

# REZONING REPORT

► **FILE #:** 11-E-21-RZ **AGENDA ITEM #:** 7

POSTPONEMENT(S): 11/10/2021 **AGENDA DATE:** 12/9/2021

► **APPLICANT:** VINIT SHARMA

OWNER(S): Nidhita Sharma

TAX ID NUMBER: 104 098

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2106 Schaeffer Rd.

► **LOCATION:** East side of Schaeffer Road, northwest of Fall Haven Lane.

► **APPX. SIZE OF TRACT:** 4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd, a two lane major collector road with 20-ft of pavement width within 60-ft of right-of-way.

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:** PR (Planned Residential) & TO (Technology Overlay)

► **EXISTING LAND USE:** Rural residential

► **DENSITY PROPOSED:** Up to 4 du/ac

EXTENSION OF ZONE: Yes, Planned Residential is located to the east.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - OB/TO (Office, Medical, and Related Services/Technology)

South: Single-family residential, Agriculture/forestry/vacant - A/TO (Agriculture/Technology)

East: Single-family residential - PR/TO (Planned Residential/Technology)

West: Pellissippi Parkway

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of residential, undeveloped, and commercial properties. Pellissippi Parkway is located approximately 150-ft to the west of this property.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) and TO (Technology Overlay) zoning up to 3 du/ac because it is consistent with surrounding development and the slope analysis.**

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (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 proposed rezoning to PR and staff-recommended density of 3 du/ac is compatible with the continuing expansion of residential development and zoning pattern in this area.

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

1. The regulations established in the PR zone are 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. The TO, Technology Overlay Zone, is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

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. PR zoning at the recommended density of 3 du/ac will allow use of the property for residential development while maintaining compatibility with the surrounding development, adjacent zoning, and steep topography.

2. The property has access to Schaeffer Road, a minor collector, and will not draw traffic through other nearby residential areas.

3. PR zoning will require review of a development plan, providing the opportunity to minimize adverse impacts.

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 land use classification for this site is MDR/O (Medium Density Residential and Office). However, given the steep topography of the site and density of the adjacent residential development to the east, staff recommends a density of 3 du/ac.

2. This property is located within the Hillside Protection Overlay. The slope analysis indicates a recommended density of no more than 2.32 du/ac. However, since this property is adjacent to an existing subdivision with similar topography with 3 du/ac staff recommend a maximum density of 3 du/ac consistent with the adjacent residential development.

ESTIMATED TRAFFIC IMPACT: 170 (average daily vehicle trips)

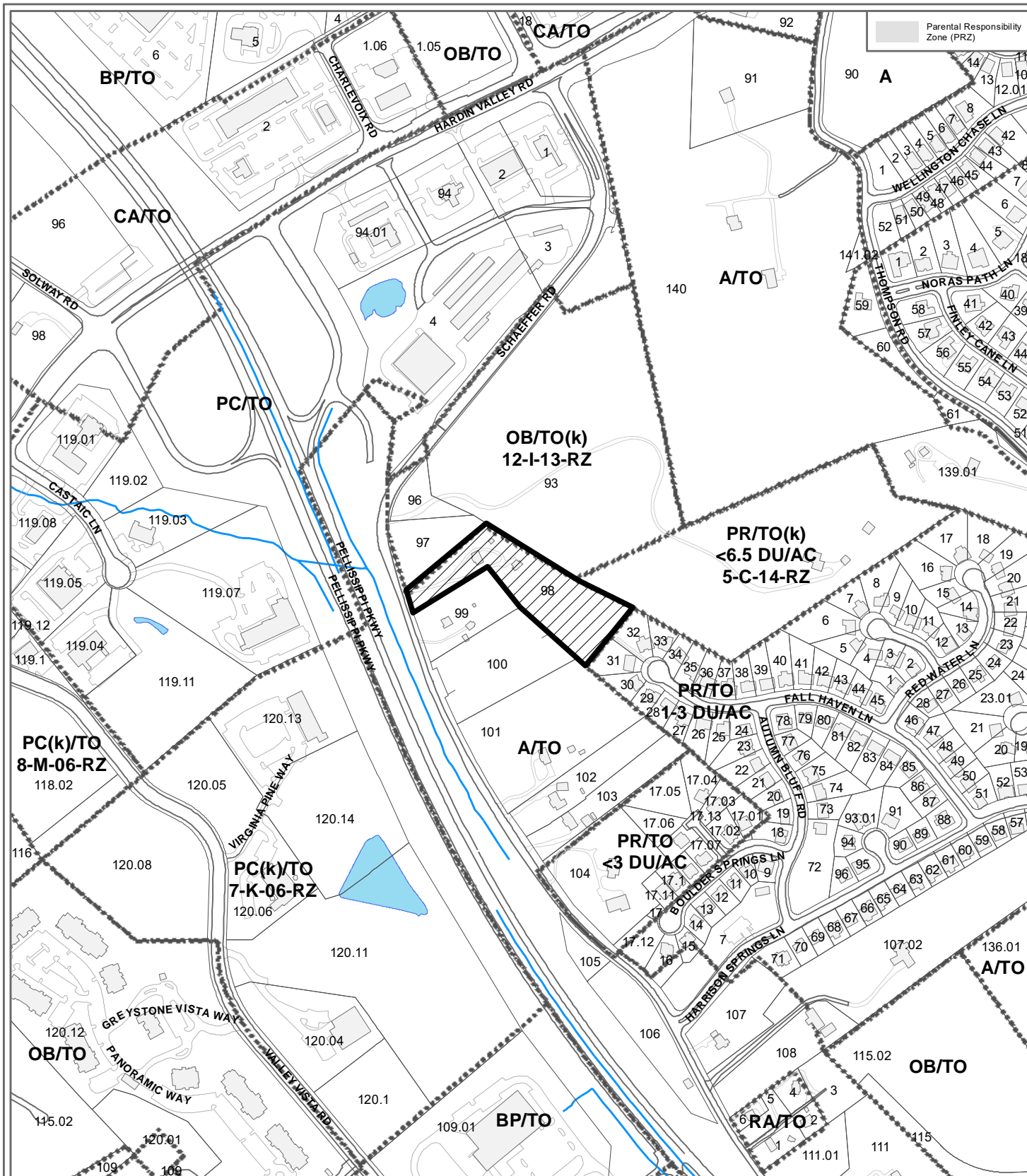
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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 1/24/2022. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



