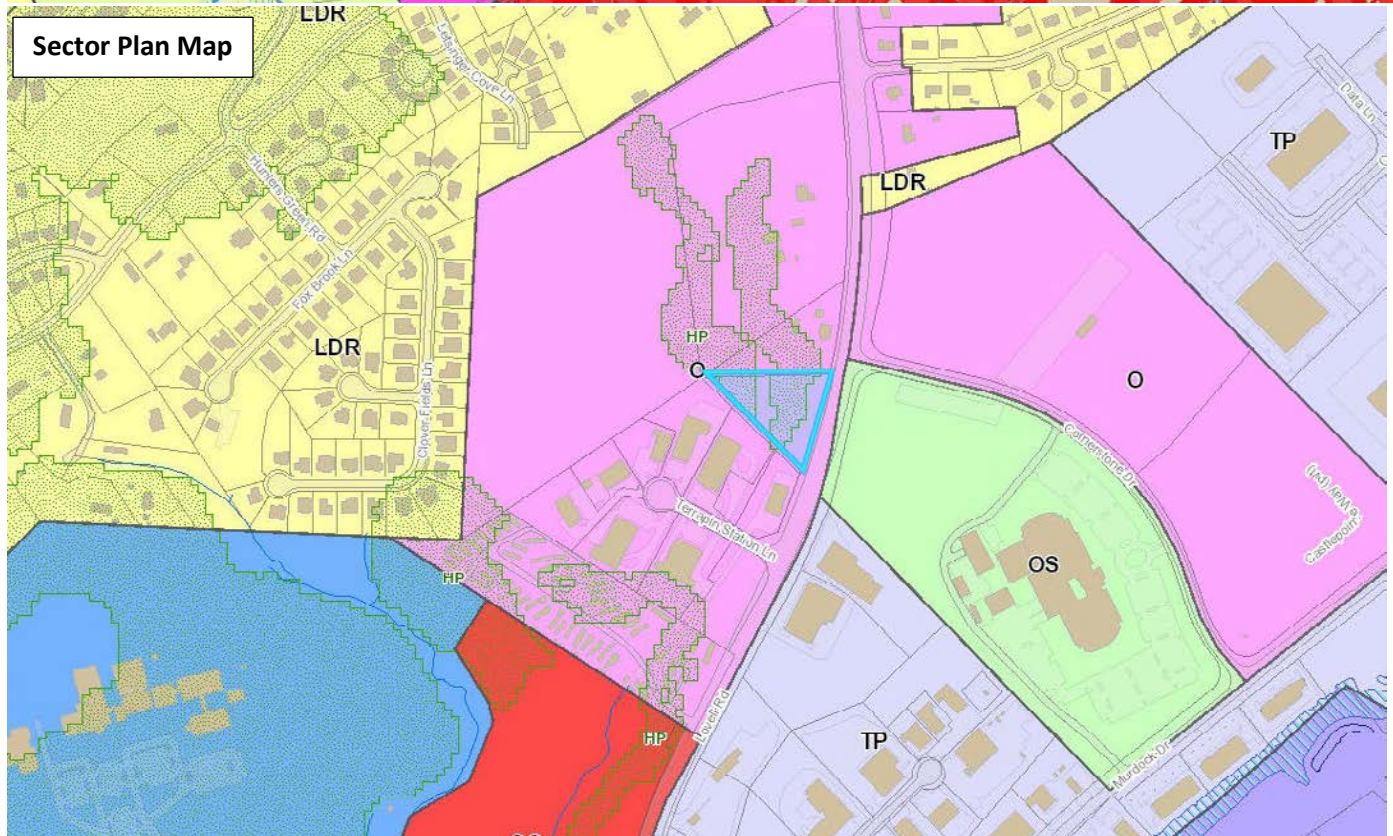
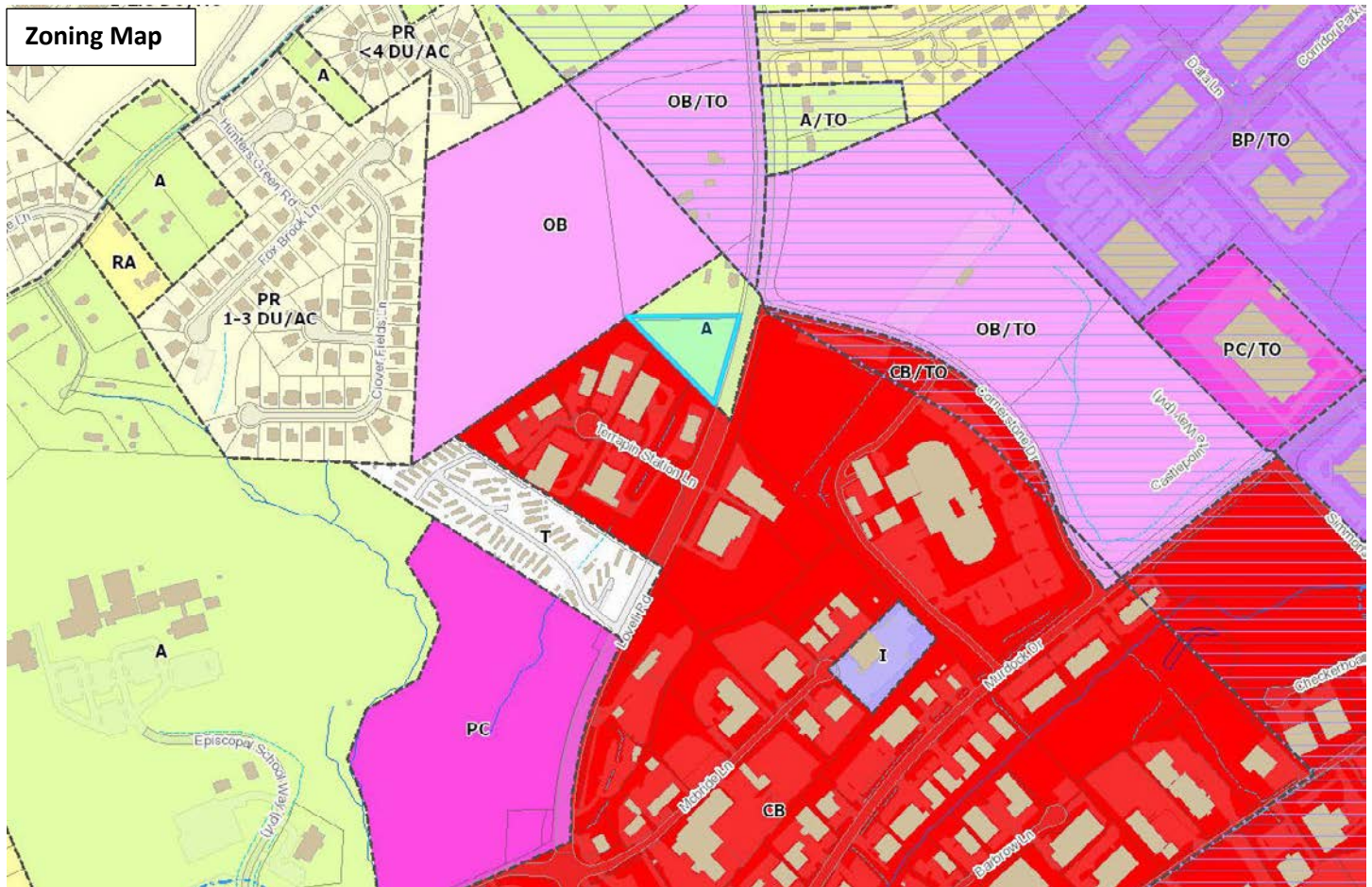


Exhibit A. 7-G-22-RZ_7-C-22-SP Contextual Images





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

Elliot D. Knoxville & Lauren Bright

Applicant Name

Affiliation

5/20/2022

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-G-22-RZ

7-C-22-SP

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

Elliot D. Knoxville & Lauren Bright

Elliot Knoxville State Farm

Name

Company

10421 Hickory Path Way Suite 102

Knoxville

TN

37922

Address

City

State

ZIP

865-268-3733

Elliot.Knoxville@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Elliot D. Knoxville & Lauren Bright

10421 Hickory Path Way Suite 102

865-268-3733

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Lovell Road

118.050

Property Address

Parcel ID

N/A

Well Water

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Lovell Rd., southwest of intersection of Cornerstone Dr.

1.82 acres

General Location

Tract Size

City County **6th**
District

A
Zoning District

AgForVac
Existing Land Use

Northwest County

O & HP

Planned Growth

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **CB**

Proposed Zoning

Plan Amendment Change

General Commercial / HP

Proposed Plan Designation(s)

1.82 Acres

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
0326	1000.00	
Fee 2		
0526	600.00	
Fee 3		
		\$1600.00

AUTHORIZATION

Elliot D. Knoxville & Lauren Bright
Applicant Signature

Elliot D. Knoxville & Lauren Bright

5.20.2022

Please Print

Date

865-268-3733

Elliot.Knoxville@Gmail.com

Phone Number

Email

Elliot D. Knoxville & Lauren Bright
Property Owner Signature

Elliot D. Knoxville & Lauren Bright

5.20.2022

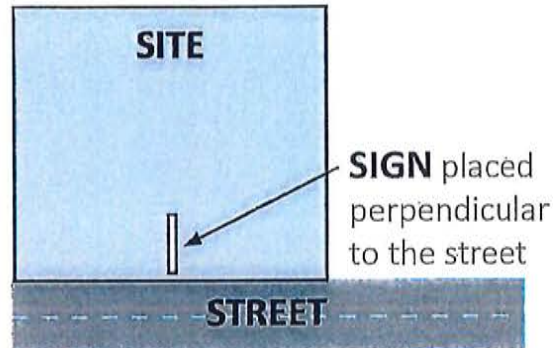
Please Print

Date

Sherry Michienzi 5/20/2022

5/26/2022 swm

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 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Elliot Knoxville & Lauren Bright

Date: 5/23/2022

File Number: 7-G-22-RZ / 7-C-22-SP

Sign posted by Staff

Sign posted by Applicant