

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 12-A-21-TOR Related File Number:
Application Filed: 10/26/2021 Date of Revision:
Applicant: VINIT SHARMA

PROPERTY INFORMATION

General Location: East side of Schaeffer Rd., south of Hardin Valley Dr.
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 with a 20-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Dwelling
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: MDR/O (Medium Density Residential/Office) and H
Growth Policy Plan:
Neighborhood Context:

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

Street: 2106 Schaeffer St.
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) with up to 4 du/ac
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve PR (Planned Residential) zoning with up to 3 du/ac because it is in compliance with the sector plan's land use designation and is not expected to cause any adverse impacts.

Comments:

- 1) This is a request to rezone the subject property from the A (Agricultural) zone to the PR (Planned Residential) zone with a density of up to 4 du/ac. The TO (Technology Overlay) District would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on December 9, 2021 (Case 11-E-21-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The PR zone is consistent with the Northwest County Sector Plan's MDR/O (Medium Density Residential/Office) land use designation. This designation allows the OB (Office, Medical and Related Services) and PR (Planned Residential) zone in Knox County.
- 4) The property is located in the Hillside and Ridgetop Protection Area (HP) area, and a slope analysis was conducted to determine the parameters for future development on this property. The maximum slope disturbance area would be 1.92 acres of the total 3.5 acres.
- 5) The slope analysis recommended a maximum density of 2.32 du/ac. Staff is recommending a density of 3 du/ac to facilitate compatibility with the density of surrounding properties.
- 6) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 7) The property meets the intent of the zoning designation as described in the County's Zoning Ordinance, which states that the PR (Planned Residential) District is intended to "provide optional methods of land development which encourage more imaginative solutions to environmental design problems." The slopes present on the site naturally encourage clustering of dwelling units in flatter parts of the site to accommodate the number of units that would be allowed, and the PR zone supports that approach.
- 8) The property fronts Schaeffer Road, which is classified as a major collector. Therefore, additional traffic would not be routed through residential streets to access this property.

Action: Approved as Modified

Meeting Date: 12/6/2021

Details of Action: Approve PR (Planned Residential) zoning with up to 3 du/ac because it is in compliance with the sector plan's land use designation and is not expected to cause any adverse impacts. The applicant requested 4 du/ac.

Summary of Action:

Date of Approval: 12/6/2021

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

