

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-D-21-SP Related File Number: 10-E-21-RZ  
Application Filed: 8/19/2021 Date of Revision:  
Applicant: GRASSY CREEK, LLC

## PROPERTY INFORMATION

General Location: East side of Schaad Road at Ball Camp Pike  
Other Parcel Info.:  
Tax ID Number: 79 050 & 03301 Jurisdiction: County  
Size of Tract: 2.3 acres  
Accessibility: Access is via Schaad Rd, a minor arterial, median separated 4-lane road, with a right-of-way of 112-ft. Access is also via Ball Road, a major collector with pavement width of 20-ft within a right-of-way of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant, single family residential  
Surrounding Land Use:  
Proposed Use: Density:  
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-10 (Mixed Use Special District) &  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context: The intersection of Oak Ridge Highway and Schaad Road has been building out as a commercial node in recent years. The area surrounding this node is largely single family residential and large lot rural residential.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6805 Ball Camp Pike & 0 Schaad Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning: CA (General Business)  
Previous Requests:  
Extension of Zone: Yes, CA and GC is adjacent to the north and east  
History of Zoning: 5-A-17-SP: Parcel 079 03301 was requested to be rezoned to CA, but denied.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD, NWCO-10 (Mixed Use Special District) & (HP) Hillside Protection

**Requested Plan Category:** GC (General Commercial) & HP (Hillside Protection)

### ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:**

**No. of Lots Proposed:**                      **No. of Lots Approved:** 0

**Variances Requested:**

**S/D Name Change:**

### ***OTHER INFORMATION (where applicable)***

**Other Bus./Ord. Amend.:**

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

**Planner In Charge:** Liz Albertson

**Staff Recomm. (Abbr.):** Approve the Northwest County Sector Plan amendment to GC (General Commercial)/HP (Hillside Protection) because it is a minor extension of existing commercial adjacent to the improved Schaad Road/Oak Ridge Highway intersection.

**Staff Recomm. (Full):**

**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. In 2017, this node was rezoned to CA to accommodate the Grassy Creek shopping center. This node at Oak Ridge Highway and the Schaad Road improvements has been building out at commercial in the last couple of years.

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

1. The Schaad Road improvements have made this intersection with Oak Ridge Highway better suited for commercial uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan for these properties. However, the sector plan changed in 2017, after the Northwest County Sector Plan was updated at this node to accommodate the Grassy Creek Shopping Center.

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

1. The adjacent properties at Oak Ridge Highway and Schaad Road have the GC (General Commercial) Sector Plan land use classification. Commercial uses are appropriate in this area because of the access onto the improved Schaad Road, near Oak Ridge Highway.

**Action:** Approved

**Meeting Date:** 10/14/2021

**Details of Action:**

**Summary of Action:** Approve the Northwest County Sector Plan amendment to GC (General Commercial)/HP (Hillside Protection) because it is a minor extension of existing commercial adjacent to the improved Schaad Road/Oak Ridge Highway intersection.

**Date of Approval:** 10/14/2021

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/15/2021

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: