

▶ **FILE #:** 10-K-18-RZ

AGENDA ITEM #: 47

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** CATE ROAD DEVELOPERS, LLC / JOSH SANDERSON

OWNER(S): Cate Road Developers LLC

TAX ID NUMBER: 79 02903 & 031

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4119 Schaad Rd

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

▶ **APPX. SIZE OF TRACT:** 8.01 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is off of Schaad Road, a minor arterial, with right-of-way width of 108' feet and a pavement width of 63' to 100' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** CA (General Business)

▶ **ZONING REQUESTED:** PR (Planned Residential)

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

▶ **PROPOSED USE:** Detached residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE:

HISTORY OF ZONING: In 2007, the site was part of a rezoning request from RB (General Residential) and A (Agriculture) to CB (Business and Manufacturing).

SURROUNDING LAND USE AND ZONING:

North: Forested, single family residential and a golf course / A (Agricultural) and OS-1 (Open Space Preservation)

South: Single family residential homes / CA (General Business)

East: Single family residential homes / A (Agricultural) and RB (General Residential)

West: Single family residential homes and agriculture/forestry/vacant land / A (Agricultural) and RB (General Residential)

NEIGHBORHOOD CONTEXT: The area is comprised primarily of single family residential, a public golf course, and a few commercial uses near the intersection with Western Avenue and industrial and office and warehouse uses near Pleasant Ridge Road.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) up to 5 du/acre zoning.**

PR zoning up to 5 du/acre at this location is consistent with the 2016 Northwest County Sector Plan land use classification for a MU-SD (Mixed Use Special District). Adjacent properties would not be adversely affected by the possible range of uses allowed in the PR zone district.

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 property is located within the Urban Growth Boundary on the Growth Policy Plan and is proposed for a Mixed Use Special District (MU-SD), as part of the Northwest County Sector Plan, recommending residential uses, consistent with the proposal.
2. The proposed PR (Planned Residential) zoning is compatible with the scale and intensity of the adjacent agricultural and low density residential uses.
3. The area and surrounding zone districts have not changed substantially since the adoption of the 2016 Northwest County Sector Plan.

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

1. The proposed amendment to PR zoning 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. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning is compatible with the surrounding development.
2. The proposal would allow for a maximum of 40 dwelling units for the site.
3. The proposal will have minimal impact on the schools and street system and is not large enough to require a traffic impact study.
4. The recommended PR zoning requires a use on review application prior to development, so surrounding development and zoning can be evaluated to ensure a minimal impact on adjacent properties.

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 proposes a mixed use special district for this property and is consistent with the requested PR zoning.
2. The site is located within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 446 (average daily vehicle trips)

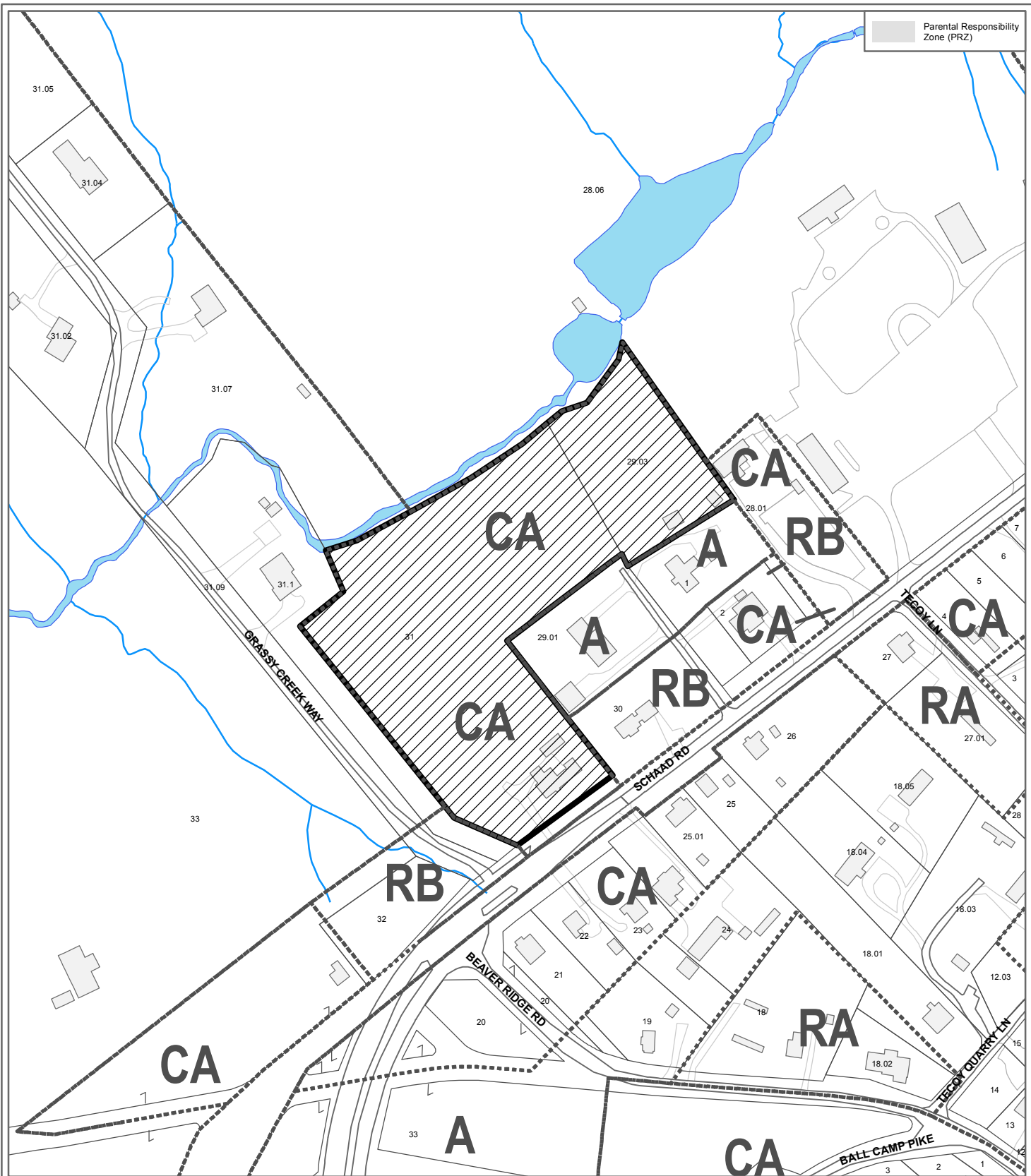
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 16 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 11/19/2018. 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.



**10-K-18-RZ
REZONING**

From: CA (General Business)

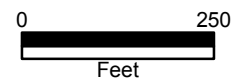
To: PR (Planned Residential)



Petitioner: Cate Road Developers, LLC /
Josh Sanderson

Map No: 79

Jurisdiction: County



Original Print Date: 9/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

9/21/2018

10-K-18-RZ_app-amend

KnoxMPC Mail - Rezoning for Cate Road Developers, LLC (10-K-18-RZ)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Rezoning for Cate Road Developers, LLC (10-K-18-RZ)

1 message

Wanis Rhegbi <wrghebi@sengconsultants.com>

Fri, Sep 21, 2018 at 11:49 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

CATE ROAD DEVELOPERS, LLC / JOSH SANDERSON
10-K-18-RZ Northwest side Schaad Rd., northeast side Grassy Creek Way, Commission District 6.
Rezoning from CA (General Business) to PR (Planned Residential).

Sherry , please remove Josh Sanderson from the final agenda listing for October meeting.
Thanks

Wanis Rghebi, MBA, M.S., B.S.M.E., P.E., R.L.S., CPESC, CPSWQ, CFM

Hydrologist, Hydraulic Engineer

Professional Engineer (Alabama, Tennessee)
Chief Civil Engineer/Management

Certified Flood Plain Manager

Southland Engineering Consultants, LLC
4909 Ball Road
Knoxville, TN 37931
Phone: 865-694-7756
Fax: 865-693-9699
<<mailto:wrghebi@sengconsultants.com>>

www.southlandengineeringusa.com

REZONING PLAN AMENDMENT

Name of Applicant: Cate Road Developers, LLC / Josh Sanderson

Date Filed: 8/29/2018 Meeting Date: 10/11/2018

Application Accepted by: M. Payne

Fee Amount: 1,400.00 File Number: Rezoning 10-K-18-RZ

Fee Amount: AK File Number: Plan Amendment H

PROPERTY INFORMATION

Address: 4119 Schaad Rd
General Location: Schaad Rd & Grassy Creek Way

Tract Size: 8.01 ± Ac.

Tax Identification Number: 079 031
1 079 29.03

Existing Land Use: Residential

Planning Sector: Northwest County

Growth Policy Plan: Urban

Census Tract: 60.02

Traffic Zone: 208

Jurisdiction: City Council _____ District
 County Commission 6th District

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose names are included on the back of this form.

Signature: Wanisa Rghebi
Date: 8-29-18

PLEASE PRINT

Name: WANIS A. Rghebi

Company: SEC, LLC

Address: 4909 Ball Rd

City: Knoxville State: TN Zip: 37931

Telephone: 865-694-7756

Fax: 865-693-9699

E-mail: wrghebi@sengconsultants.com

Requested Change

REZONING

FROM: CA

TO: PR (5 units/Ac.)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Detached Residential

Density Proposed 5 Units/Acre

Previous Rezoning Requests: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be directed to:

PLEASE PRINT

Name: Wanisa A. Rghebi

Company: _____

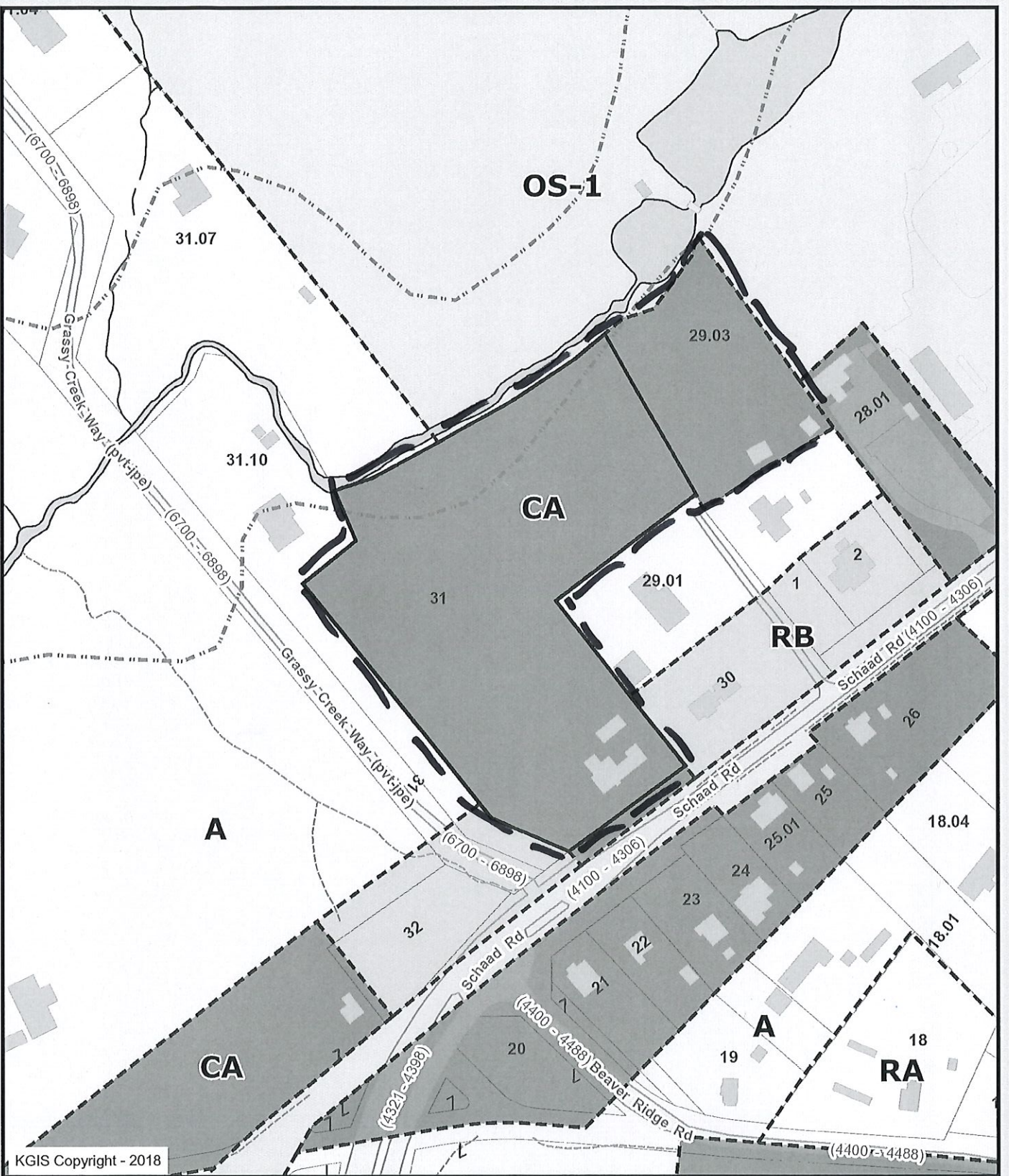
Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____



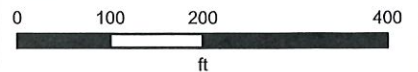
KGIS Copyright - 2018

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

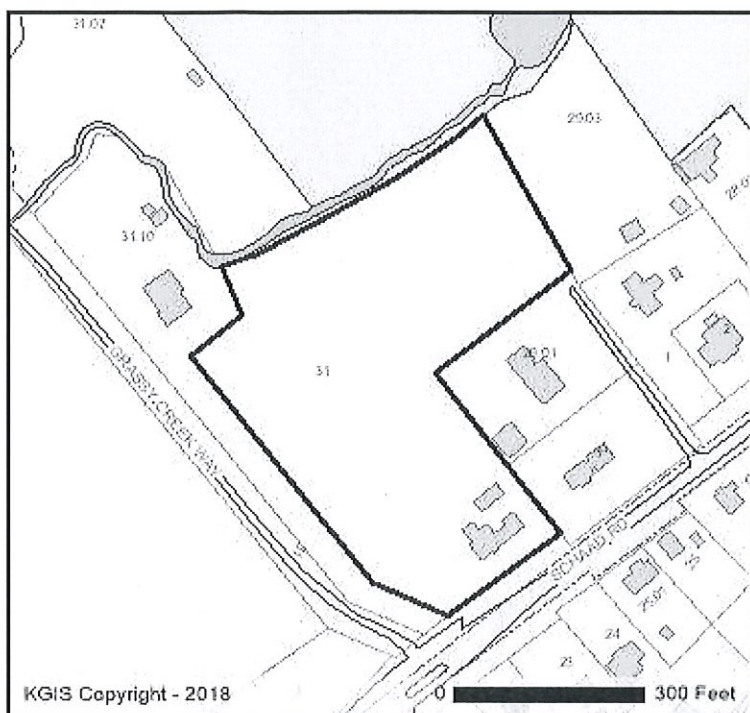


Printed: 8/29/2018 at 12:06:25 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Parcel 079 031 - Property Map and Details Report



Property Information

Parcel ID: 079 031
Location Address: 4309 SCHAAD RD
CLT Map: 79
Insert:
Group:
Condo Letter:
Parcel: 31
Parcel Type:
District: E6
Ward:
City Block:
Subdivision: PUCKETT PROP
Rec. Acreage: 6.36
Calc. Acreage: 0
Recorded Plat: 20040426 - 0098171
Recorded Deed: 20061215 - 0049893
Deed Type: Deed:Special Wa
Deed Date: 12/15/2006

Address Information

Site Address: 4309 SCHAAD RD
KNOXVILLE - 37921
Address Type: RESIDENTIAL
Site Name:

Owner Information

SOUTHLAND GROUP INC
4909 BALL RD
KNOXVILLE, TN 37931

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

MPC Information

Census Tract: 60.02
Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63
Voting Location: Karns Middle School
2925 GRAY HENDRIX RD
TN State House: 89 Roger Kane
TN State Senate: 7 Richard Briggs
County Commission: 6 Brad Anders

School Zones

Elementary: KARNs ELEMENTARY
Intermediate:
Middle: KARNs MIDDLE
High: KARNs HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:

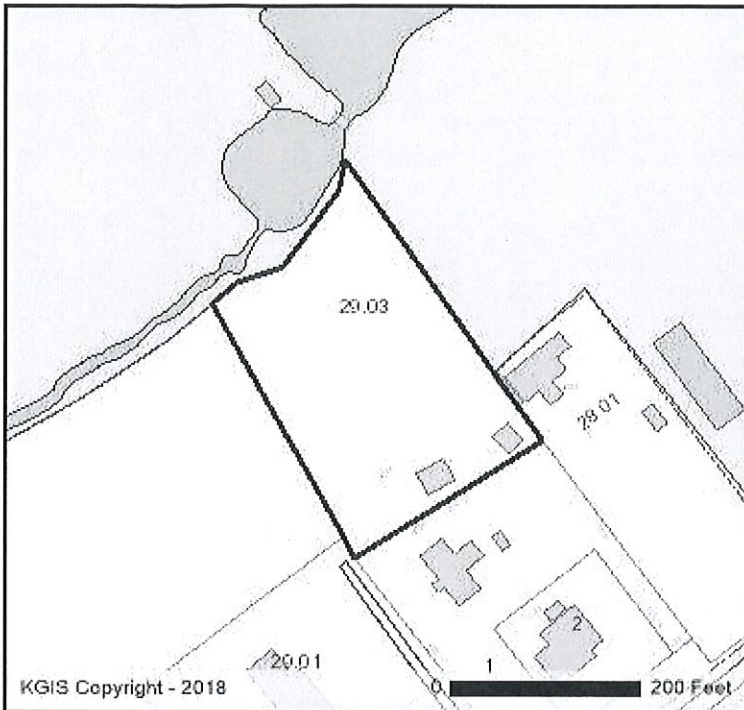
School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

Parcel 079 02903 - Property Map and Details Report



Property Information

Parcel ID:	079 02903
Location Address:	4111 SCHAAD RD
CLT Map:	79
Insert:	
Group:	
Condo Letter:	
Parcel:	29.03
Parcel Type:	
District:	E6
Ward:	
City Block:	
Subdivision:	WILLIAM JOHNSTON
Rec. Acreage:	1.65
Calc. Acreage:	0
Recorded Plat:	20031010 - 0042319
Recorded Deed:	20101215 - 0036676
Deed Type:	Deed:Special Wa
Deed Date:	12/15/2010

Address Information

Site Address: 4111 SCHAAD RD
KNOXVILLE - 37921

Address Type: UNUSED LAND

Site Name:

Owner Information

CATE ROAD DEVELOPERS LLC
4909 BALL RD
KNOXVILLE, TN 37931

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 60.02

Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63

Voting Location: Karns Middle School
2925 GRAY HENDRIX RD

TN State House: 89 Roger Kane

TN State Senate: 7 Richard Briggs

County Commission: 6 Brad Anders

School Zones

Elementary: KARNs ELEMENTARY

Intermediate:

Middle: KARNs MIDDLE

High: KARNs HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:

School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

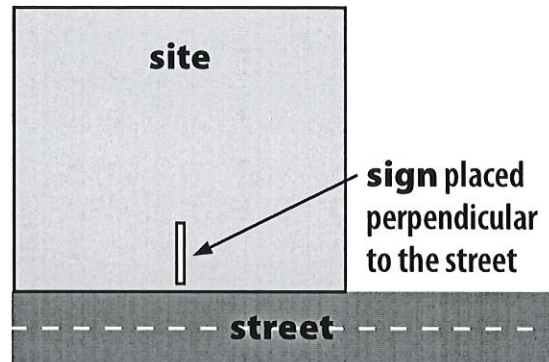
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18 and 10/12/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Wanis A. Rghebi*

Printed Name: WANIS A. RGHEBI

Phone: 865-694-7756 Email: wrghebi@sengconsultants.com

Date: 8-29-18

MPC File Number: 10-K-18-RZ