



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-A-24-DP

AGENDA ITEM #: 15

AGENDA DATE: 3/7/2024

▶ **APPLICANT:** AMY SHERRILL

OWNER(S): Partners V LLC

TAX ID NUMBER: 118 H A 032 02

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1315 LOVELL RD

▶ **LOCATION:** South side of Yarnell Rd, west side of Lovell Rd

▶ **APPX. SIZE OF TRACT:** 5.088 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Yarnell Rd, a major collector street, with a pavement width range of 25-40 ft within a right-of-way range of 90-175 ft. Access is via Lovell Rd a minor arterial street with a pavement width range of 70-80 ft within a right-of-way range of 87-105 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek, Beaver Creek

▶ **ZONING:** PC (Planned Commercial), TO (Technology Overlay)

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

▶ **PROPOSED USE:** Commercial development

HISTORY OF ZONING: In 1983, the Technology Overlay was established (12-FF-83-RZ). In 2004, this property was rezoned from A (Agricultural), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay) (11-E-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, commercial - PR (k) (Planned Residential) up to 72 dwelling units, TO (Technology Overlay)

South: Office - PC (Planned Commercial), TO (Technology Overlay)

East: Rural residential, agriculture/forestry/vacant - A (Agricultural), TO (Technology Overlay), RB (General Residential), TO (Technology Overlay)

West: Single family residential - PR (Planned Residential) up to 5.6 du/ac, TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is near the Lovell Rd and Pellissippi Parkway interchange. There is a mixture of single family residential subdivisions as well as apartment buildings supported by some commercial and office uses on Lovell Rd.

STAFF RECOMMENDATION:

- ▶ **Postpone the development plan application for 90 days to the June 13, 2024 Planning Commission meeting as requested by the applicant.**

COMMENTS:

The application is for a 26,600 sq ft office/retail development in the PC (Planned Commercial) and TO (Technology Overlay) zones. The Planned Commercial zone requires development plans to be submitted for Planning Commission review. The applicant has requested postponement for 90 days until the June 13, 2024 Planning Commission Meeting. The Technology Overlay zone requires development plan approval from the Tennessee Technology Corridor Development Authority based on design guideline review. This case was scheduled to be heard concurrently at the March TTCDA meeting (Case 2-A-24-TOB), but the applicant has requested postponement from the TTCDA, as well.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



Request to Postpone • Table • Withdraw

Amy Sherrill
Applicant Name (as it appears on the current Planning Commission agenda)

2024.02.26
Date of Request

March 7, 2024
Scheduled Meeting Date

3-A-24-DP
File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 13, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

