

**REZONING**

**6-U-24-RZ**

**Petitioner:** Lovell Place LLC & Lovell Place at Cornerstone Drive, LLC



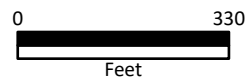
**From:** OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay)  
**To:** CA (General Business); TO (Technology Overlay)

**Map No:** 118

**Jurisdiction:** County

**Original Print Date:** 5/6/2024

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





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Rezoning
- Plan Amendment
  - Sector Plan
  - City OYP / County Comp Plan

**Lovell Place LLC & Lovell Place at Cornerstone Drive, LLC**

Applicant Name

Affiliation

**4/29/2024**

**6/13/2024**

**6-U-24-RZ**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Ruth Ellis**

**4192 Towanda Trl Knoxville TN**

**865-567-1716 / ruth@ellislawtn**

Owner Name (if different)

Owner Address

Owner Phone / Email

**1013 LOVELL RD / 1033 LOVELL RD**

Property Address

**118 050 01, 049**

Parcel ID

Part of Parcel (Y/N)?

**12.06 acres**

Tract Size

**First Knox Utility District**

**First Knox Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of Lovell Rd across from its intersection with Cornerstone Dr**

General Location

City **Commission District 6** **OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay)**

**Single Family Residential, Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northwest County** **O (Office), HP (Hillside Protection)**

**Planned Growth Area**

Planning Sector Land Use (City)/Place Type (County)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input 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 type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## 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 checked="" type="checkbox"/> Zoning Change	<b>CA (General Business);TO (Technology Overlay)</b> Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$2,206.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>Lovell Place LLC &amp; Lovell Place at Cornerstone Drive, LLC</b> Please Print	<b>4/29/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Ruth Ellis</b> Please Print	<b>4/29/2024</b> 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

Lovell Place LLC and Lovell Place at Cornerstone Drive, LLC

Owner

Applicant Name

Affiliation

April 26, 2024

June 13, 2024

Date Filed

Meeting Date (if applicable)

6-U-24-RZ

File Number(s)

### 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

Benjamin C. Mullins for owner

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN 37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

### CURRENT PROPERTY INFO

Ruth Ellis

4192 Towanda Trail (ruth@ellislawtn.com) 865-567-1716

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1033 and 1013 Lovell Road

118 049 and 118 05001

Property Address

Parcel ID

FUD

FUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

NW Side of Lovell Rd; N of Terrapin Station

~12 acres

General Location

Tract Size

City  County

6th  
District

OB/TO and A/TO  
Zoning District

AgForVac and SFR  
Existing Land Use

NW County

CMU (Corridor Mixed Use)

Planned Growth

Planning Sector

Land Use Classification or Place Type

Growth Policy Plan Designation

**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

Unit / Phase Number

- Combine Parcels  
  Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 CA  
 Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

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	

**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

Lovell Place LLC and Lovell Place at Corners

4-26-24

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

865-546-9321

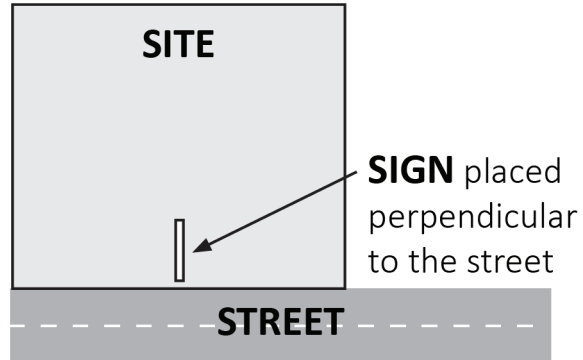
bmullins@fmsllp.com

John T. Ellis, Mgr.

Ruth T. Ellis, Mgr.

04/29/2024, SG

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Lovell Place LLC

Date: 04/29/2024

File Number: 6-U-24-RZ (1013 & 1033 Lovell Rd)

- Sign posted by Staff
- Sign posted by Applicant