



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 9-D-07-RZ  
9-B-07-SP

**AGENDA ITEM #:** 70  
**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** SOUTHLAND GROUP  
**OWNER(S):** SOUTHLAND GROUP INC

**TAX ID NUMBER:** 79 031  
**JURISDICTION:** Commission District 6

▶ **LOCATION:** Northwest side Schaad Rd., northeast side Grassy Creek Way

▶ **TRACT INFORMATION:** 6.36 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**ACCESSIBILITY:** Access is via Schaad Rd., a two lane, minor arterial street with 24' of pavement within a 50' right-of-way.

**UTILITIES:** Water Source: KUB  
Sewer Source: KUB

**WATERSHED:** Grassy Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (Medium Density Residential and Office) / RB (General Residential) and A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Small retail, medical office and self service storage uses

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted for this site, but other property in the area has been rezoned CA in recent years.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Golf course / Stream Protection/ Open Space / A and OS-1 Open Space

**ZONING** South: Schaad Rd. and residences / O/ CA Commercial

East: Residences /MU (O,MDR) / A and RB Residential

West: Residence and vacant land /MU/ A, RB and CA Commercial

**NEIGHBORHOOD CONTEXT:** This site is located on a section of Schaad Rd that is comprised of older residential housing where some business redevelopment has occurred under CA.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) designation limited to PC (Planned Commercial) zoning**

Commercial designation of properties around the realigned intersection of two arterial roads such as Schaad Rd. with Oak Ridge Hwy., is an appropriate land use, particularly since portions of this intersection are already zoned CA.

► **APPROVE PC (Planned Commercial) zoning. Applicant requested CB (Business and Manufacturing)**

PC zoning will allow the uses proposed, require a development plan approval by MPC prior to construction and provide a 50-foot minimum building setback for the adjoining residential uses.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommended PC zone will permit the proposed uses while allowing, through the site plan review process, development that is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Commercial use of this site is compatible with adjacent properties to the south and west that have been zoned CA.
3. PC zoning of this site is a logical extension of the commercial zoning pattern from the south and west.

**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 PC zoning requires site plan approval prior to development where compatibility with surrounding development and zoning can be evaluated to ensure a minimal impact on adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

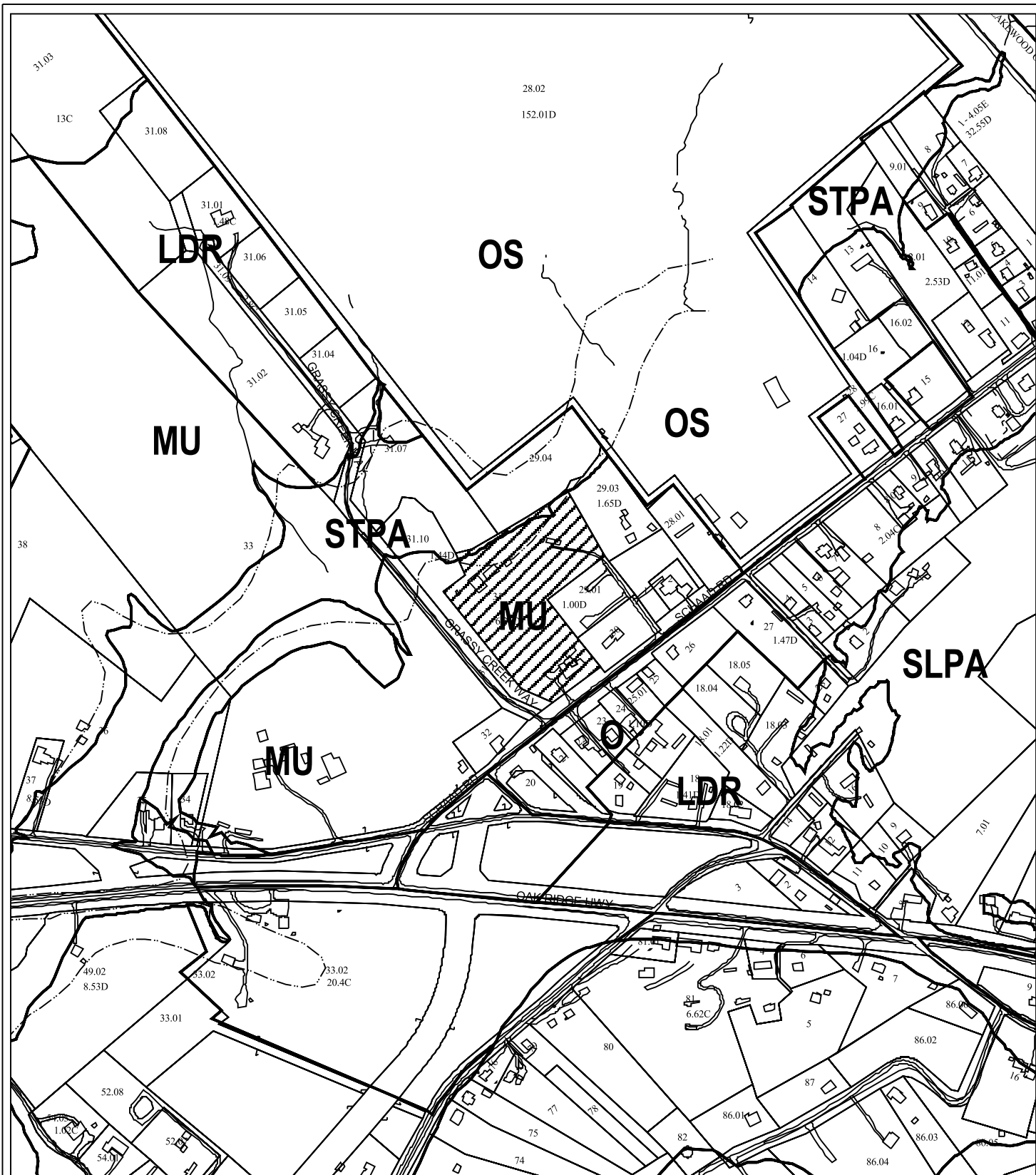
1. With the recommended amendment of the Northwest County Sector Plan to commercial for this site, PC or CB zoning will be consistent with the sector plan. In addition to commercial uses, PC or CB zoning allows office uses, consistent with the current sector plan.
2. This site is located within the Planned Growth Area on the Growth Policy Plan map.
3. This request may lead to future commercial sector plan and rezoning requests in the immediate area.

**ESTIMATED TRAFFIC IMPACT** 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** 0 (public and private school children, ages 5-18 years)


If approved, this item will be forwarded to Knox County Commission for action on 10/22/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-B-07-SP/9-D-07-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Southland Group  
 Map No: 79  
 Jurisdiction: County



 From: MU (Mixed Uses) (Medium Density Residential and Office)  
 To: C (Commercial)  
 Original Print Date: 08/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

