USE ON REVIEW REPORT

FILE #: 3-A-20-UR

APPLICANT: WEIGEL’S LOVELL ROAD

OWNER(S): LKM Properties

TAX ID NUMBER: 118 01601

JURISDICTION: County Commission District 6

STREET ADDRESS: 1405 Lovell Rd.

LOCATION: West side of Lovell Road, north side of Yarnell Road, south side of Centerpoint Boulevard.

APPROX. SIZE OF TRACT: 3.01 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Centerpoint Boulevard, a local street with a boulevard entrance within a 70’ right-of-way.

UTILITIES:
- Water Source: West Knox Utility District
- Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

ZONING: PC (Planned Commercial) / TO (Technology Overlay)

EXISTING LAND USE: Commercial Business

PROPOSED USE: Proposed commercial driveway

HISTORY OF ZONING: None Noted

SURROUNDING LAND USE AND ZONING:
- North: Tusculum University - PC (Planned Commercial) / TO (Technology Overlay)
- South: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)
- East: Residences - BP (Business and Technology) / TO (Technology Overlay)
- West: Office park - PC (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This site is located at the edge of the Centerpoint Business Park which was developed by the Knox County Development Corp. Other uses in the area consist of an apartment project and a church.

STAFF RECOMMENDATION:

APPROVE the development plan for a curb cut onto Centerpoint Boulevard, subject to 6 conditions:

1. Obtaining approval from the Knox County Department of Engineering and Public Works for the design and installation of the proposed access to Centerpoint Boulevard.
2. Obtaining approval from The Development Corporation of Knox County for the proposed curb cut.
3. Any further development of this site will require connection to the stub-out driveway from the existing...
Weigel's Store located directly to the south.
4. Any further development of this site will require a separate use on review approval from the Planning Commission.
5. Obtaining approval from the Tennessee Technology Corridor Development Authority (3-A-20-TOG).
6. Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the other criteria for approval of a use-on-review.

**COMMENTS:**

This is a request for a curb cut onto Centerpoint Boulevard from the vacant portion of the Weigel's Store property that is located at the intersection of Lovell Road and Yarnell Road. The vacant portion of the lot has frontage along Lovell Road and Centerpoint Boulevard. When the use on review approval was granted for the Weigel's Store, there was a condition that no additional access would be permitted to Lovell Road. With this curb cut approval, the site will have an access driveway to Yarnell Road, Lovell Road and Centerpoint Boulevard. The proposed new curb cut will be located on Centerpoint Boulevard approximately 230' back from the right-of-way of Lovell Road. The proposed curb cut will require some modification of the median for the boulevard in the existing street.

Knox County is moving forward on an intersection improvement for Centerpoint Boulevard at Lovell Road that will add a traffic signal at the intersection and remove the boulevard median in Centerpoint Boulevard for turn lane improvements. That work is expected to be completed by the end of this year. When completed, the street connection of Centerpoint Boulevard to Pellissippi Parkway will be eliminated.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed curb cut will have minimal impact on local services since all utilities are available to serve this site.
2. Road improvements are being completed that will enhance the safety and operation of this site.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed curb cut meets the standards for development within the PC (Planned Commercial) zoning district and all other requirements of the Zoning Ordinance.
2. The proposed curb cut is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan designates this property for commercial use. The use is compatible with the sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** Not required.

**ESTIMATED STUDENT YIELD:** Not applicable.

The Planning Commission’s approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.
Proposed commercial driveway in PC (Planned Commercial) / TO (Technology Overlay)

3-A-20-UR
USE ON REVIEW

Petitioner: Weigel's Lovell Road

Map No: 118
Jurisdiction: County
NEW ENTRANCE DESIGN PLANS FOR

LKM PROPERTIES, LP

DISTRICT 6, KNOX COUNTY, TENNESSEE
CLT MAP 118, PARCEL 016.01

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OCTOBER 21, 2019
REVISED DECEMBER 4, 2019

THIS IS A PRIORITY CONSTRUCTION ACTIVITY
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Weigel's Lowell Road
Applicant

11/20
Date Filed

3/12/20 @ 1:30
Meeting Date (if applicable)

3-A-20-UR
File Numbers(s)

RECEIVED
JAN 06 2019
Knoxville Knox County Planning

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

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

DANIEL ROE
Name

BATSON TINES NORMAN & ROE
Company

4334 PAPERMILL DE
Knoxville TN 37909
Address

Knoxville TN 37909
City State

865-588-4342
Email@bhnp.com
Phone Email

CURRENT PROPERTY INFO

Weigel's
Owner Name (if different)

3100 Weigel In Powell TN 37849
Owner Address

Owner Phone

1485 Lowell Road Knoxville TN 37932
Property Address

118 01601
Parcel ID

3/2 Lowell Rd 4/9 Lowell Rd
General Location

3.01 ac
Tract Size

Jurisdiction (specify district above) ☐ City ☒ County

Zoning District

Northwest/County
Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Commercial Structure
Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider
REQUEST

☐ Development Plan  ☑ Use on Review / Special Use
  ☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):
  ☑ Other (specify):

☐ Proposed Subdivision Name

☐ Parcel Change
  ☐ Combine Parcels  ☐ Divide Parcel

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:
  Proposed Zoning

☐ Plan Amendment Change:
  Proposed Plan Designation(s)

☐ Proposed Property Use (specify)  Proposed Density (units/acre)  Previous Rezoning Requests
  ☐ Other (specify):

PLAT TYPE
  ☐ Staff Review  ☐ Planning Commission

ATTACHMENTS
  ☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS
  ☐ Design Plan Certification (Final Plat only)
  ☐ Use on Review / Special Use (Concept Plan only)
  ☐ Traffic Impact Study

FEE 1: 1,500.00
FEE 2:
FEE 3:
TOTAL: 1,500.00

STAFF USE ONLY

AUTHORIZATION

Staff Signature  Marc Payne  1/16/20

Applicant Signature  Rebecca Riggins  1/16/20
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/20 and 3/13/20
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Rebecca Riggins
Printed Name: REBECCA Riggins
Phone: 658-4243 Email: becca@bhp.com
Date: 1/6/20
File Number: 3-A-20-UR