### 11-E-21-RZ REZONING

From: A (Agricultural) & TO (Technology Overlay)

To: PR (Planned Residential) & TO (Technology Overlay)



Original Print Date: 10/13/2021 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Sharma, Vinit

Map No: 104

Jurisdiction: County

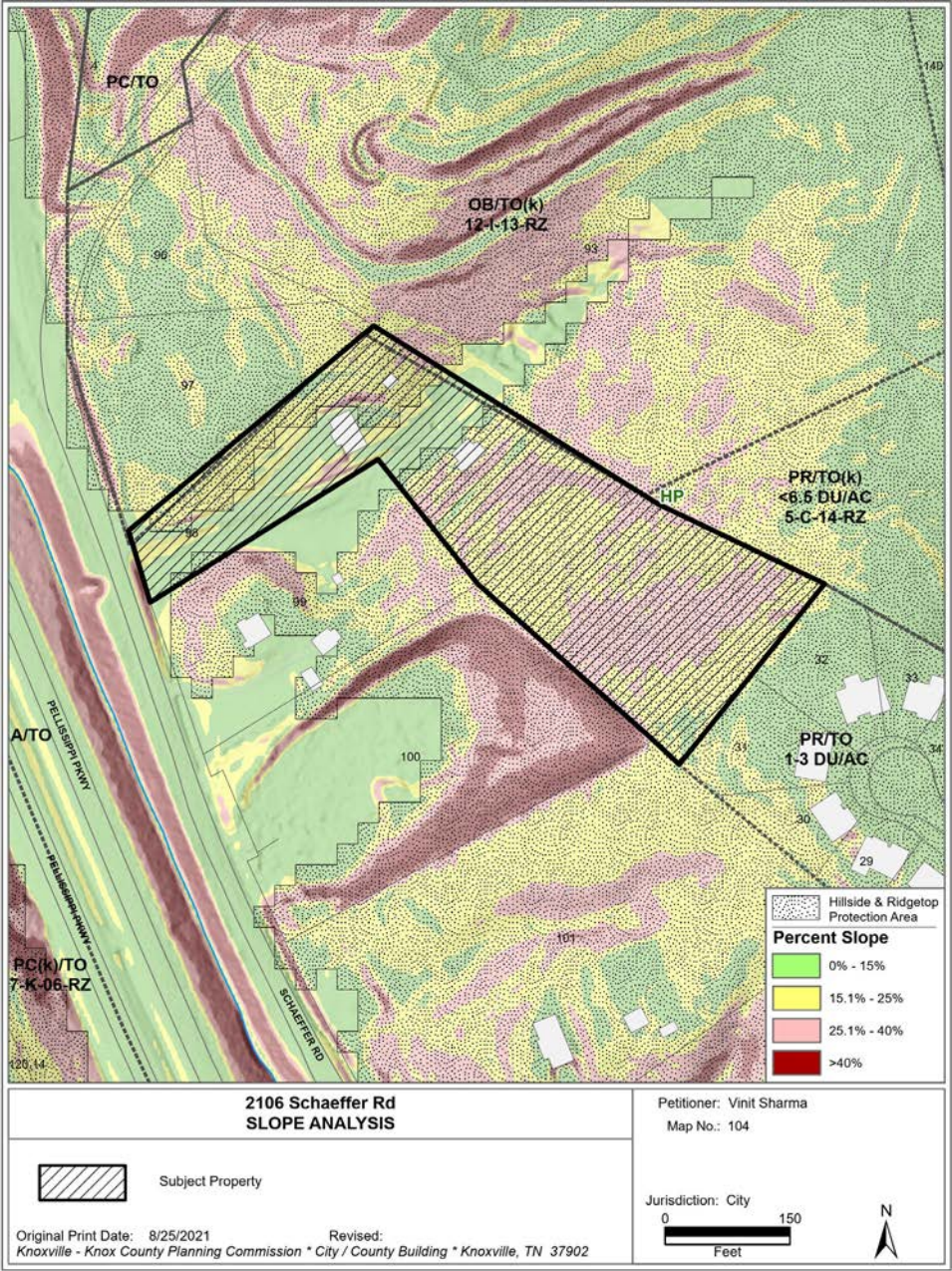
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CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	0.71	100%	0.71
0-15% Slope	0.19	100%	0.19
15-25% Slope	1.67	50%	0.84
25-40% Slope	0.92	20%	0.18
Greater than 40% Slope	0.01	10%	0.00
Ridgetops	0		
Subtotal: Sloped Land	2.79	Recommended disturbance budget within Hillside Protection Area (acres)	1.2
Total Acreage	3.5		1.92

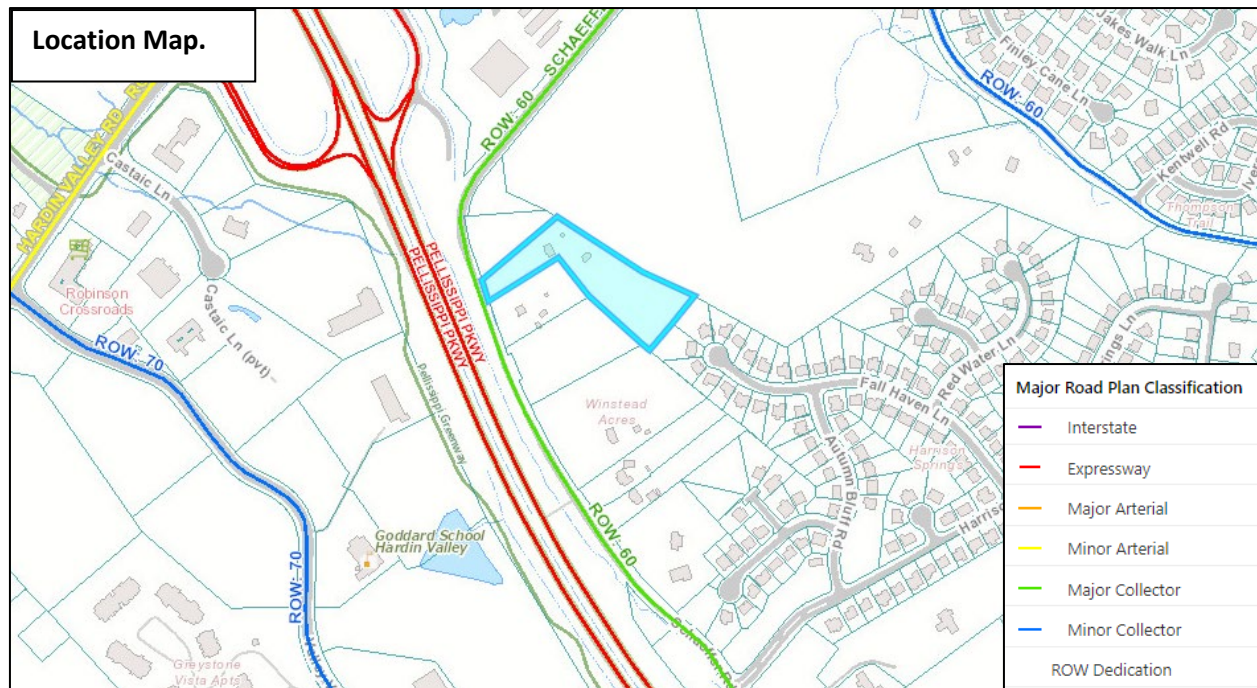
CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.71	5.00	3.6
0-15% Slope	0.19	4.00	0.8
15-25% Slope	1.67	2.00	3.3
25-40% Slope	0.92	0.50	0.5
Greater than 40% Slope	0.01	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	2.79		4.6
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	3.5	2.32	8.1
Proposed Density (Applicant)	3.5	4.00	14.0





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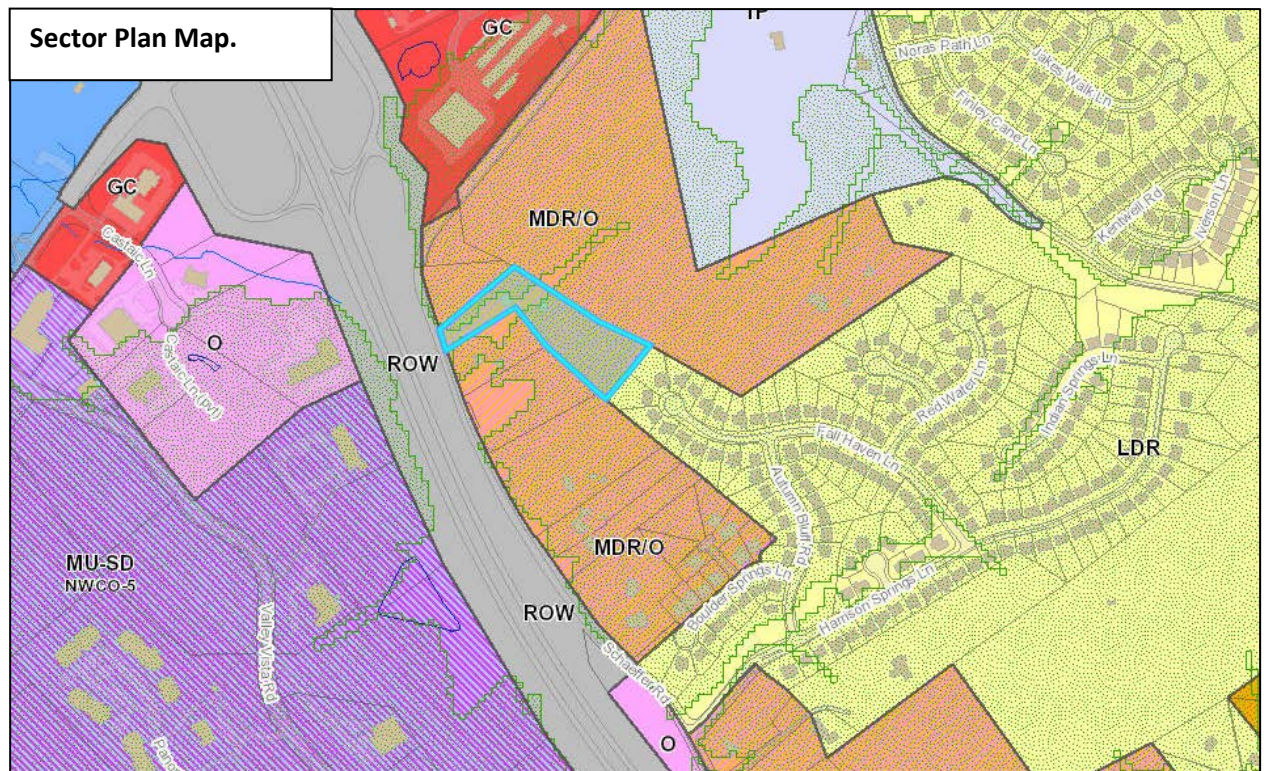
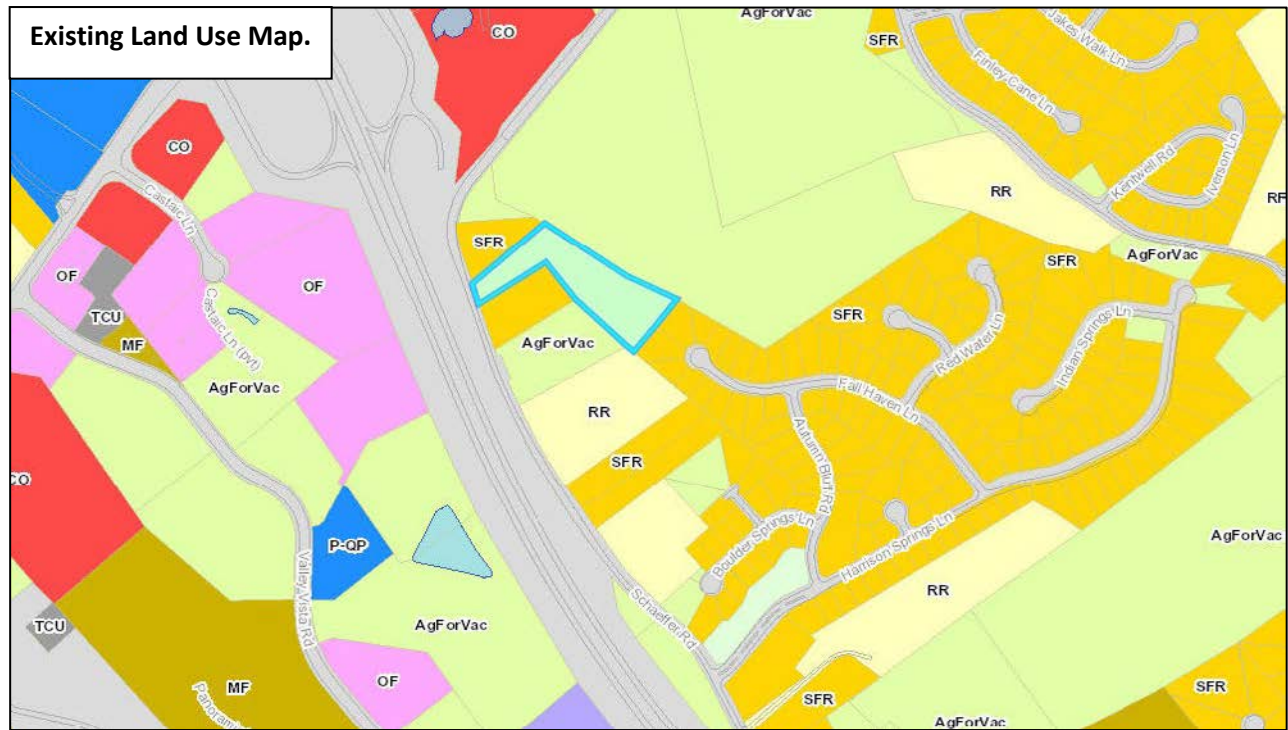
## EXHIBIT A. Contextual Images





11-E-21-RZ

## EXHIBIT A. Contextual Images





**11-E-21-RZ**

**EXHIBIT A. Contextual Images**





Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Vinit Sharma

Applicant Name

09/27/2021

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

11-E-21-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

VINIT SHARMA

Name

Company

1126 Snyder Ridge Ln

Knoxville

TN

37932

Address

City

State

ZIP

860-617-8386

vinit.sharma.mlsu@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Nidhita Sharma

1126 Snyder Ridge Ln

860-617-8386

Owner Name (if different)

Owner Address

Owner Phone

2106 Schaeffer Rd, Knoxville, TN 37932

104 098

Property Address

Parcel ID

Septic Tank

West Knox

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

located on the east side of Schaeffer Rd

4 acres

General Location

Tract Size

☐ City ☒ County

District

A/TO (Agricultural/Tech) RR (Rural Residential)

Zoning District

Existing Land Use

Northwest County

MDR/O

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- ☐ Development Plan    ☐ Use on Review / Special Use    ☐ Hillside Protection COA  
☐ Residential    ☐ Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

☐ Combine Parcels    ☐ Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_**ZONING REQUEST**

PR

Pending Plat File Number

☒ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

**4 per acre**

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review    ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders    ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

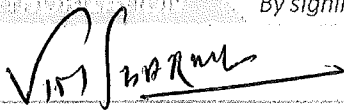
0324 | \$600

Fee 2

\$600

Fee 3

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Vinit Sharma

09/27/2021

Applicant Signature

Please Print

Date

860-617-8386

vinit.sharma.mlsu@gmail.com

Phone Number

Email



Levan King Cranston

9/27/2021

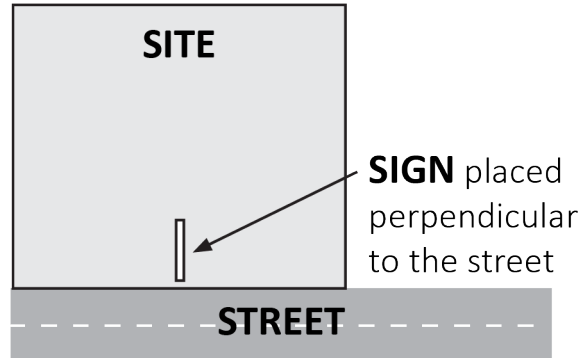
Staff Signature

Please Print

Date



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

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

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant