

▶ **FILE #:** 7-C-16-RZ

AGENDA ITEM #: 30

AGENDA DATE: 7/14/2016

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Robert Couch, Tammy Grayson & Darlene Salyer

TAX ID NUMBER: 104 P A 001, 002, 004, 005 & 006

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1818 Schaeffer Rd

▶ **LOCATION:** Northeast side Schaeffer Rd., southeast of Harrison Springs Ln.

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd., a minor collector street with 20' of pavement width within the large right-of-way of Pellissippi Parkway.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** RA (Low Density Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House and vacant land - A (Agricultural) / TO (Technology Overlay)

South: Vacant land - A (Agricultural) / TO

East: House and vacant land - A (Agricultural) / TO

West: Schaeffer Rd. - Vacant right-of-way - A (Agricultural) / TO

NEIGHBORHOOD CONTEXT: This section of Schaeffer Rd. is developed with agricultural to low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) / TO (Technology Overlay) zoning.**

RA/TO zoning allows compatible uses with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

1. RA/TO zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. There is a large subdivision, zoned PR, to the north of this site, which allows a density of up to 3 du/ac,

similar to the requested RA zoning.

3. The proposed RA/TO zoning is consistent with the Northwest County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The impact to the street system will be minimal. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Schaeffer Rd., this dedication will be 30 feet from the right-of-way centerline.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.

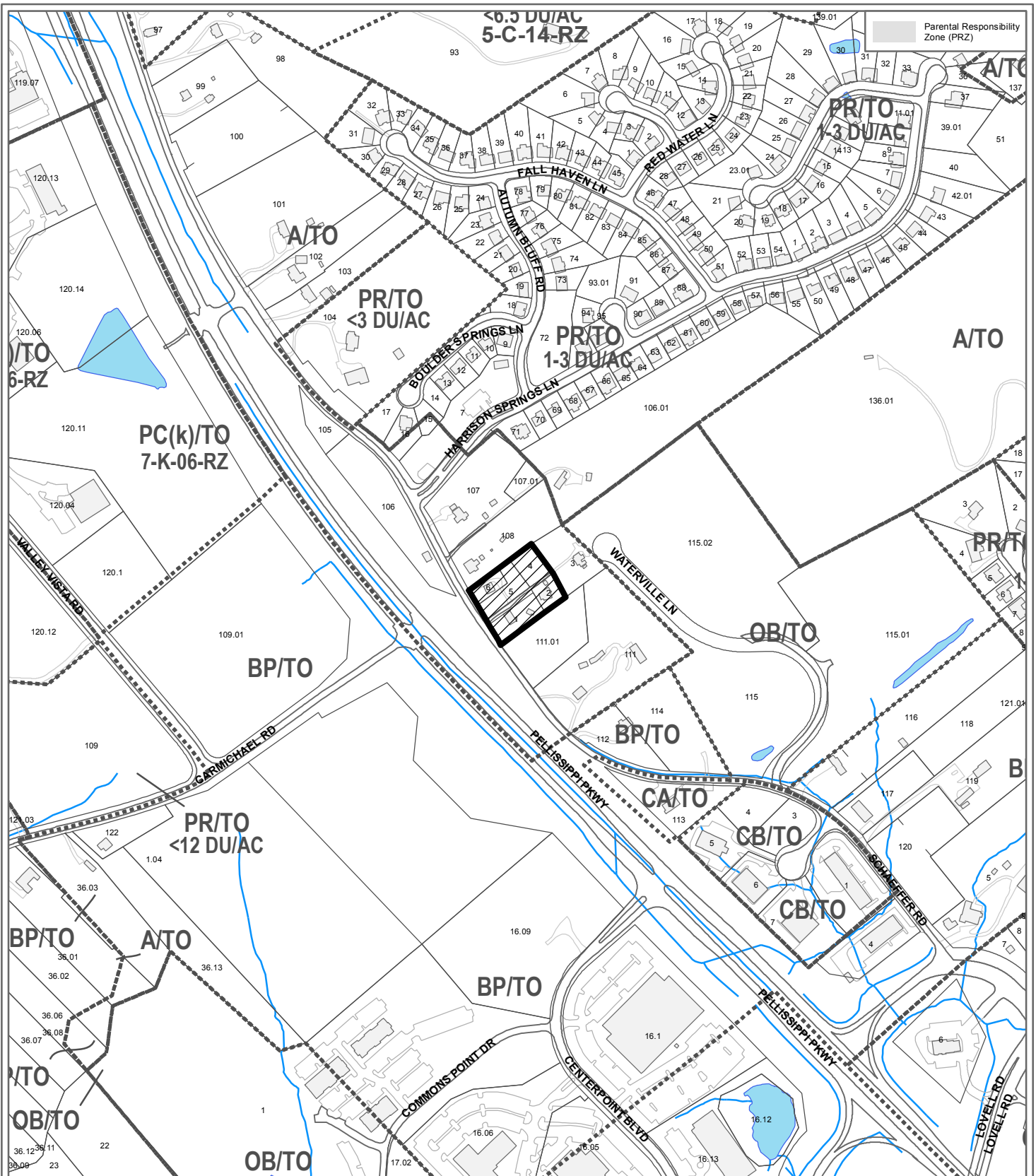
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which would be consistent with the current sector plan proposal for low density residential uses in the area.
4. Because of the property's location within the TO (Technology Overlay), the Tennessee Technology Corridor Development Authority (TTCDA) will need to approve a Certificate of Appropriateness for this rezoning. This item is scheduled to be heard by TTCDA on Monday, July 11, 2016 (7-A-16-TOR).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/22/2016. 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.



**7-C-16-RZ
REZONING**

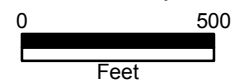
From: A (Agricultural) / TO (Technology Overlay)
 To: RA (Low Density Residential) / TO (Technology Overlay)



Petitioner: Benchmark Associates, Inc.

Map No: 104

Jurisdiction: County



Original Print Date: 6/15/2016
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902