CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

East side of Schaad Road at Ball Camp Pike



Jurisdiction: County

File Number:	10-E-21-RZ
Application Filed:	8/19/2021
Applicant:	GRASSY CREEK, LLC

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

 Tax ID Number:
 79
 050 & 033.01

Size of Tract: 2.3 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

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)		

Related File Number:

Date of Revision:

10-D-21-SP

Neighborhood Context:

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:

History of Zoning:

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 CA (General Business) zoning because it is a minor extension of the commercial node that has been established since 2017.			
Staff Recomm. (Full):				
Comments:	PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWIN 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 Schaad Road/Oak Ridge Highway intersection has been building out as a commercial node in the last couple of years.			
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.			
	 THE 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. The proposed rezoning is consistent with the commercial character of the adjacent area. The property has access onto Schaad Road. Since adjacent properties along the Ball Road frontage are residential, the applicant should follow buffering and landscaping standards in the zoning ordinance to mitigate any potential conflicts. 2. This road is bordered by properties zoned CA (General Business) since 2017. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS: 1. The proposed amendment is in conflict with the MU-SD, NWCO-10 (Mixed Use Special District) Sector Plan land use classification. However the applicant has requested a Sector Plan amendment to GC (General Commercial) which supports CA (General Business) zoning in conjunction with this 			
	application.			
Action:	Approved Meeting Date: 10/14/2021			
Details of Action:				
Summary of Action:	Approve CA (General Business) zoning because it is a minor extension of the commercial node that has been established since 2017.			
Date of Approval:	10/14/2021Date 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:			
	Other Ordinance Number Deferences			

Other Ordinance Number References:

Ordinance Number:

Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: