

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-K-18-RZ **Related File Number:**
Application Filed: 8/29/2018 **Date of Revision:**
Applicant: CATE ROAD DEVELOPERS, LLC / JOSH SANDERSON

PROPERTY INFORMATION

General Location: Northwest side Schaad Rd., northeast side Grassy Creek Way
Other Parcel Info.:
Tax ID Number: 79 02903 & 031 **Jurisdiction:** County
Size of Tract: 8.01 acres
Accessibility: Access is off of Schaad Road, a minor arterial, with right-of-way width of 108' feet and a pavement width of 63' to 100' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Detached residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (NW-CO-10)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is comprised primarily of single family residential, a public golf course, and a few commercial uses near the intersection with Western Avenue and industrial and office and warehouse uses near Pleasant Ridge Road.

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

Street: 4119 Schaad Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning: In 2007, the site was part of a rezoning request from RB (General Residential) and A (Agriculture) to CB (Business and Manufacturing).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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 PR (Planned Residential) up to 5 du/acre zoning.

Staff Recomm. (Full): PR zoning up to 5 du/acre at this location is consistent with the 2016 Northwest County Sector Plan land use classification for a MU-SD (Mixed Use Special District). Adjacent properties would not be adversely affected by the possible range of uses allowed in the PR zone district.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 property is located within the Urban Growth Boundary on the Growth Policy Plan and is proposed for a Mixed Use Special District (MU-SD), as part of the Northwest County Sector Plan, recommending residential uses, consistent with the proposal.
2. The proposed PR (Planned Residential) zoning is compatible with the scale and intensity of the adjacent agricultural and low density residential uses.
3. The area and surrounding zone districts have not changed substantially since the adoption of the 2016 Northwest County Sector Plan.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning is compatible with the surrounding development.
2. The proposal would allow for a maximum of 40 dwelling units for the site.
3. The proposal will have minimal impact on the schools and street system and is not large enough to require a traffic impact study.
4. The recommended PR zoning requires a use on review application prior to development, so surrounding development and zoning can be evaluated to ensure a minimal impact on adjacent properties.

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 Northwest County Sector Plan proposes a mixed use special district for this property and is consistent with the requested PR zoning.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning and density do not present any apparent conflicts with any other adopted

plans.

Action: Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action: APPROVE PR (Planned Residential) up to 5 du/acre zoning.

Date of Approval: 10/11/2018

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: 11/19/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: