

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 2-H-26-DP                      **Related File Number:** 2-A-26-UR  
**Application Filed:** 12/29/2025                      **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:** Access is via Schaad Road, a four-lane median-divided minor arterial within a right-of-way width that varies from 100-370 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family Development (Revision of 11-D-25-DP / 11-C-25-UR)                      **Density:**  
**Planning Sector:** Northwest County                      **Plan Designation:** CMU (Corridor Mixed-use), SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding area features single-family houses on large 1+ acre lots and single-family and multi-family subdivisions. The Schaad Road extension construction was recently completed in front of this parcel, creating a new point of access. The forested slopes of Beaver Ridge lie to the north.

## 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), PR(k) (Planned Residential, with conditions) up to 9 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2025 a request to rezone the property from I (Industrial) to PR (Planned Residential) up to 12 du/ac on one portion of the parcel and 24 du/ac on another portion was withdrawn by the applicant (4-J-25-RZ). In 2025 the property was rezoned from I to PR(k) (Planned Residential, with conditions) up to 9 du/ac on one portion of the parcel and OB(k) (Office, Medical, and Related Services, with conditions) on the remainder of the property (6-H-25-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: N/A (Within the County Limits)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 7 conditions.

Staff Recomm. (Full):  
1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.  
2. Implementing the recommendations of the Traffic Impact Analysis for the Proposed Schaad Road Apartments by Civil & Environmental Consultants, Inc. (revised 12.29.2025, Exhibit B), as required by Knox County Engineering and Public Works. A Memorandum of Understanding with Knox County Engineering and Public Works may be required for work within the public rights-of-way, per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).  
3. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.  
4. Meeting all requirements of the Knox County Department of Engineering and Public Works.  
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
6. Installing all landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Existing trees that remain can be counted toward the proposed landscape buffer. Proposed landscaping within stream buffer areas shall be reviewed by the Knox County Engineering and Public Works Department during the permitting phase.  
7. Recording the proposed easement via a final plat for future connection to the abutting eastern property.

Comments: BACKGROUND: The Planning Commission has recently approved a 300-unit multifamily development on this 18.1-acre property, which has split zoning of OB(k) and PR(k) at 9 du/ac. The previous approval (11-C-25-UR, 11-D-25-DP) was contingent on obtaining permission for an emergency access drive across the railroad right-of-way south of the property; however, the railway company refused to grant permission. The applicant now proposes an alternative emergency access from Schaad Road. Except for a few minor changes (e.g., incorporation of a Type A landscape buffer along the western boundary, reduction of 15 parking spaces, and removal of some sidewalk connections to the sides of buildings 1, 7, 8, and 11), the proposal is largely identical to the previously approved plans.

The proposed 300 units are distributed among eleven buildings: five three-story buildings (buildings 1, 4, 7, 8, 11 on the site plan), each with 36 units, and six two-story structures (buildings 2, 3, 5, 6, 9, 10), each comprising 20 units. Building 2 spans both the PR and OB zones. There are 274 units within the OB(k) zone, yielding a density of 19.96 du/ac, and the PR(k) zone accommodates the remaining 26 units at a density of 5.95 du/ac. In addition to the open lawn areas spread throughout the development, the community offers amenities such as a clubhouse, fitness center, pool area, pickleball courts, and a dog park.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE OB(k) (Office, Medical and Related Services, with conditions) and PR(k)

(Planned Residential, with conditions) up to 9 du/ac:

A. The OB zone allows any use permitted and as regulated in the RB zone, except for maximum building height, which is regulated by the OB zone. The RB zone allows multi-family developments with a density between 12-24 du/ac as a use on review, subject to Article 5.13.15, which also requires a development plan. The OB zone consists of approximately 13.73 acres of the subject property, and the proposed density of 19.96 du/ac is consistent with the maximum allowable density of 24 du/ac.

B. The PR zone allows multi-dwelling developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5.13.15). The PR zone comprises 4.37 acres split by the railroad right-of-way, and the proposed density of 5.95 du/ac is well within the approved density of 9 du/ac.

C. The rezoning of this property (6-H-25-RZ) was approved with three conditions: First, primary access must be from Schaad Road, though limited access to Ball Camp Pike may be allowed for fire and emergency services. Second, stub-outs are required to connect to adjacent properties within the CMU Place Type. Third, pedestrian access to Schaad Road must be provided for developments within the CMU place type. The proposal meets all these requirements. A stub-out is provided to the eastern property, and sidewalks are proposed throughout the development.

D. The setbacks and peripheral boundary annotated on the plan meet the standards of the OB(k) and PR(k) zone. The northeastern structure (building 2), which spans both the PR(k) and OB(k) zones, meets the setback requirements for both zones. The proposal also meets the maximum building coverage of 30 percent within the OB(k) zone, as regulated by the RB zone standards.

E. The RB zone requires reserving at least 10% of the gross development area for recreational uses and usable open space areas (Article 5.12.09.F) for a multi-dwelling development with a density of between 8 du/ac and 20/du. 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. The site plan notes that 43% of the OB(k) zone is proposed for recreational uses and open space, comprising amenity areas and recreational areas totaling approximately 1.61 acres, and other open spaces totaling 4.28 acres.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The OB(k) zone of the property is classified as the CMU (Corridor Mixed-Use) place type, and the PR(k) portion is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Multifamily developments are considered a secondary use in the CMU and SR place types.

B. The CMU place type specifies a building height maximum of 5 stories and setbacks of 20-30 ft. The SR place type specifies a maximum height of 2 stories with similar setbacks. The proposal is consistent with the recommended form attributes.

C. While the SR place type promotes multiplexes similar in scale to a single-family home, only the southernmost building is entirely within the SR area. The development is primarily proposed within the CMU place type and features a cohesive overall layout.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Coordinate infrastructure improvements with development. (Implementation Policy 9) – The new Schaad Road supports the increase of residential density at this location. The subject property is a quarter-mile west of the planned commercial node at Bakertown Road and has access to multimodal amenities along the Schaad Road.

B. Promote connectivity with new development. (Implementation Policy 11) – The development proposes sidewalk connections to Schaad Road and provides a stub-out for future connection to the abutting eastern property, as required by the conditions of rezoning approval.

C. Improve safety for all users. (Implementation Policy 12) – The incorporation of a right-turn lane on Schaad Road, as recommended in the traffic impact analysis, will ensure safe access to the development. A secondary access is proposed at Schaad Road for fire emergencies.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is consistent with the growth policy plan.

**Action:** Approved with Conditions **Meeting Date:** 2/12/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 7 conditions.

**Date of Approval:** 2/12/2026 **Date of Denial:** **Postponements:**

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**