

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-L-23-RZ
Application Filed: 1/24/2023
Applicant: RALPH SMITH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Schaad Rd, west of Hilda Ln, east of Tecoy Ln
Other Parcel Info.:
Tax ID Number: 79 G B 008 (PART OF) **Jurisdiction:** County
Size of Tract: 0.23 acres
Accessibility: Access is via Schaad Rd, a minor arterial street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This is a predominantly residential area with single family homes on independent lots and small subdivision neighborhoods. There is a golf course across the street.

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

Street: 3922 SCHAAD RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development.

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 subject property directly accesses a section of Schaad Rd that is slated for the final phase of road-widening improvements. The existing two lanes will be expanded to four, and there will be a new median with turn lanes and sidewalks on both sides of the roadway.
2. A half-mile to the south, at the intersection of Schaad Road and Oak Ridge Highway, the Grassy Creek shopping center is in development and includes a new grocery store that is open for business.
3. These infrastructure and commercial developments support more residential intensity in the area, such as developments permitted within the RB (General Residential) zone district.

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

1. The RB zone allows a medium population density of up to 12 dwelling units per acre by right. Housing forms can range from single family detached dwellings to multifamily buildings.
2. The subject property is a quarter acre in size, and it is planned to be combined with the property at 3912 Schaad Road, which is zoned RB. Most parcels to the east along this section of the Schaad Rd corridor are also zoned RB.

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. The property is within the HP (Hillside Protection) area. However, most of the sloped areas are below a 25% grade, and the parcel has been previously disturbed. Development considerations related to slopes on this quarter-acre parcel would be reviewed by Knox County Engineering at the permitting stage.
2. There are no existing homes immediately adjacent to the east, west or rear of the property. Neighboring parcels closer to Schaad Rd are already zoned for more intensive development with RB or CA (General Business) districts. This is a suitable location for a minor extension of the RB zone, and is not anticipated to have adverse impacts on surrounding properties.

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 City Sector Plan classifies this area as the Schaad Road Mixed Use Special District (MUSD, NWC-2). This land use classification includes recommendations for medium density residential development, which is consistent with the proposed RB zone.
2. The rezoning request is compatible with the Growth Policy Plan's Urban Growth designation for this area.
3. The RB zone is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development.

Date of Approval: 3/9/2023

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: 4/24/2023

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: