



# PLAN AMENDMENT REPORT

▶ **FILE #:** 1-D-24-SP **AGENDA ITEM #:** 7

**AGENDA DATE:** 1/11/2024

▶ **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:** Council District 3

**STREET ADDRESS:** 2000 SHOPPERS LN

▶ **LOCATION:** **Southeast terminus of Shoppers Ln**

▶ **APPX. SIZE OF TRACT:** **4.08 acres**

**SECTOR PLAN:** Northwest City

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

**ACCESSIBILITY:** Access is via Shoppers Lane, a local road off of Western Avenue 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 PLAN AND ZONING DESIGNATION:** **GC (General Commercial) / I-MU (Industrial Mixed-Use)**

▶ **PROPOSED PLAN DESIGNATION:** **LI (Light Industrial)**

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

**EXTENSION OF PLAN DESIGNATION:** No, this is not an extension.

**HISTORY OF REQUESTS:** Rezoned from C-3 (General Commercial) to C-6 (General Commercial Park) in January 2009 (12-Q-98-RZ).

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Commercial - GC (General Commercial)

South: Public/quasi public land (KUB facility) - GC (General Commercial), SP (Stream Protection)

East: Office - GC (General Commercial)

West: Transportation/Communications/Utilities (trucking service) - HI (Heavy Industrial)

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

### STAFF RECOMMENDATION:

▶ **Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding**

**development.**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. In early to mid 2010, TDOT completed a 31.4 million project to widen Western Avenue to a 5-lane street from Copper Kettle Road to Schaad Road, which supports this amendment.
2. The proposed LI classification is compatible with the surrounding land uses that includes a more intense HI classification to the west and south. The commercial developments to the north with the GC classification are separated from this property by a significant change in grades and mature vegetation.
2. The property meets the location criteria of the LI classification as its current use (warehouse) and adjacent uses to the west (trucking company) and south (KUB hub) can be characterized as industrial in nature. The property also has easy access to the I-75/I-640 through the major arterial Western Avenue.

**INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. Western Avenue has been widened from a 2-lane street to a 5-lane street, as mentioned above. Shoppers Lane and Western Avenue are sufficient for the traffic that would be generated by any general industrial use on the site. The existing building is currently served by public water and sewer provider.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. There are no apparent errors or omissions in the East County Sector Plan with regards to the requested LI classification here.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. This is an area that is already developed with commercial, industrial, and office uses. Approval of the LI classification for this site is an extension of the already established industrial development to the southwest.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/6/2024 and 2/20/2024. 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.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 12-E-23-RZ **AGENDA ITEM #:** 7  
 1-B-24-PA **AGENDA DATE:** 1/11/2024

▶ **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:** Council District 3  
**STREET ADDRESS:** 2000 SHOPPERS LN  
 ▶ **LOCATION:** **Southeast terminus of Shoppers Ln**  
 ▶ **TRACT INFORMATION:** **4.08 acres.**  
**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Shoppers Lane, a local road off of Western Avenue 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 PLAN DESIGNATION/ZONING:** **GC (General Commercial) / I-MU (Industrial Mixed-Use)**  
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LI (Light Industrial) / I-G (General Industrial)**  
 ▶ **EXISTING LAND USE:** **Wholesale**  
 ▶  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the I-G district from the west. However, this is not an extension of the LI plan designation.  
**HISTORY OF ZONING REQUESTS:** Rezoned from C-3 (General Commercial) to C-6 (General Commercial Park) in January 2009 (12-Q-98-RZ).  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
 North: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)  
 South: Public/quasi public land (KUB facility) - GC (General Commercial), SP (Stream Protection) - I-MU (Industrial Mixed-Use)  
 East: Office - GC (General Commercial) - I-MU (Industrial Mixed-Use)  
 West: Transportation/Communications/Utilities (trucking service) - HI (Heavy Industrial) - 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:**

- ▶ **Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is compatible with the surrounding development.**
  
- ▶ **Approve the I-G (General Industrial) district because it is compatible with the surrounding development and a minor extension of the district.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In early to mid 2010, TDOT completed a 31.4 million project to widen Western Avenue to a 5-lane street from Copper Kettle Road to Schaad Road. This improvement with the surrounding industrial uses supports the LI classification at this location.
2. The proposed LI classification is compatible with the surrounding land uses that includes a more intense HI classification to the west and south. The commercial developments to the north with the GC classification are separated from this property by a significant change in grades and mature vegetation.
3. The One Year Plan recommends to locate industrial development on sites in existing industrial areas within one mile of an interstate interchange with access via arterial or major collector streets. The property meets the location criteria as its current use (warehouse) and adjacent uses to the west (trucking company) and south (KUB hub) can be characterized as industrial in nature. The property also has easy access to the nearby I-75/I-640 through the major arterial Western Avenue.

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the requested LI classification here.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The improvement of Western Avenue supports the proposed amendment, as mentioned above.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to the industrial land use that apply to this request.

ADDITIONAL CONSIDERATIONS:

1. The One Year Plan describes that substantial landscaped buffers are expected between uses of lesser intensity. Grade change and heavy vegetation separates this property from the adjacent commercial uses.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. In early to mid 2010, TDOT widened Western Avenue from a 2-lane street to a 5-lane street from Copper Kettle Road to Schaad Road. There have been some developments in the already established area since then. The proposed I-G district is consistent with the surrounding developments and is a minor extension of the district from the west.
2. Western Avenue is proposed to have a higher frequency bus route (every 30 minutes) through KAT Reimagined. Furthermore, the City is implementing a capital improvement project approximately 0.35 mile west of the property to extend the Northwest Connector Greenway along Third Creek Road from Western Avenue

southward to Middlebrook Pike. While the proposed I-G district doesn't warrant a pedestrian-oriented environment, these changes will improve the connectivity of the area that could better support the commercial uses north of the properties.

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

1. The I-G district is intended to provide for a range of general industrial uses that do not require frequent visits from customers or clients and may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses.
2. The proposed rezoning is consistent with the district's intent since the property is away from any residential uses and separated from the commercial uses on the north by adequate landscaping and a change in grades. The elevation of the subject property is approximately 40-ft below than the adjacent north properties, which should limit any outside impacts.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The recommended I-G district is not anticipated to have an adverse impact on the surrounding properties. General industrial uses are compatible with the surrounding uses to the west and south. The office use to the east is on a property owned by the same owner as the subject parcel. The property is also isolated from the adjacent commercial uses, as mentioned above.

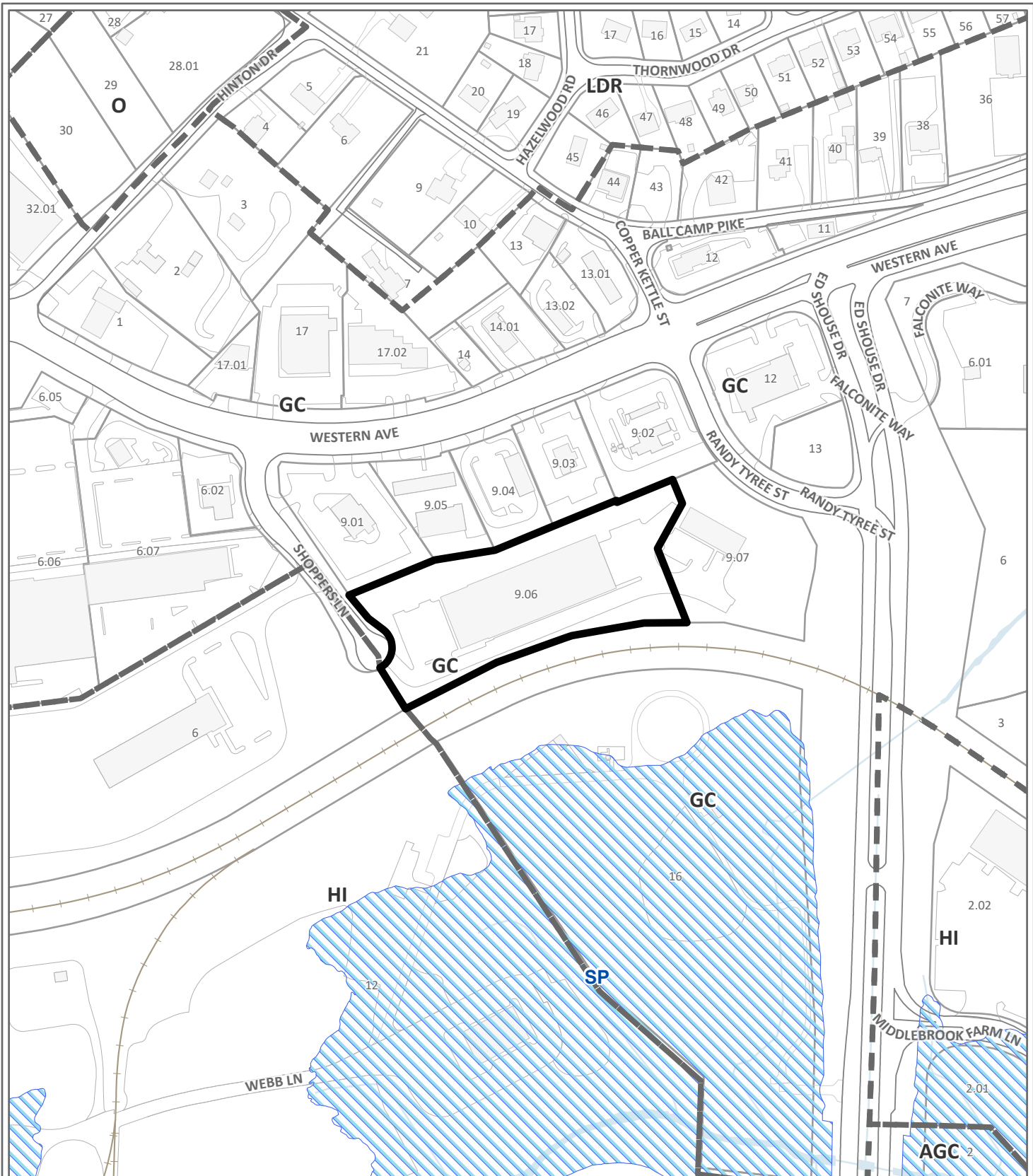
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the recommended LI land use classification of the One Year Plan and Northwest City Sector Plan.
2. The proposed rezoning is consistent with the General Plan's development policy 1.3 that encourages to facilitate new industrial development and for redevelopment of older industrial facilities.
3. The location of this property and the proposed rezoning is also compatible with the General Plan's development policy 8.4 which recommends that residential areas are protected from incompatible uses such as any general industrial uses.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

If approved, this item will be forwarded to Knoxville City Council for action on 2/6/2024 and 2/20/2024. 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.



