

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-E-21-RZ

Related File Number:

Application Filed: 9/27/2021

Date of Revision:

Applicant: VINIT SHARMA

PROPERTY INFORMATION

General Location: East side of Schaeffer Road, northwest of Fall Haven Lane.

Other Parcel Info.:

Tax ID Number: 104 098

Jurisdiction: County

Size of Tract: 4 acres

Accessibility: Access is via Schaeffer Rd, a two lane major collector road with 20-ft of pavement width within 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential

Surrounding Land Use:

Proposed Use:

Density: Up to 4 du/ac

Sector Plan: Northwest County

Sector Plan Designation: MDR/O (Medium Density Residential/Office)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located in an area with a mix of residential, undeveloped, and commercial properties. Pellissippi Parkway is located approximately 150-ft to the west of this property.

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

Street: 2106 Schaeffer Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & TO (Technology Overlay)

Former Zoning:

Requested Zoning: PR (Planned Residential) & TO (Technology Overlay)

Previous Requests:

Extension of Zone: Yes, Planned Residential is located to the east.

History of Zoning: None noted

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR (Planned Residential) and TO (Technology Overlay) zoning up to 3 du/ac because it is consistent with surrounding development and the slope analysis.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING 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 proposed rezoning to PR and staff-recommended density of 3 du/ac is compatible with the continuing expansion of residential development and zoning pattern in this area.

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

1. The regulations established in the PR zone are 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.The TO, Technology Overlay Zone, is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

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. PR zoning at the recommended density of 3 du/ac will allow use of the property for residential development while maintaining compatibility with the surrounding development, adjacent zoning, and steep topography. 2. The property has access to Schaeffer Road, a minor collector, and will not draw traffic through other nearby residential areas. 3. PR zoning will require review of a development plan, providing the opportunity to minimize adverse impacts.

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 land use classification for this site is MDR/O (Medium Density Residential and Office). However, given the steep topography of the site and density of the adjacent residential development to the east, staff recommends a density of 3 du/ac.

2. This property is located within the Hillside Protection Overlay. The slope analysis indicates a recommended density of no more than 2.32 du/ac. However, since this property is adjacent to an existing subdivision with similar topography with 3 du/ac staff recommend a maximum density of 3 du/ac consistent with the adjacent residential development.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) and TO (Technology Overlay) zoning up to 3 du/ac because it is consistent with surrounding development and the slope analysis.

Date of Approval: 12/9/2021 **Date of Denial:** **Postponements:** 11/10/2021

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/22/2022

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: