

REZONING REPORT

▶ **FILE #:** 12-E-23-RZ

AGENDA ITEM #: 13

AGENDA DATE: 12/14/2023

▶ **APPLICANT:** **SCHAAD COMPANIES, LLC**
 OWNER(S): James S. Schaad, Schaad Companies, LLC

TAX ID NUMBER: 93 F B 009 06 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2000 SHOPPERS LN

▶ **LOCATION:** **Southeast terminus of Shoppers Ln, south of Western Ave**

▶ **APPX. SIZE OF TRACT:** **4.04 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Shoppers Lane, a local road with at least 32 ft of pavement width that terminates at the west side of the property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** **I-MU (Industrial Mixed-Use)**

▶ **ZONING REQUESTED:** **I-G (General Industrial), revised from C-H-1 (Highway Commercial)**

▶ **EXISTING LAND USE:** **Wholesale**

▶ EXTENSION OF ZONE: Yes, this will be an extension.

HISTORY OF ZONING: In 1998, the property was rezoned from C-3 (General Commercial) to C-6 (General Commercial Park). [12-Q-98-RZ]

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial)

South: Public/quasi public land (KUB facility) - I-MU (Industrial Mixed-Use)

East: Office - I-MU (Industrial Mixed-Use)

West: Transportation/communications/utilities (trucking company) - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area west of I-75 has a mix of commercial, light industrial, industrial, wholesale, and office uses.

STAFF RECOMMENDATION:

▶ **Postpone the application for 30 days to be heard at the January 11, 2024 Planning Commission meeting, as the applicant has revised the rezoning request which now requires Sector Plan amendment and One Year Plan amendment.**

Postponement would allow these requests to be heard together.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/23/2024 and 2/6/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Development Request

BCM 11-27-23

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Schaad Companies, LLC

Owner

Applicant Name

11-27-2023 BCM
10-30-2023 11-27-23

January 11, 2024

~~December 14, 2023~~

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

12-E-23-RZ
1-B-24-PA
1-D-24-SP

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Benjmain C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Schaad Companies, LLC

5820 Walden Dr., Suite 102

865-637-2674

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2000 Shoppers LN

093FB00906

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S of Western Ave. at the eastern terminus of Shoppers Ln.

~4.04 ac

General Location

Tract Size

City County
3
District

I-MU
Zoning District

WS
Existing Land Use

Northwest City

GC

In City Limits

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

CHI I-6 BCM 11-27-23
Proposed Zoning

Plan Amendment Change

L-I BCM 11-27-23
Proposed Plan Designation(s)

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
0803	\$1000.00	\$1,000.00
Fee 2		\$2050.00
0605	\$1050.00	
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

DocuSigned by:

James S. Schaad

Schaad Companies, LLC

10-30-2023

Applicant Signature

Please Print

Date

865-546-9321

bmullins@fmsllp.com

DocuSigned by:

James S. Schaad

Email

11/27/2023, SH

Property Owner Signature

Schaad Companies, LLC

10/30/2023, SG

Please Print

Date Paid



REZONING

12-E-23-RZ

Petitioner: Schaad Companies, LLC



From: I-MU (Industrial Mixed-Use)

To: C-H-1 (Highway Commercial)

Map No: 93

Jurisdiction: City

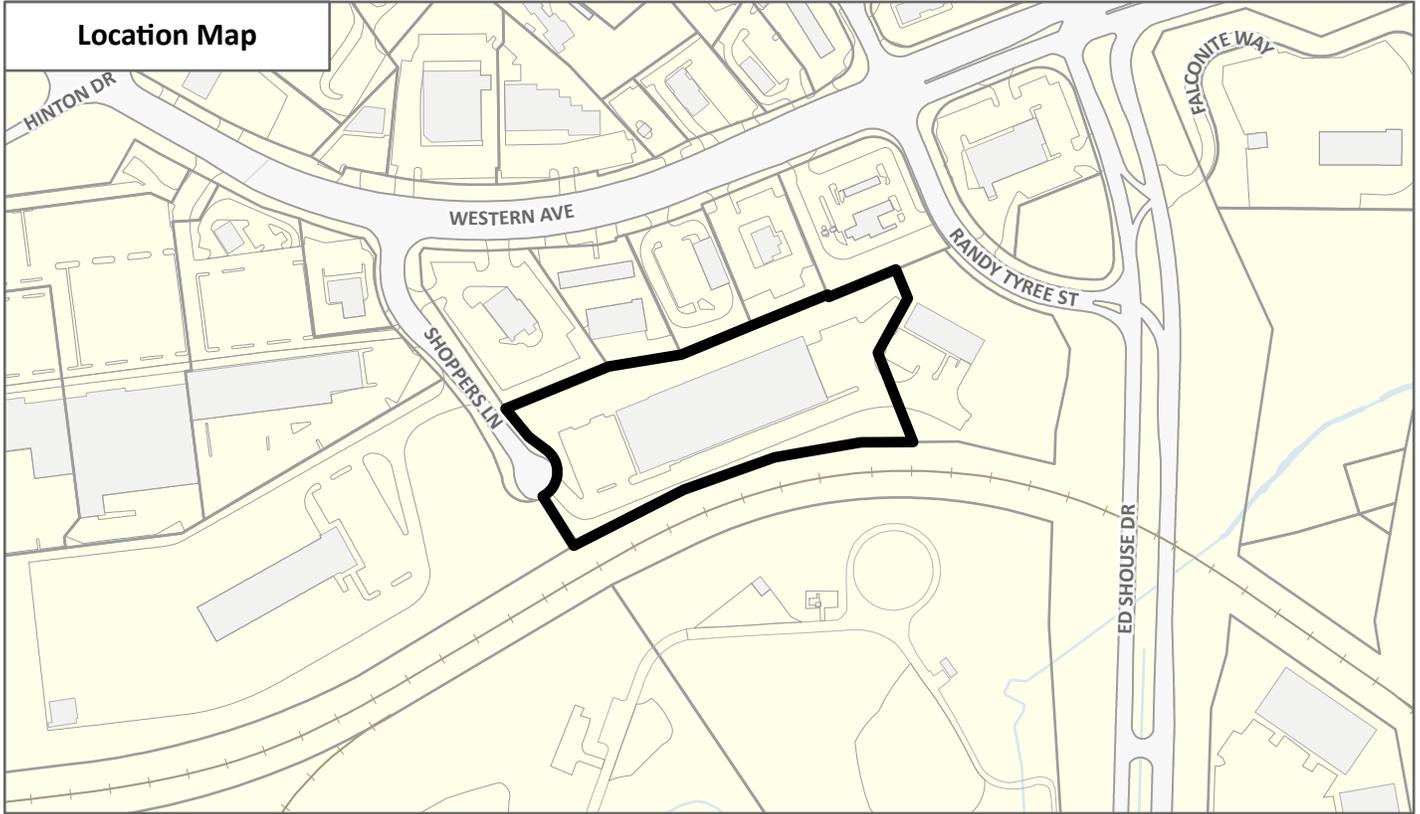
Original Print Date: 11/6/2023

Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

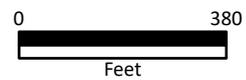


CONTEXTUAL MAPS 1

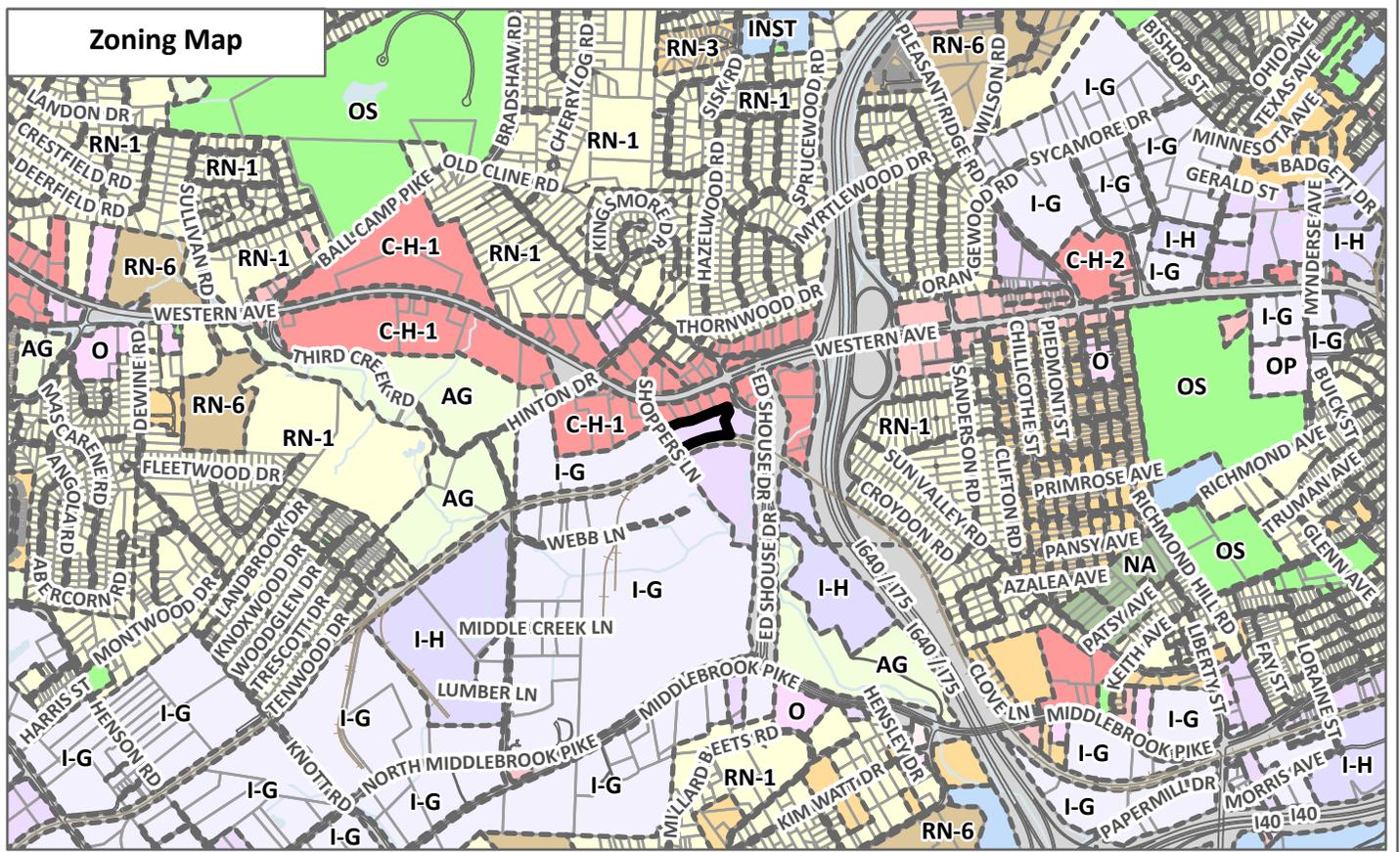
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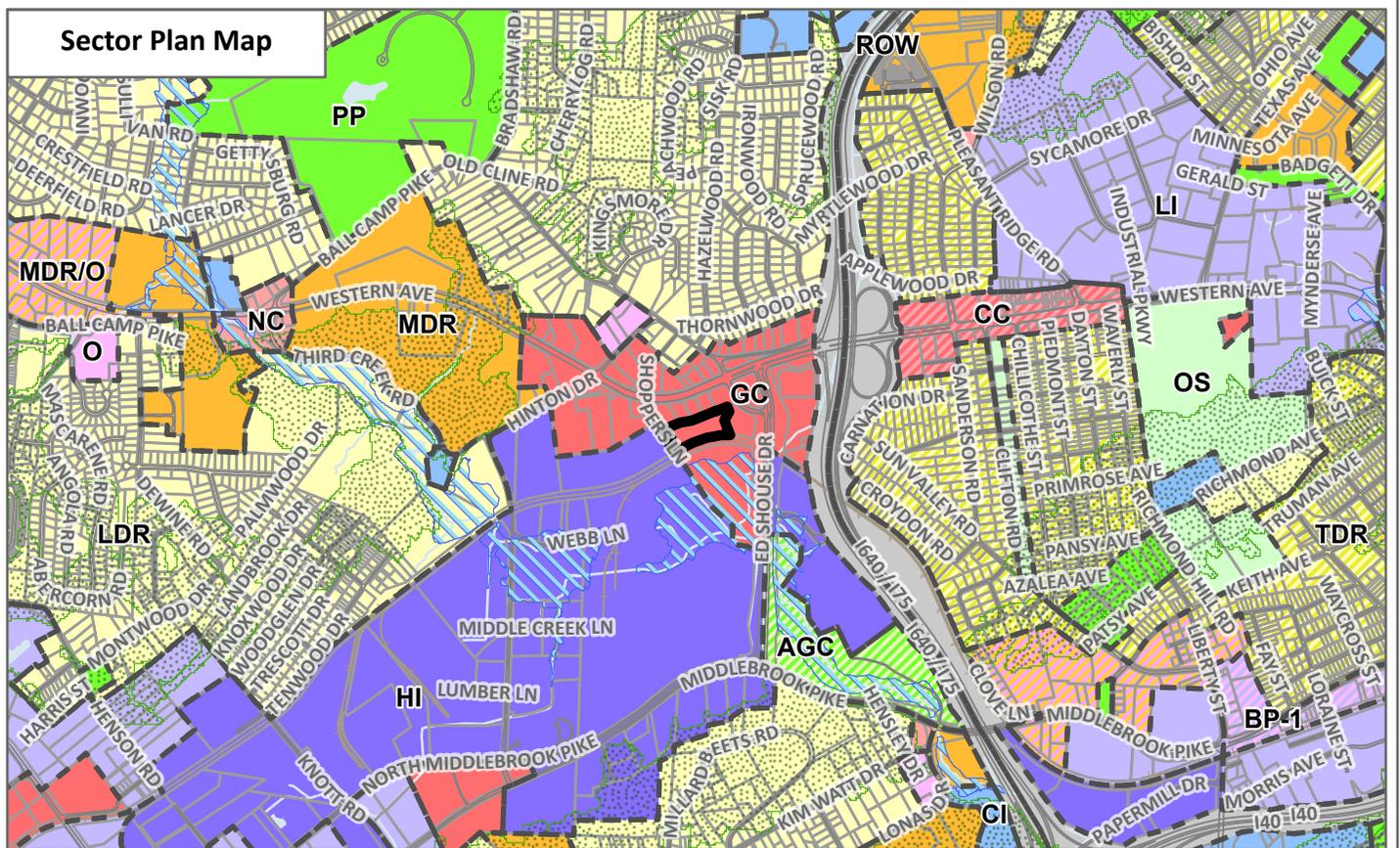
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

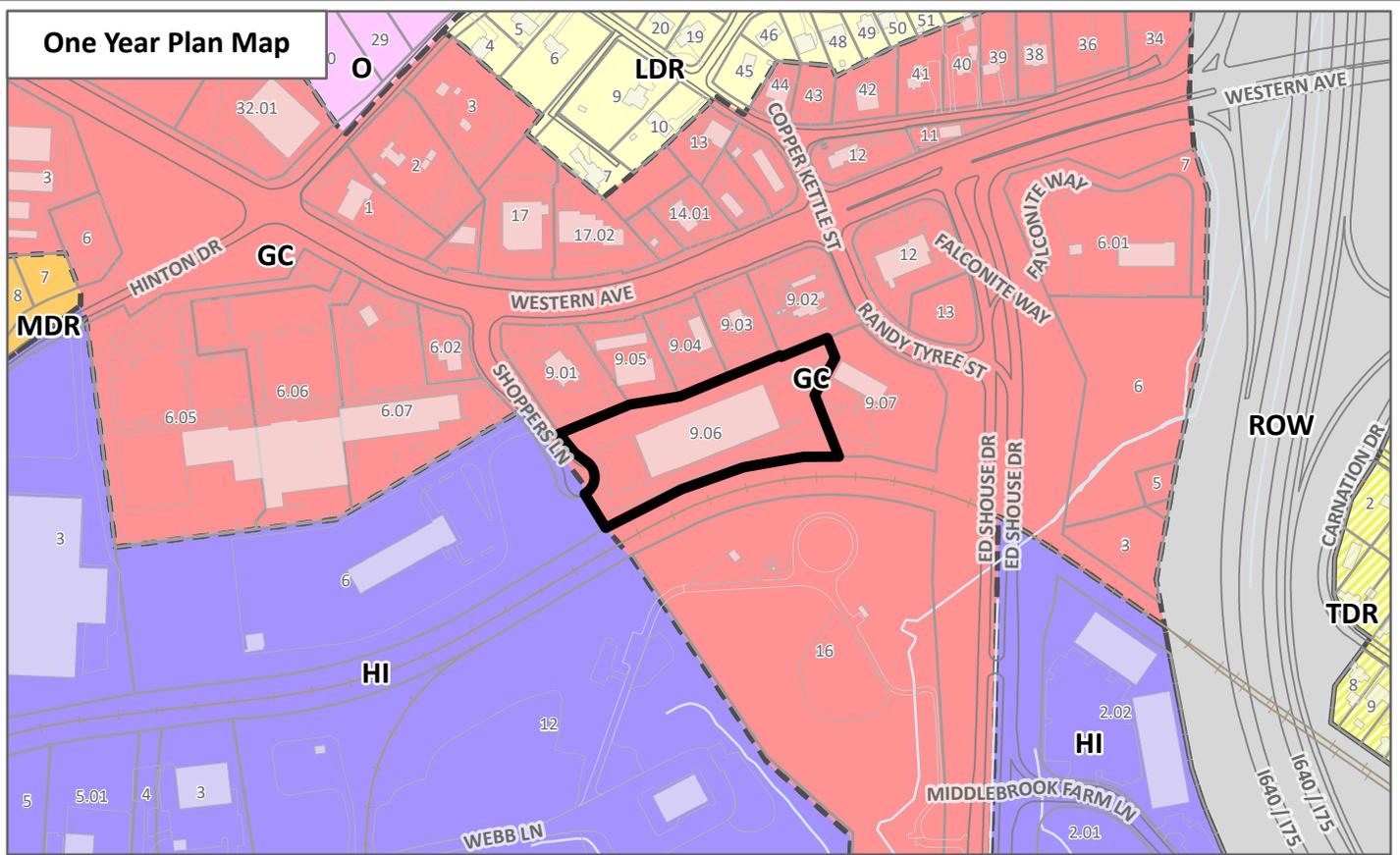
12-E-23-RZ



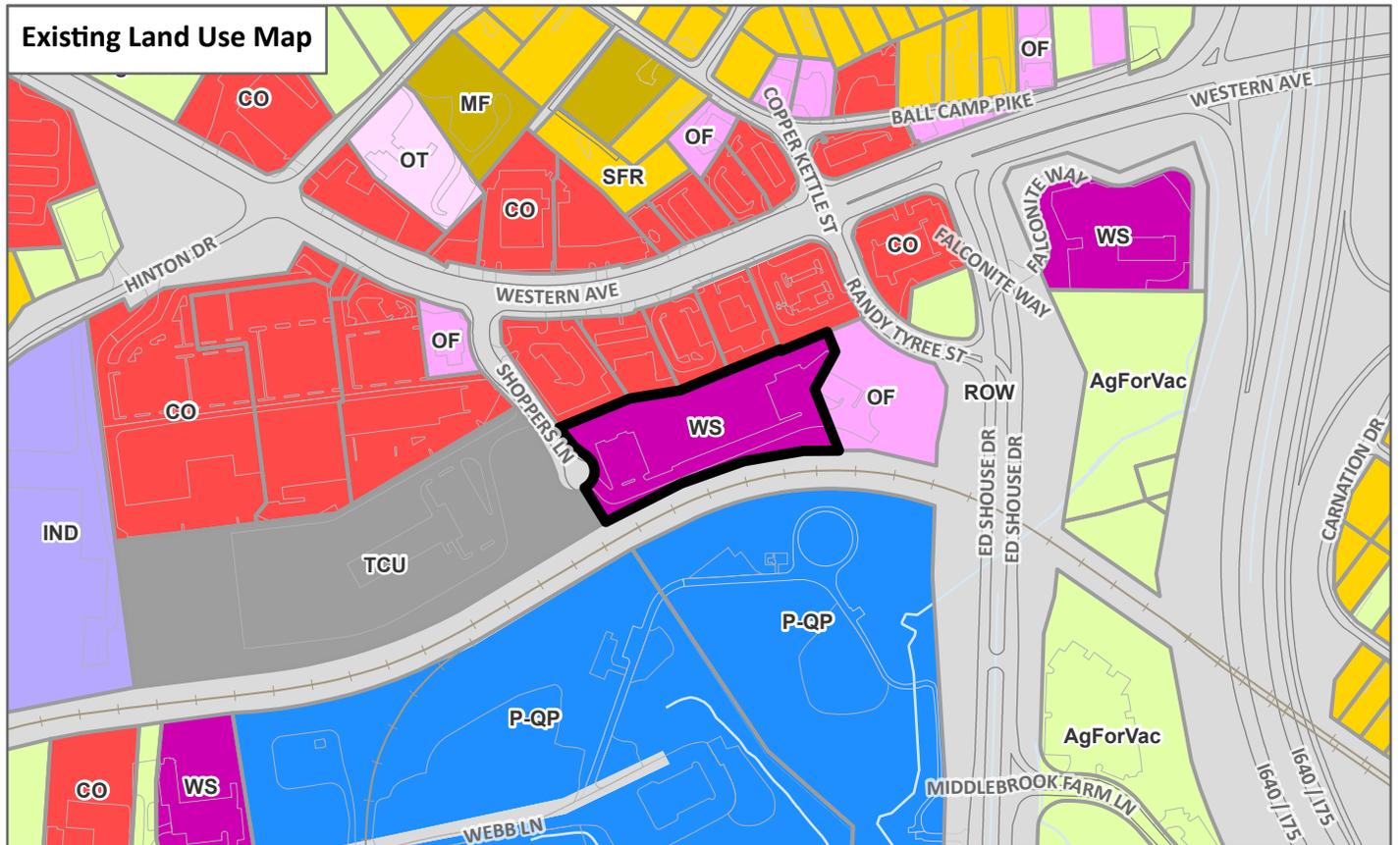
Case boundary



One Year Plan Map



Existing Land Use Map

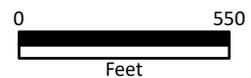


CONTEXTUAL MAPS 3

12-E-23-RZ



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Schaad Companies, LLC

Applicant Name

Affiliation

10/30/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-E-23-RZ

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

James S. Schaad Schaad Companies, LLC

Owner Name (if different)

5820 Walden Dr. Suite 102 Knoxville TN 37919

Owner Address

865-637-2674

Owner Phone / Email

2000 SHOPPERS LN

Property Address

93 F B 009 06

Parcel ID

4.04 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast terminus of Shoppers Ln, south of Western Ave

General Location

City

Council District 3

I-MU (Industrial Mixed-Use)

Wholesale

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

GC (General Commercial)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change C-H-1 (Highway Commercial)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,000.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Schaad Companies, LLC	10/30/2023
	Please Print	Date

Phone / Email

Property Owner Signature	James S. Schaad Schaad Companies, LLC	10/30/2023
	Please Print	Date



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

Schaad Companies, LLC

Owner

Applicant Name

Affiliation

10-30-2023

December 14, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

