

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-D-19-RZ                      **Related File Number:**  
**Application Filed:** 5/20/2019              **Date of Revision:**  
**Applicant:** PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Schaad Road at Hazelnut Lane.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 05504                      **Jurisdiction:** County  
**Size of Tract:** 10.48 acres  
**Accessibility:** Access is via Schaad Road, a minor arterial, with a pavement widths of 32.3' feet and a right-of-way width of 112' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Single Family Residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The area is along the recently improved Schaad Road, with pedestrian connectivity/sidewalks extending up to the intersection with Oak Ridge Highway and is within the parental responsibility zone (PRZ) of Amherst Elementary School.

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

**Street:** 3321 Hazelnut Ln  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None  
**Extension of Zone:** No.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that Planning Commission APPROVE PR (Planned Residential) zoning up to 9 du/ac. (Applicant requested 5 du/ac)

Staff Recomm. (Full):

The Northwest County Sector Plan recommends MDR (Medium Density Residential) uses for this property. The range of density for MDR is 5 to 12 dwelling units per acre in Knox County. Staff recommends PR (Planned Residential) up to 9 du/ac since the area is near a commercial node and has pedestrian connectivity along Schaad Road to Amherst Elementary and up to the commercial node at the intersection with Oak Ridge Highway. The site is also relatively flat and is within the Urban Growth Area of the Growth Policy Plan.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 completion of the Schaad Road improvements provided pedestrian connectivity for the parcels with frontage along the road.
2. The Northwest County Sector is currently the most rapidly growing sector of Knox County.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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 staff recommended PR density up to 9 du/acre will require review of a development plan by the planning commission, and if a maximum density up to 9 du/acre is proposed, then a traffic impact study would be required, since the trip generation would exceed the 750 average daily trips threshold.
2. Potential adverse effects will be addressed through the development plan review process.

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 County Sector Plan reflects MDR (Medium Density Residential) for this property because of the pedestrian connectivity along Schaad Road and the proximity to a commercial node and Amherst Elementary.
2. The site is also relatively flat and provides for a greater opportunity for medium density residential uses than the steeper topography in the vicinity.
3. The staff recommended density of PR up to 9 du/ac is consistent with the MDR designation of the land use plan and is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 7/11/2019

Details of Action:

**Summary of Action:** RECOMMEND that Planning Commission APPROVE PR (Planned Residential) zoning up to 9 du/ac.  
(Applicant requested 5 du/ac)

**Date of Approval:** 7/11/2019      **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:** 8/26/2019

**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:**