

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-C-20-RZ **Related File Number:**
Application Filed: 3/10/2020 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS O/B/O KADUNZA LTD, LLC

PROPERTY INFORMATION

General Location: Northeast corner of intersection of Schaad Rd and Johnson Rd.
Other Parcel Info.:
Tax ID Number: 92 01201 **Jurisdiction:** County
Size of Tract: 2.69 acres
Accessibility: Access is via Johnson Road, a local street, with a pavement width of 15.5' within a right-of-way width of 50' feet. Access is also via Schaad Road, a 4-lane median separated minor arterial with a pavement width of 100' feet within a right of way width of 112' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is primarily single family residential, rural residential and agriculture/forestry/vacant lands. It is in close proximity to Amherst Elementary School and identified as a neighborhood commercial node on the sector plan.

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

Street: 3216 Johnson Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: 6-L-19-RZ / 6-D-19-SP denied - appealed to County Commision but appeal withdrawn
Extension of Zone: No.
History of Zoning: 6-L-19-RZ: Withdrawn

PLAN INFORMATION (where applicable)

Summary of Action: Approve CN (Neighborhood Commercial) because it is consistent with the NC (Neighborhood Commercial) sector plan designation for this intersection on the recently improved Schaad Road.
Date of Approval: 5/14/2020 **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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: 6/22/2020 **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:**