CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-A-07-RZ Related File Number:

Application Filed: 3/7/2007 Date of Revision:

Applicant: WORLEY SAVAGE



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PROPERTY INFORMATION

General Location: Southeast side of Schaad Rd., southwest side of Tecoy Ln.

Other Parcel Info.:

Tax ID Number: 79 J A 027 Jurisdiction: County

Size of Tract: 0.5 acres

Accessibility: Access is via Schaad Rd., a minor arterial street with 21' of pavement width within a 60' right of way and

Tecoy Ln., a local street with 12' of pavement within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Residences Density:

Sector Plan: Northwest City Sector Plan Designation: Office

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area is developed with commercial businesses under CA zoning, residential uses under A, RB and

PR zoning and a golf course under OS-1 zoning.

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

Street: 4100 Shaad Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & CA (General Business)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site, but other property in the area has been rezoned to RA and RB in the last

several years.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is compatible with the surrounding development and zoning. The sector plan proposes

office uses for this site; however, since it adjoins a low density residential designation to the south and

west, a sector plan amendment was not required as part of this request.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. Residential use of this site is compatible with adjacent properties to the south and west that are

zoned A and RA.

3. RA is a logical extension of zoning from the south and west along with the RB zoning located across

Shaad Rd. to the north.

4. The RA zone will permit the applicant to bring the existing residences into compliance with the

zoning regulations.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. The proposal will have no impact on schools and minimal impact on the street system.

3. The recommended RA zoning is compatible with surrounding development and zoning and will have

a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. RA zoning will be compatible with the Northwest County Sector Plan which proposes office uses, since it adjoins a low density residential designated area.

2. This site is located within the Planned Growth Area on the Growth Policy Plan map.

3. This request may lead to future rezoning requests in the immediate area.

MPC Action: Approved MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 5/10/2007 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: 6/25/2007 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:

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Effective Date of Ordinance:

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