CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-A-11-SP Related File Number: 3-A-11-RZ

Application Filed: 1/6/2011 **Date of Revision:**

Applicant: CATE ROAD DEVELOPERS, LLC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side Schaad Rd., northeast of Grassy Creek Way

Other Parcel Info.:

Tax ID Number: 79 02903 Jurisdiction: County

Size of Tract: 1.65 acres

Access is via Schaad Rd., a minor arterial street with 4 lanes within 80' of right-of-way and Grassy

Creek Way, a local, private street with 10' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Self-storage facility or other permitted use Density:

Sector Plan: Northwest County Sector Plan Designation: Mixed Uses

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is developed with a mix of residential and commercial uses, zoned A, CA and RB, adjacent

to Knoxville Municipal Golf Course and parking, zoned OS-1.

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

Street: 4111 Schaad Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, extension of C designation and CA zoning from the west

History of Zoning: None noted for this site.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use)
Requested Plan Category: C (Commercial)

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #8-A-10-SP, amending the Northwest County Sector Plan to C (Commercial)

and recommend that County Commission also adopt the sector plan amendment. (See attached

resolution, Exhibit A.)

Staff Recomm. (Full): The proposal is a logical extension of the C sector plan designation from the west to include the

subject property. Commercial uses are compatible with the surrounding land uses and zoning.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Schaad Rd. has been widened to four lanes from Oak Ridge Hwy. to this site, making this area more

appropriate for commercial uses.

ERROR OR OMISSION IN CURRENT PLAN:

The plan currently calls for mixed uses, limited to office or medium density residential at this site.

However, the sites to the west and southeast are zoned CA,

CHANGES IN GOVERNMENT POLICY:

The property is located between the golf course, two CA zoned properties and some residential

properties. Commercial development is appropriate at this location. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This stretch of Schaad Rd., between Oak Ridge Hwy. and the Knoxville Municipal Golf Course, is

appropriate for non-residential uses, with the recent widening of the road.

Action: Approved Meeting Date: 3/10/2011

Details of Action:

Summary of Action: ADOPT RESOLUTION # 3-A-11-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO

C (COMMERCIAL) AND RECOMMEND THE KNOX COUNTY COMMISSION ADOPT THE

AMENDMENT

Date of Approval: 3/10/2011 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: 4/25/2011 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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