

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-C-25-UR **Related File Number:** 11-D-25-DP
Application Filed: 9/29/2025 **Date of Revision:**
Applicant: THOMPSON THRIFT DEVELOPMENT INC

PROPERTY INFORMATION

General Location: Southeast side of Schaad Rd, north of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 91 206 **Jurisdiction:** County
Size of Tract: 18.01 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-family Development **Density:**
Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use), SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8007 BALL CAMP PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB(k) (Office, Medical, and Related Services, with conditions)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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:

Staff Recomm. (Abbr.):

Approve the use on review for a multi-family development with up to 300 units (with up to 274 units in the OB(k) zone), as shown in the development plan, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all the conditions of the associated development plan application (11-D-25-DP).

Comments:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. Multifamily dwellings are considered a secondary use in the CMU (Corridor Mixed-Use) and SR (Suburban Residential) place type of the property, as defined in the Knox County Comprehensive Plan, and the proposal is consistent with the place types' recommended form attributes, as described previously.

B. The proposed development is consistent with the Comprehensive Plan's Implementation Policies 9, 11, and 12, which encourage coordinated infrastructure improvements with development, connectivity with new developments, and improved safety for all users, respectively. The proposed sidewalks, vehicular connectivity to an adjacent property, and access via Schaad Road, along with an additional right-turn lane, support these policies.

C. The proposed development is also compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The zone allows multifamily developments at a density between 12-24 du/ac with Planning Commission approval, as regulated in the RB (General Residential) zone. The PR zone is intended to provide flexibility for different types of residential development, including multi-dwelling structures and developments.

B. The development is consistent with the allowable density, dimensional standards, setbacks, and other requirements of the OB(k) and PR(k) zones. It complies with the conditions of the rezoning (6-H-25-RZ), as described previously within the associated development plan analysis.

C. The RB zone requires reserving at least 15% of the gross development area for recreational uses and usable open space areas (Article 5.12.09.F) when a multi-dwelling development exceeds 20/du. This would be applicable for the OB-zoned area, which has a proposed density of 20.04 du/ac. Site plan notes the acreage of the various amenity areas and open spaces as cited previously, and the plans are in compliance with this requirement. Usable open space is not defined, but it should be accessible to the residents, large enough for passive or active uses, and, preferably, relatively flat. Staff recommends adding more landscaping to the lawn areas and open spaces to enhance the usable open spaces, subject to review and approval by Planning staff during the permitting process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. The proposed multifamily development is appropriate with the location of the property along Schaad Road, a minor arterial street. There is a multifamily development of attached structures southwest of the subject property, with access from Ball Camp Pike.

B. There is a two-story house on the adjacent western parcel. Plan shows that the proposed three-story building "C" along the western boundary will be at least 35 ft away from the property line and a

Type C landscape buffer is proposed. Staff recommends replacing the Type C buffer with a Type A buffer for that portion to enhance the buffer to the lower intensity use on the adjacent properties. C. The abutting eastern properties are zoned I (Industrial) and currently undeveloped. If they are developed for any business or industrial uses under the I zone standards, a buffer yard will be required along the common boundaries with the subject parcel (Article 4.10.11).

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. With the proposed building layout, recommended landscape screening, and required road improvements, the proposed multi-family development is not anticipated to significantly injure the value of adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Access will be via Schaad Road, a minor arterial street with capacity for additional traffic. Therefore, traffic through residential streets would not be required to access this property. A traffic impact analysis was conducted for this development, and the recommendations of the study shall be implemented, as mentioned in condition 2 of the development plan approval.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the use on review for a multi-family development with up to 300 units (with up to 274 units in the OB(k) zone), as shown in the development plan, subject to 1 condition.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**