CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 2/21/2018 Date of Revision:

Applicant: PRIMOS LAND COMPANY, LLC



PROPERTY INFORMATION

General Location: North side Schaad Rd, east of La Christa Way.

Other Parcel Info.:

Tax ID Number: 79 023 Jurisdiction: County

Size of Tract: 15.35 acres

Accessibility: Access is via Schaad Rd., a minor arterial street with a 20' pavement width within a right-of-way that

varies from 50' to 112' in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: This property is on Schaad Rd., between Clinton Hwy. and Oak Ridge Hwy., which is developed with a

mix of attached and detached residential, office, recreation, commercial, and industrial uses. The

Knoxville Municipal Golf Course is west of this site.

Proposed Use: Not specified Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context:

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

Street: 3301 Schaad Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial) & CA (General Business)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Schaad Road Development

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested: 1) Reduce the centerline horizontal curve on Road "B" from 250' to 150' from STA 1+66 to 2+90.

2) Reduce the vertical curve on Road "B" at STA 0+40 from 65.5' (k=25) to 54' (k=20.57).

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): DENY variances 1 and 2 because they are not needed based on Staff's approval recommendation of

the Concept Plan.

APPROVE the Concept Plan for only the intersection centerline locations of Road "A" and Road "B"

with Schaad Rd, subject to 3 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

2) Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3) Submitting a new Concept Plan application for Road "A" and Road "B" designed to the future

Schaad Rd. alignment, currently being developed by CDM Smith for Knox County.

Comments: The primary purpose of this Concept Plan is to establish locations for two new roads into this 165 acre

site. Staff is recommending that only the centerlines of the proposed roads be approved because this will allow for median cuts to be designed into the Schaad Road widening plans at these locations. Once the design plans are complete for the Schaad Rd. improvements, the property owner can then design the two new roads to the future Schaad Rd. alignment to ensure compatibility. If the property owner proposes to install new roads into the site before the Schaad Rd. widening has occurred, the roads will need to be designed to function properly with both the existing and proposed Schaad Rd. alignments. Some of the improvement recommendations in the Traffic Impact Study may also be required depending on the development intensity at that time, such as left and right turn lanes on

Schaad Rd. into the site.

The Traffic Impact Study submitted by the applicant contains a conceptual site plan with a potential buildout of the site that includes 100,000 sqft of shopping center on the front part of the property (along Schaad Rd.), and 160 single family lots and 350 multi-family dwelling units on the remaining property. If the land use mix changes as the property develops, the Traffic Impact Study may need to be revised and additional improvements may be required. The property is currently zoned LI (Light Industrial), with a small portion of the property zoned CA (General Business) in the southwest corner of the property along Schaad Rd. and A (Agricultural) to the rear of the property along the steep slopes of Beaver Ridge. The property will need to be rezoned before the proposed uses can be developed on the site.

Action: Approved Meeting Date: 4/11/2019

Details of Action:

Summary of Action: DENY variances 1 and 2 because they are not needed based on Staff's approval recommendation of

the Concept Plan.

APPROVE the Concept Plan for only the intersection centerline locations of Road "A" and Road "B"

with Schaad Rd, subject to 3 conditions.

Date of Approval: 8/9/2018 Date of Denial: Postponements: 4/12/2018 -

7/12/2018

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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

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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:

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