

REZONING REPORT

▶ **FILE #:** 2-H-26-RZ

AGENDA ITEM #: 23

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** ECG ACQUISITIONS, LLC

OWNER(S): TA Operating LLC

TAX ID NUMBER: 131 06504 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 608 LOVELL RD

▶ **LOCATION:** East side of Lovell Rd, south of Murdock Dr

▶ **APPX. SIZE OF TRACT:** 13.24 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Road, a state-owned minor arterial with four lanes and a center turn lane within a right-of-way that varies from 66-98 ft. Access is also via Milwaukee Way, an unstriped private street with 30-40 ft of pavement width, and via Harding Drive, a local street with 25 ft of pavement width within a 60-65 ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **CURRENT ZONING:** CB (Business and Manufacturing)

▶ **REQUESTED ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Commercial

▶ EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Commercial - CB (Business and Manufacturing)

South: Commercial, transportation/communications/utilities - CB (Business and Manufacturing), F (Floodway)

East: Office, commercial, agriculture/forestry/vacant land - CB (Business and Manufacturing)

West: Agriculture/forestry/vacant land, office - CB (Business and Manufacturing), F (Floodway)

NEIGHBORHOOD CONTEXT: The subject property lies 0.15 miles to the north of the Lovell Road interchange with I-40/I-75, and the surrounding area features a mix of commercial, office, and industrial uses in a large business park. There are residential neighborhoods .42 miles to the west and new multifamily residential developments .6 miles to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Comprehensive Plan and surrounding development.**

COMMENTS:

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. The subject property is part of a built-out node of corporate office, commercial, light industrial and manufacturing uses along Lovell Road and I-40/I-75. The most significant recent changes to conditions in the area exist nearby to the north on Lovell Road, where multifamily developments underway provide a total of approximately 850 new residential units. These developing properties were rezoned to the OB (Office, Medical, and Related Services) zone in 2020 and 2021, and this zone permits residential development consistent with the RB (General Residential) zone in addition to offices and other uses.
2. These changing conditions support the requested rezoning to OB on the subject property because it aligns with surrounding office uses and nearby multifamily development.

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

1. The OB zone is designed for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for businesses, offices, clinics, medical and dental offices near residential neighborhoods. Residential development is also permitted.
2. The subject property currently functions as a trucking terminal, which is one of the more intensive uses in the area. Rezoning to OB would align permitted uses with the predominant development pattern in the area, which is office and commercial uses surrounded by residential development. Rezoning this property to OB is consistent with the intent of the district.

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. There are no adverse impacts anticipated to occur with the proposed rezoning, which would permit uses that are compatible with surrounding business development in an area with ample infrastructure capacity.
2. Due to the existing use as a trucking terminal, soil mitigation will likely be required to clean oil and gasoline from the site, improving site conditions. This would be determined during the permitting process.

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

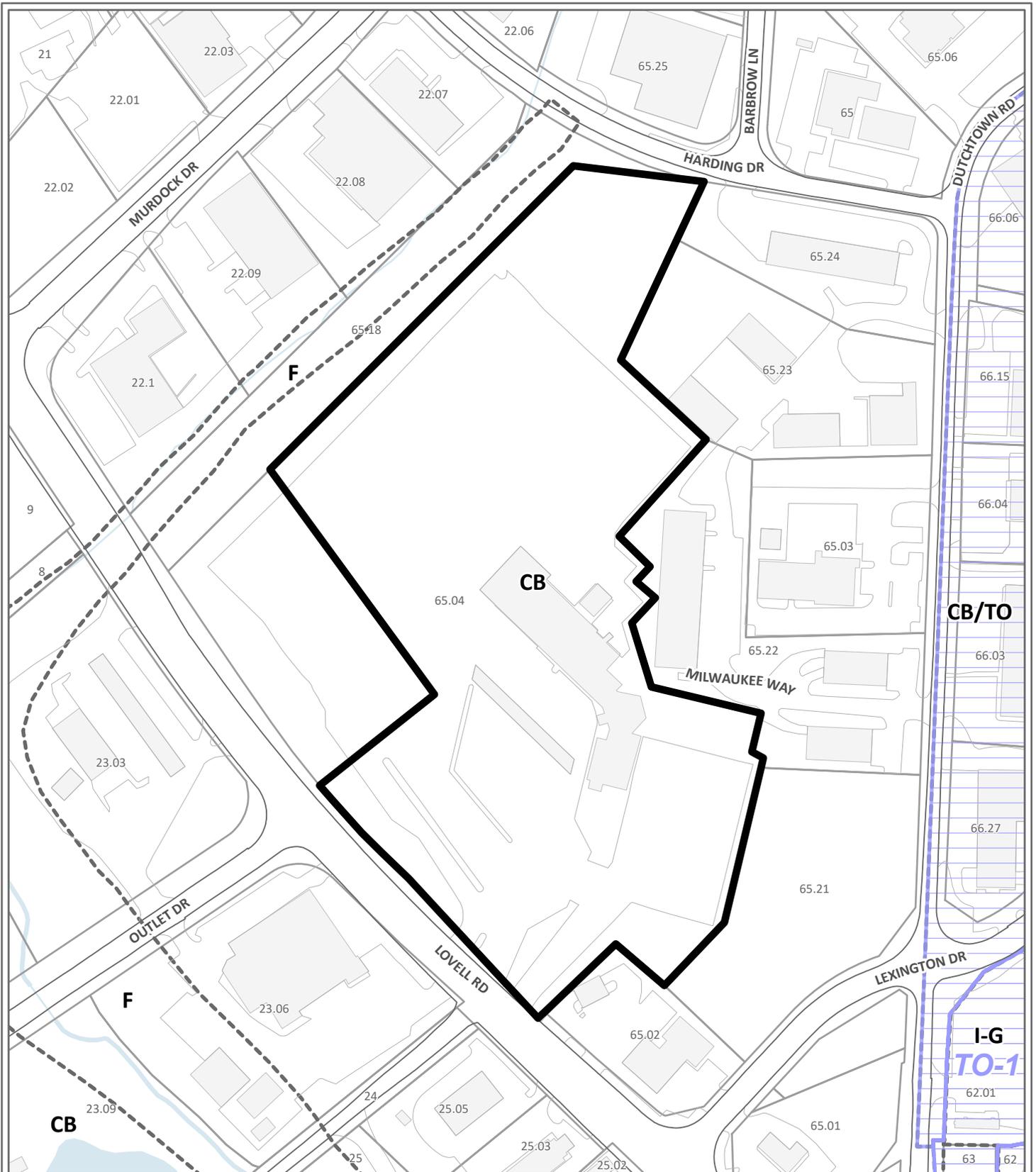
1. The place type for the subject property in the Knox County Comprehensive Plan is the CC (Corridor Commercial) designation. Corridor Commercial areas are situated along major transportation corridors that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses with well-connected pedestrian accommodations.
2. The OB zone is permitted in the CC place type as a directly related zone, whereas the existing CB (Business and Manufacturing) zoning is considered partially related. As such, rezoning this parcel to OB would bring zoning closer into alignment with the Comprehensive Plan.
3. This rezoning is consistent with the subject parcel's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. 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.



REZONING

2-H-26-RZ

Petitioner: ECG Acquisitions, LLC



From: CB (Business and Manufacturing)

To: OB (Office, Medical, and Related Services)

Map No: 131

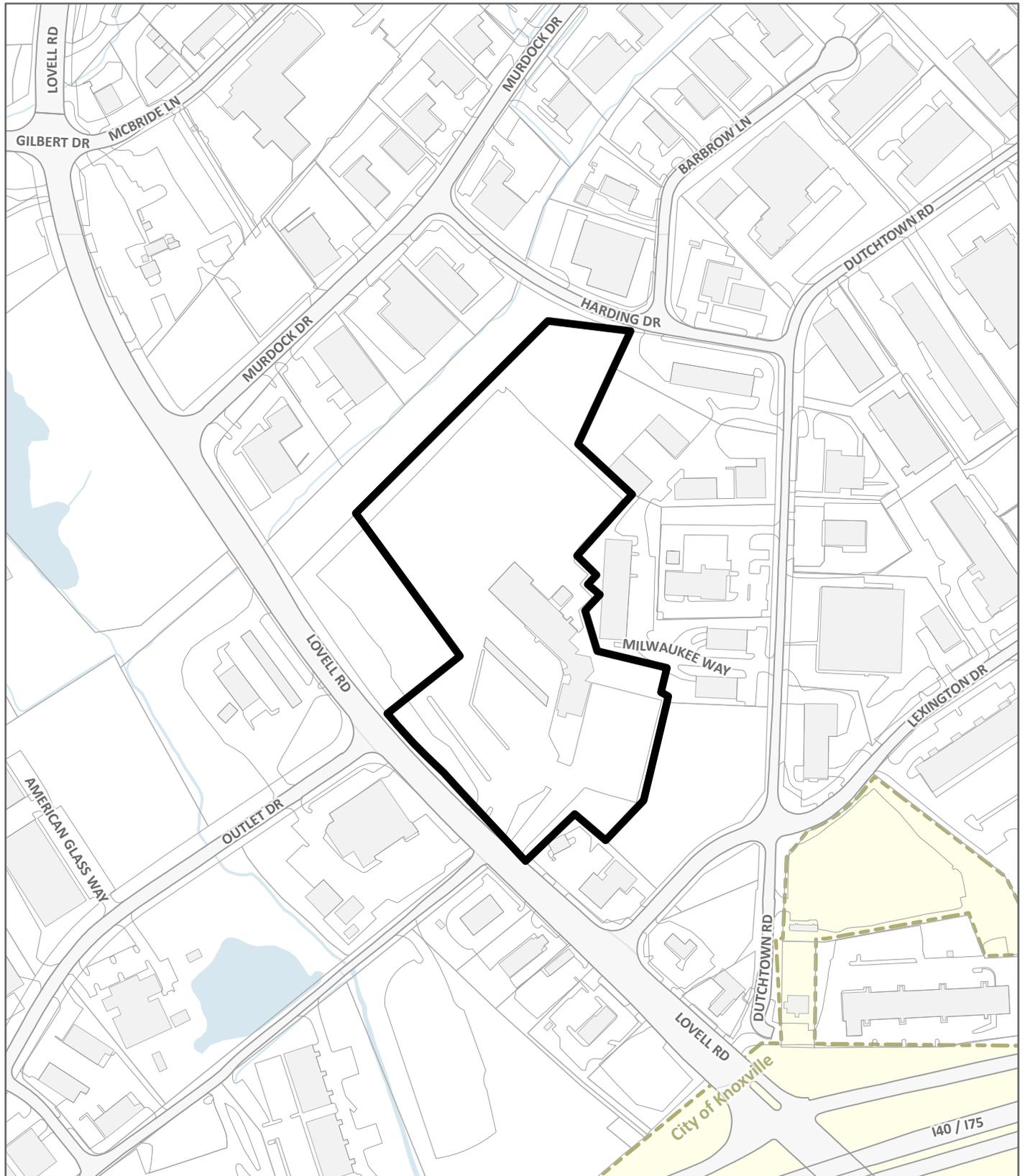
Jurisdiction: County



Original Print Date: 1/8/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-H-26-RZ



Case boundary

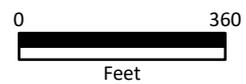


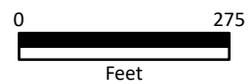
Exhibit A. Contextual Images



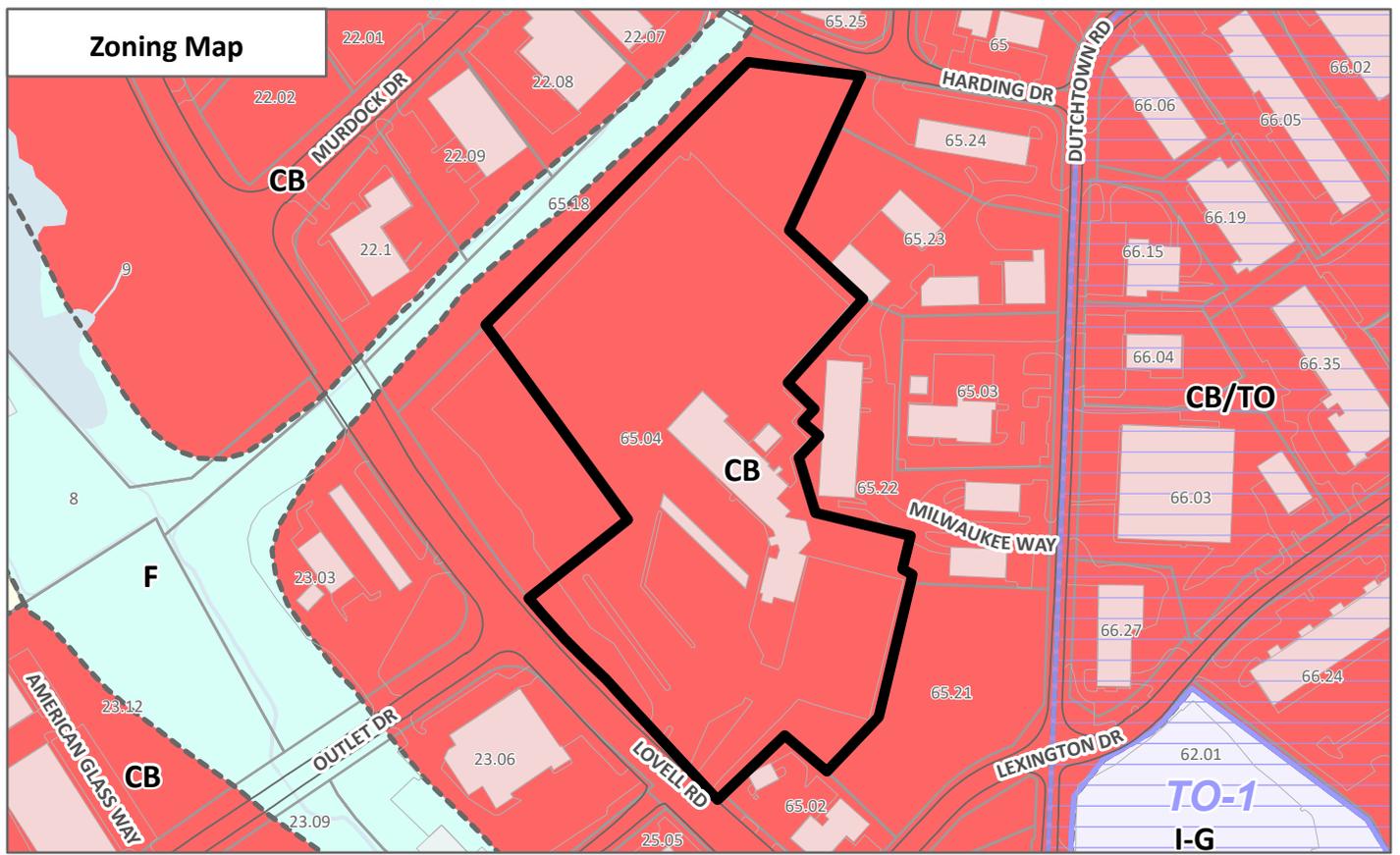
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

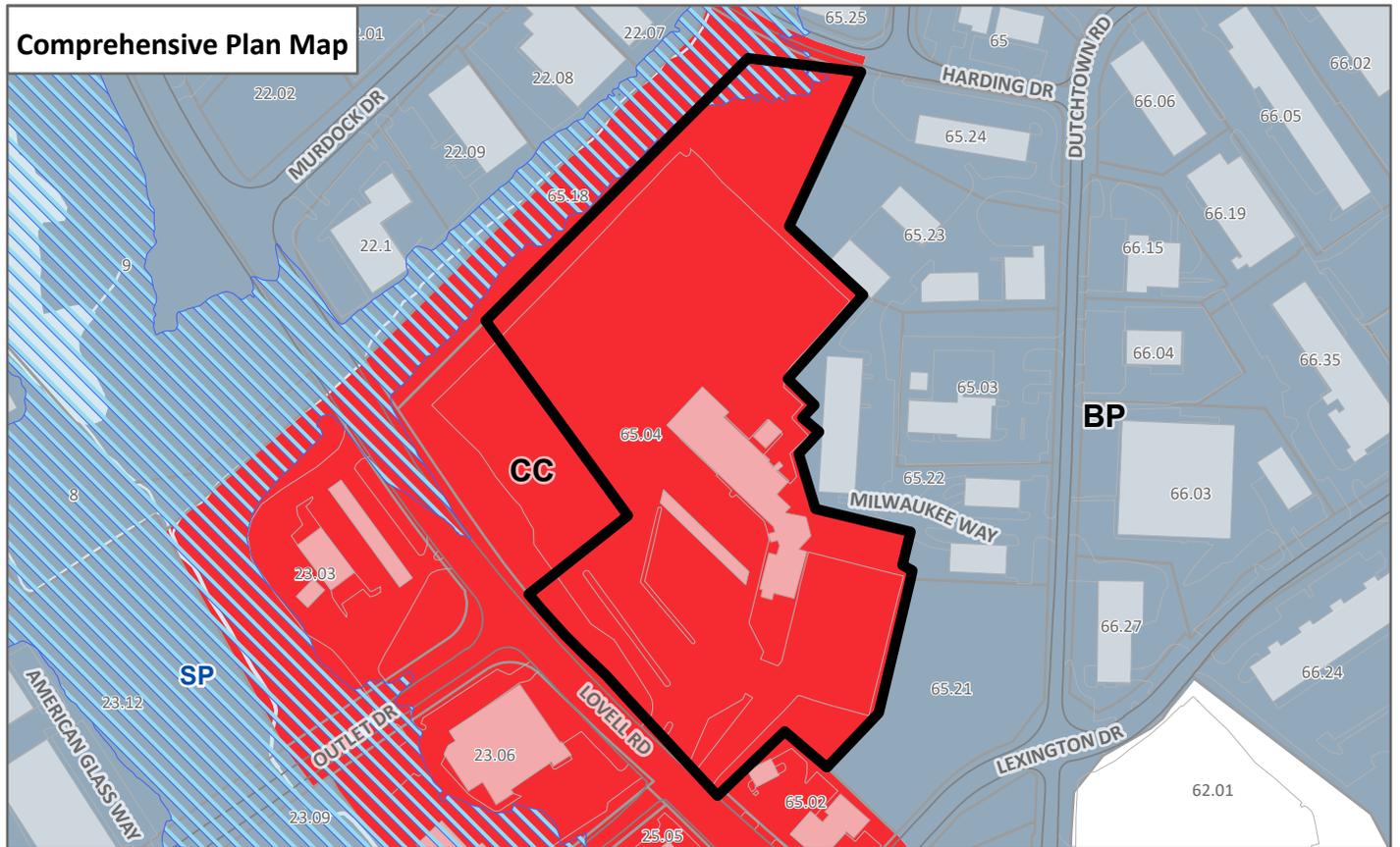
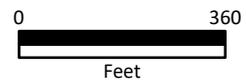


EXHIBIT A, CONTEXTUAL MAPS

2-H-26-RZ



Case boundary



Existing Land Use Map

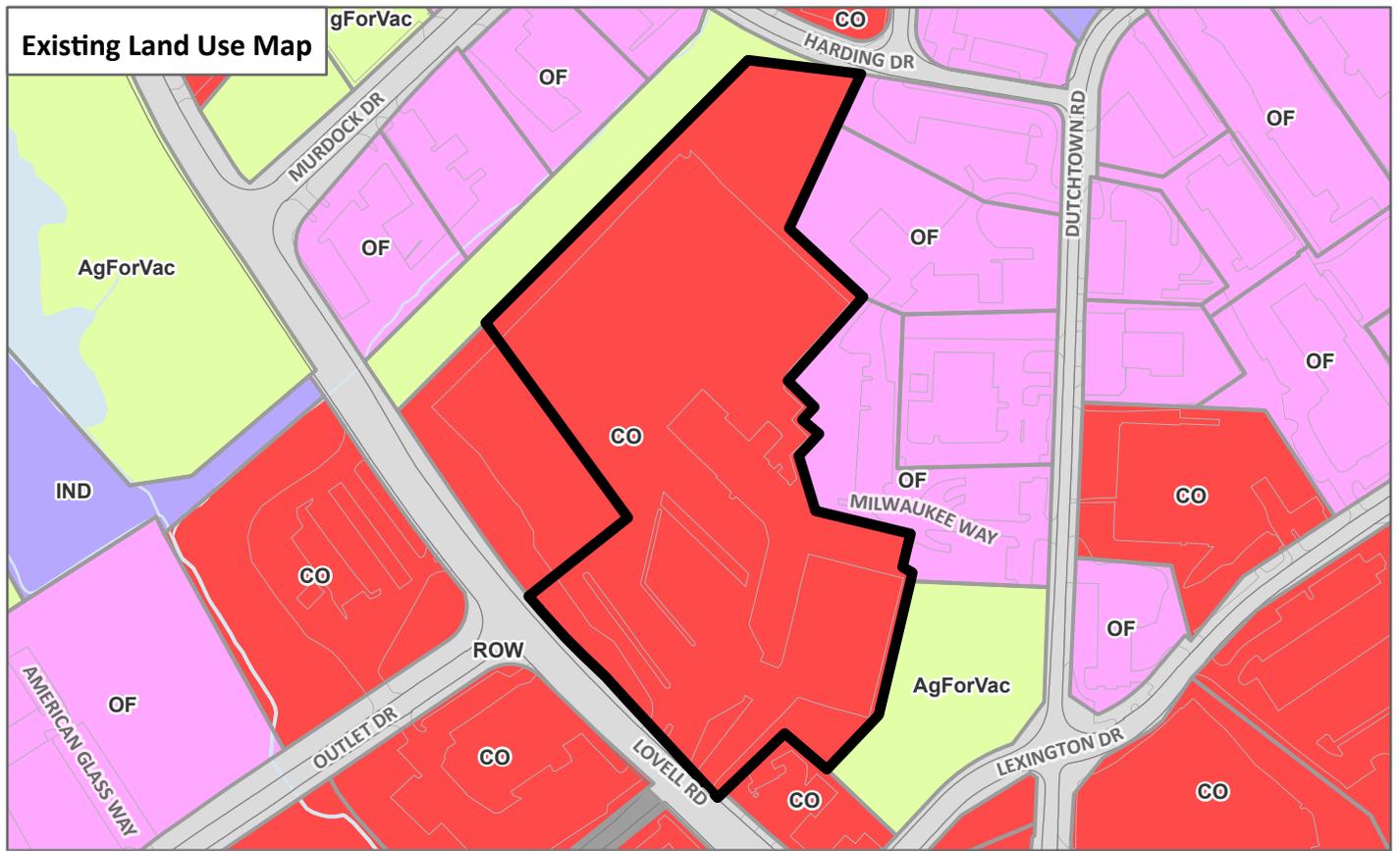
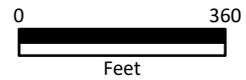


EXHIBIT A, CONTEXTUAL MAPS

2-H-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

02/13/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Brandon Plunkett

Digitally signed by Brandon Plunkett
Date: 2025.12.22 12:44:03 -06'00'

ECG Acquisitions

12/22/25

Applicant Signature

Applicant Name

Date