12-E-23-RZ

CORRESPONDENCE

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- Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Benjmain C. Mullins

Frantz, McConnell & Seymour, LLP

Name

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550 West Main Street, Suite 500

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TN

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~4.04 ac

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Zoning District

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In City Limits

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Related Rezoning File Number

ZONING REQUEST

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 COA Checklist (*Hillside Protection*)

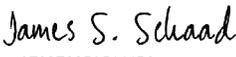
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DocuSigned by:


 0F38E385A5144B9...
 Applicant Signature

Schaad Companies, LLC

Please Print

10-30-2023

Date

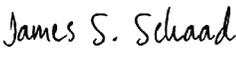
865-546-9321

bmullins@fmsllp.com

Phone Number

Email

DocuSigned by:


 0F38E385A5144B9...
 Property Owner Signature

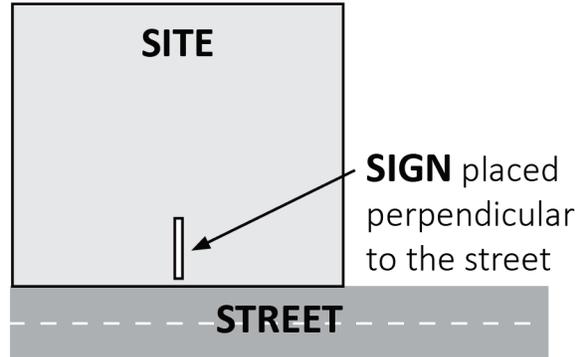
Schaad Companies, LLC

Please Print

10/30/2023, SG

Date Paid

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:

_____ 12/01/2023 _____ and _____ 12/15/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Schaad Companies, LLC

Date: 10/30/2023

File Number: 12-E-23-RZ

- Sign posted by Staff
- Sign posted by Applicant