[Signature]
Applicant Signature

Amy Sherrill
Please Print

865-637-7009
Phone Number

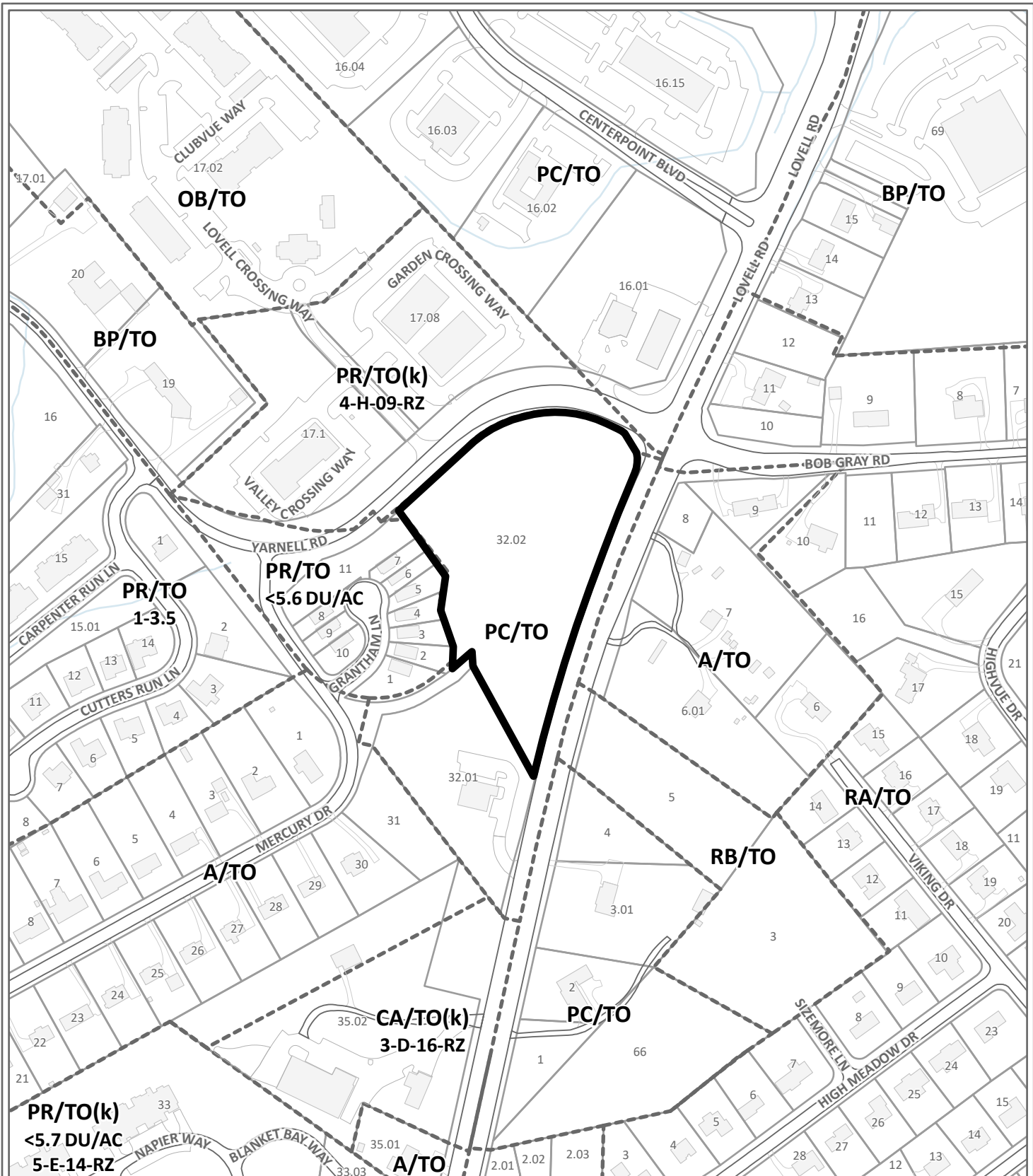
team@benefieldrichters.com
Email

STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee
Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



DEVELOPMENT PLAN

3-A-24-DP

Petitioner: Amy Sherrill



in PC (Planned Commercial), TO (Technology Overlay)

Map No: 118
Jurisdiction: County

Original Print Date: 2/2/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

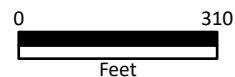
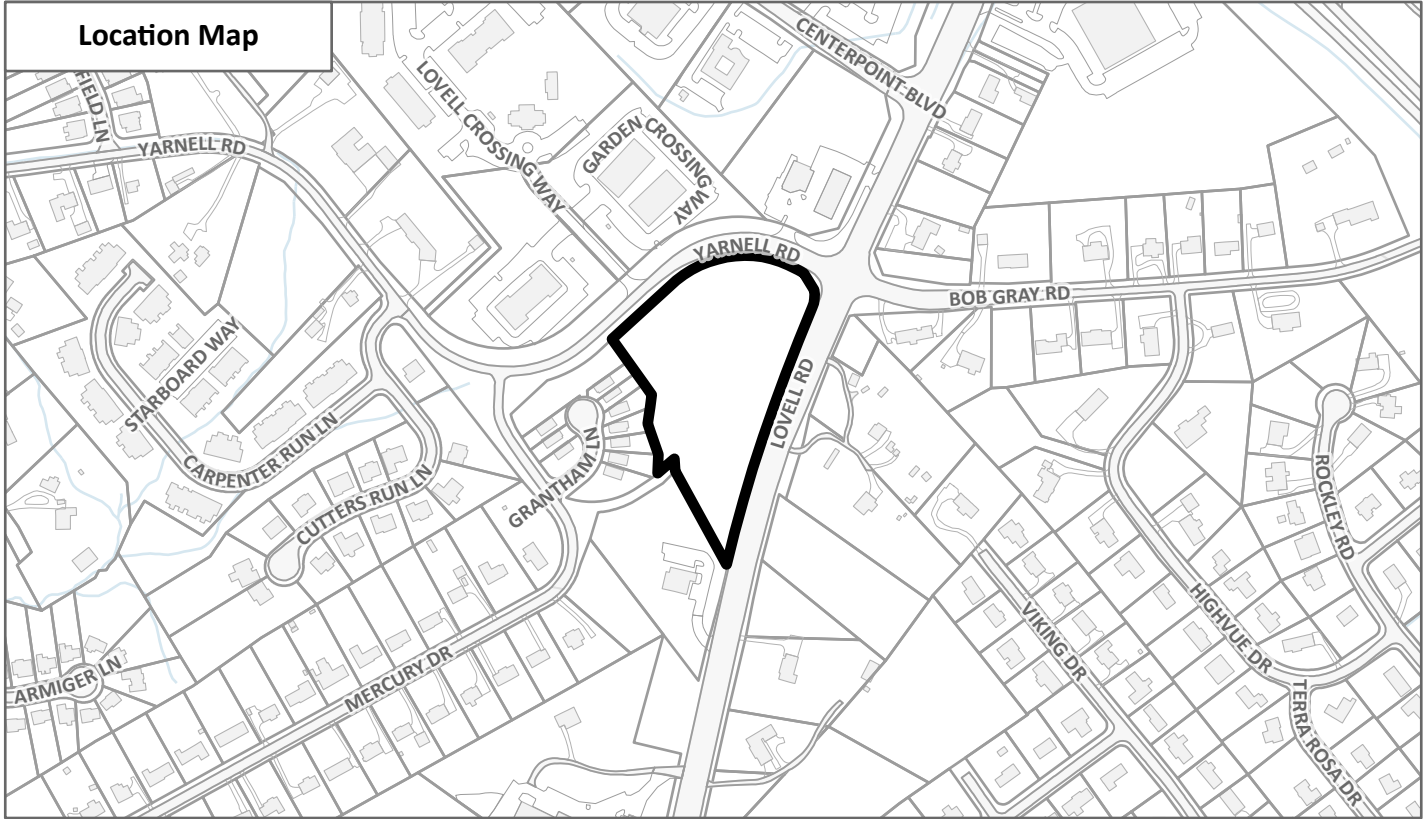


Exhibit A. Contextual Images

Location Map



Aerial Map

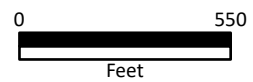


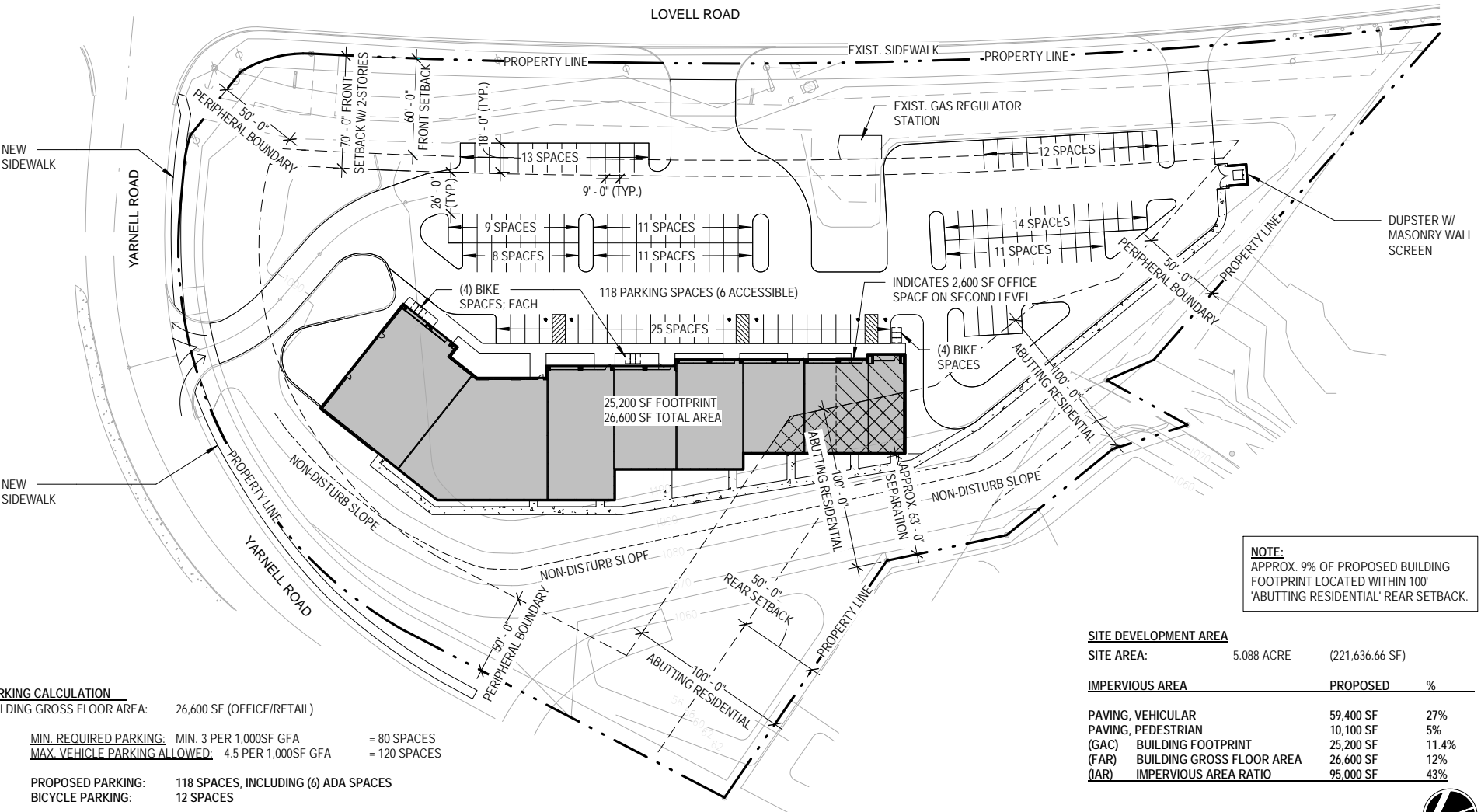
CONTEXTUAL MAPS 1

3-A-24-DP



Case boundary





NOTE:
 APPROX. 9% OF PROPOSED BUILDING FOOTPRINT LOCATED WITHIN 100' 'ABUTTING RESIDENTIAL' REAR SETBACK.

PARKING CALCULATION

BUILDING GROSS FLOOR AREA: 26,600 SF (OFFICE/RETAIL)

MIN. REQUIRED PARKING: MIN. 3 PER 1,000SF GFA = 80 SPACES
 MAX. VEHICLE PARKING ALLOWED: 4.5 PER 1,000SF GFA = 120 SPACES

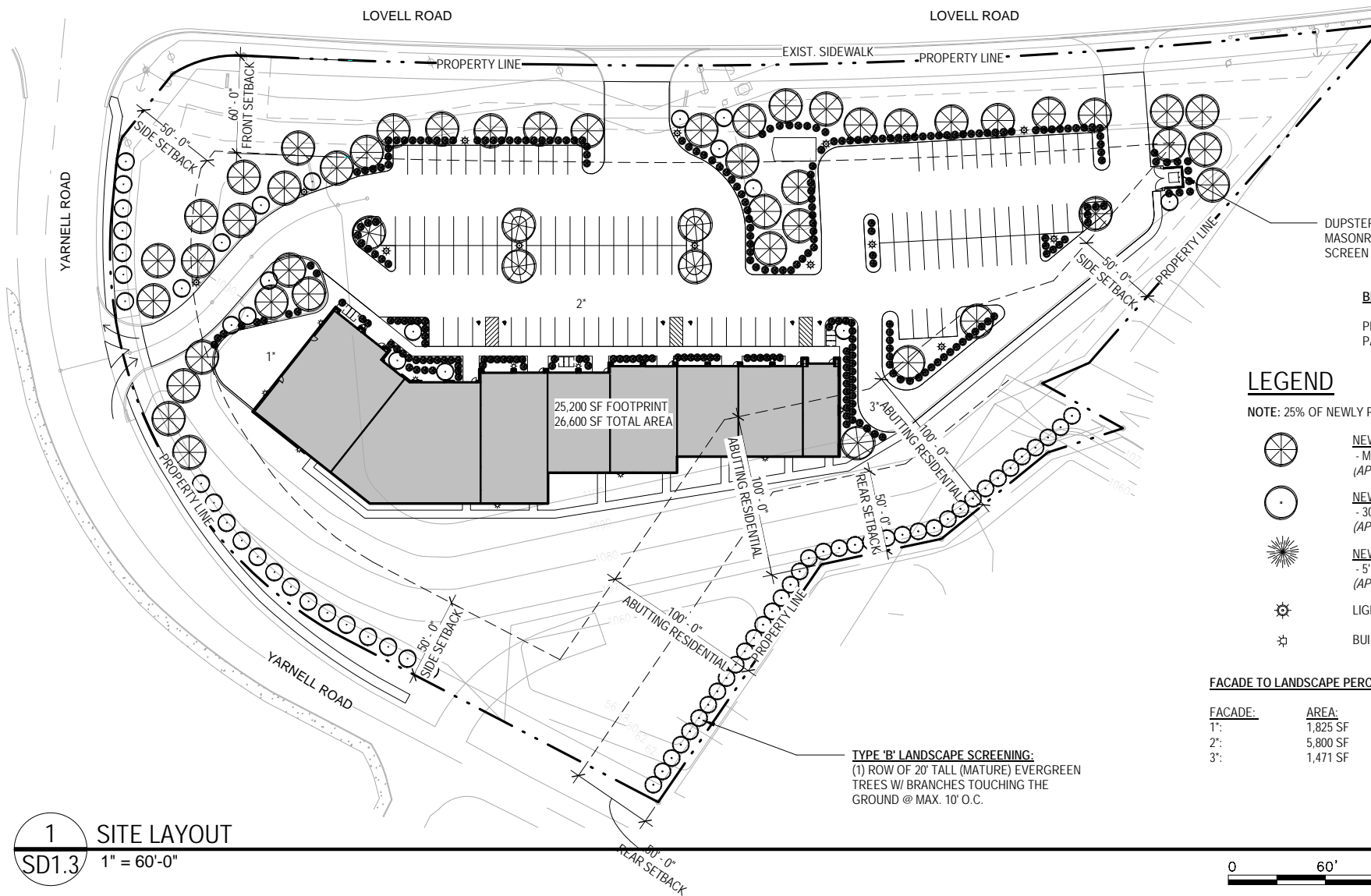
PROPOSED PARKING: 118 SPACES, INCLUDING (6) ADA SPACES
 BICYCLE PARKING: 12 SPACES

SITE DEVELOPMENT AREA

SITE AREA:	5.088 ACRE	(221,636.66 SF)	
IMPERVIOUS AREA		PROPOSED	%
PAVING, VEHICULAR	59,400 SF		27%
PAVING, PEDESTRIAN	10,100 SF		5%
(GAC) BUILDING FOOTPRINT	25,200 SF		11.4%
(FAR) BUILDING GROSS FLOOR AREA	26,600 SF		12%
(IAR) IMPERVIOUS AREA RATIO	95,000 SF		43%

1 SITE LAYOUT
 SD1.2 1" = 60'-0"










DUPSTER W/
MASONRY WALL
SCREEN

BEDDING PLANTS IN PARKING AREA
 PROPOSED = 3,900+ SF (APPROX. 7%)
 PARKING SURFACE = 59,700 SF

LEGEND

NOTE: 25% OF NEWLY PLANTED TREES SHALL BE EVERGREEN

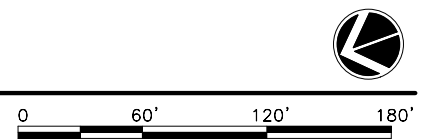
-  **NEW LARGE TREE:** (50)
- MORE THAN 50' HEIGHT - MATURE
(APPENDIX B: Table 1)
-  **NEW MEDIUM TREE:** (12)
- 30'-50' HEIGHT - MATURE
(APPENDIX B: TABLE 2)
-  **NEW EVERGREEN SHRUB:**
- 5' HEIGHT - MATURE
(APPENDIX B: TABLE 10)
-  LIGHT POLE
-  BUILDING MOUNTED LIGHT

FACADE TO LANDSCAPE PERCENTAGES:

FACADE:	AREA:	PLANTED AREA:	%
1:	1,825 SF	2,035 SF	112
2:	5,800 SF	2,915 SF	51
3:	1,471 SF	1,195 SF	82

TYPE 'B' LANDSCAPE SCREENING:
 (1) ROW OF 20' TALL (MATURE) EVERGREEN
 TREES W/ BRANCHES TOUCHING THE
 GROUND @ MAX. 10' O.C.

1 SITE LAYOUT
 SD1.3 1" = 60'-0"





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

Amy Sherrill

Applicant Name

Affiliation

1/22/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

3-A-24-DP

File Number(s)

CORRESPONDENCE

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

Amy Sherrill Benefield Richters

Name / Company

902 N Central St Knoxville TN 37917

Address

865-637-7009 / team@benefieldrichters.com

Phone / Email

CURRENT PROPERTY INFO

Partners V LLC

Owner Name (if different)

8907 Linksvue Dr Knoxville TN

Owner Address

865-719-9490

Owner Phone / Email

1315 LOVELL RD

Property Address

118 H A 032 02

Parcel ID

Part of Parcel (Y/N)?

5.088 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Yarnell Rd and Lovell Rd

General Location

City

Commission District 6

PC (Planned Commercial), TO (Technology Overlay)

Agriculture/forestry/vacant land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside Protectio

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Amy Sherrill Please Print	1/22/2024 Date
---------------------	-------------------------------------	--------------------------

Property Owner Signature	Partners V LLC Please Print	1/22/2024 Date
--------------------------	---------------------------------------	--------------------------



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

Amy Sherrill		Architect
Applicant Name		Affiliation
2024.01.19	March 7, 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	3-A-24-DP

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

Amy Sherrill	Benefield Richters Company		
Name	Company		
902 N. Central St	knoxville	TN	37917
Address	City	State	ZIP
865-637-7009	team@benefieldrichters.com		
Phone	Email		

CURRENT PROPERTY INFO

Partners V LLC	8907 Linksvue Drive, knoxville, TN	865-719-9490
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1315 Lovell RD	118HA03202	
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
Planning Sector	Sector Plan Land Use Classification	Existing Land Use
		Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

planned commercial development

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) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

Amy Sherrill

Please Print

2024.01.19

Date

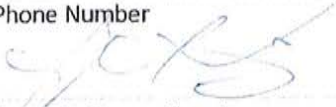
865.63737009

Phone Number

team@benefieldrichters.com

Email

01/22/2024, SG


Property Owner Signature

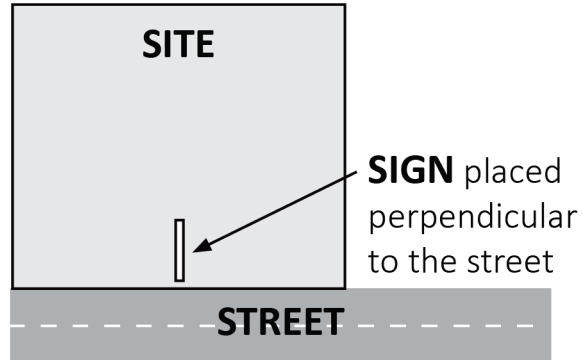
RONALD A. WATKINS

Please Print

2024.01.19

Date Paid

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:

_____ 02/23/2024 _____ and _____ 03/08/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Amy Sherrill

Date: 01/22/2024

File Number: 3-A-24-DP

- Sign posted by Staff
- Sign posted by Applicant