

REZONING REPORT

▶ **FILE #:** 11-E-21-RZ

AGENDA ITEM #: 17

AGENDA DATE: 11/10/2021

▶ **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

▶ **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 (k) (Office, Medical, and Related Services/Technology)

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

East: Single-family residential - PR (Planned Residential)

West: Office - PC/TO (Planned Commercial/Technology)

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.

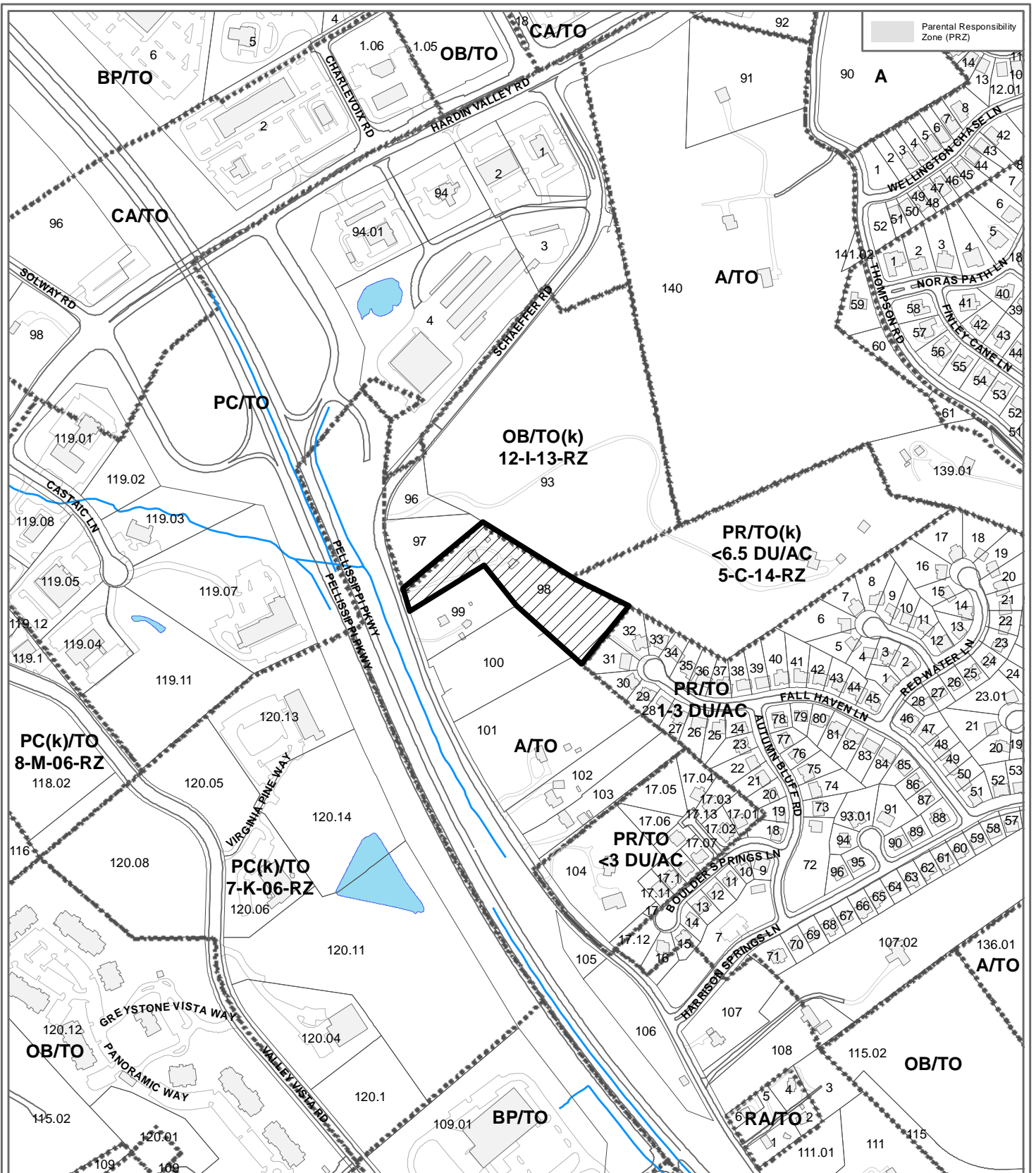
STAFF RECOMMENDATION:

▶ **Postpone to the December 9th, 2021 Planning Commission meeting to allow consideration by the TTCDA.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/20/2021. 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)



Petitioner: Sharma, Vinit

Map No: 104

Jurisdiction: County



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

Knoxville-Knox County Planning offices
OR email it to 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) Existing Land Use

Northwest County **MDR/O** Growth Policy Plan Designation

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

Pending Plat File Number

Zoning Change
 Proposed Zoning **PR**

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

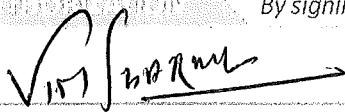
- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	0324 \$600	Total \$600
Fee 2		
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

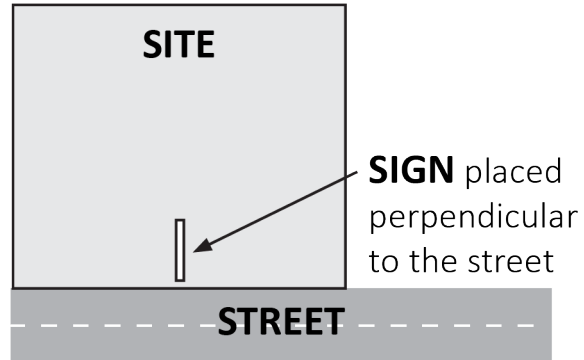
9/27/2021

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