**1-D-24-SP  
NORTHWEST CITY SECTOR PLAN MAP**

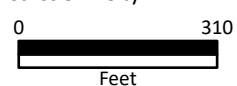
**Petitioner:** Schaad Companies, LLC

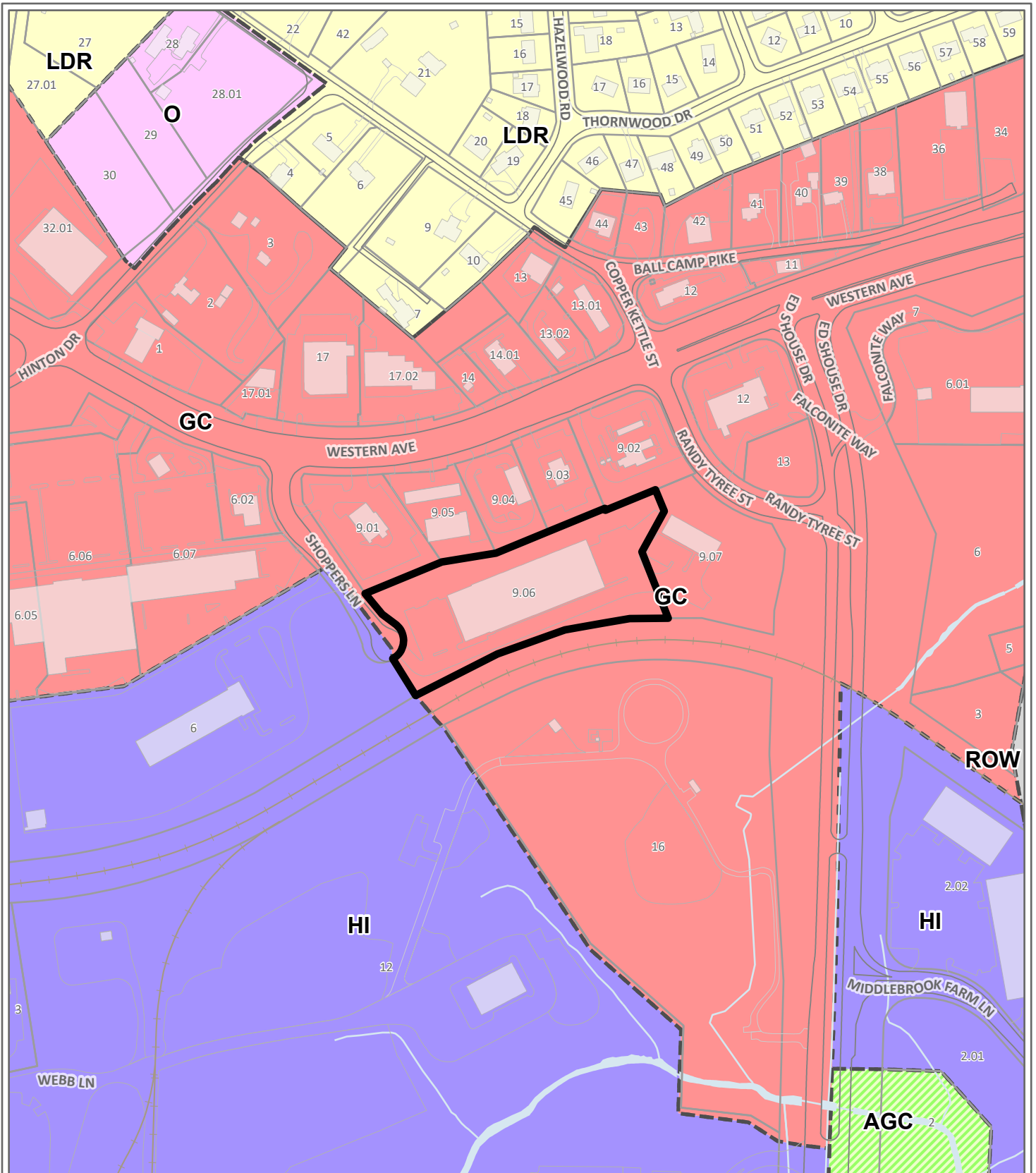


**From:** GC (General Commercial)  
**To:** LI (Light Industrial)

**Map No:** 93  
**Jurisdiction:** City

**Original Print Date:** 12/11/2023  
Knoxville - Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**ONE YEAR PLAN MAP**

**1-B-24-PA**

**Petitioner:** Schaad Companies, LLC



**From:** GC (General Commercial)

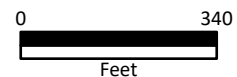
**To:** LI (Light Industrial)

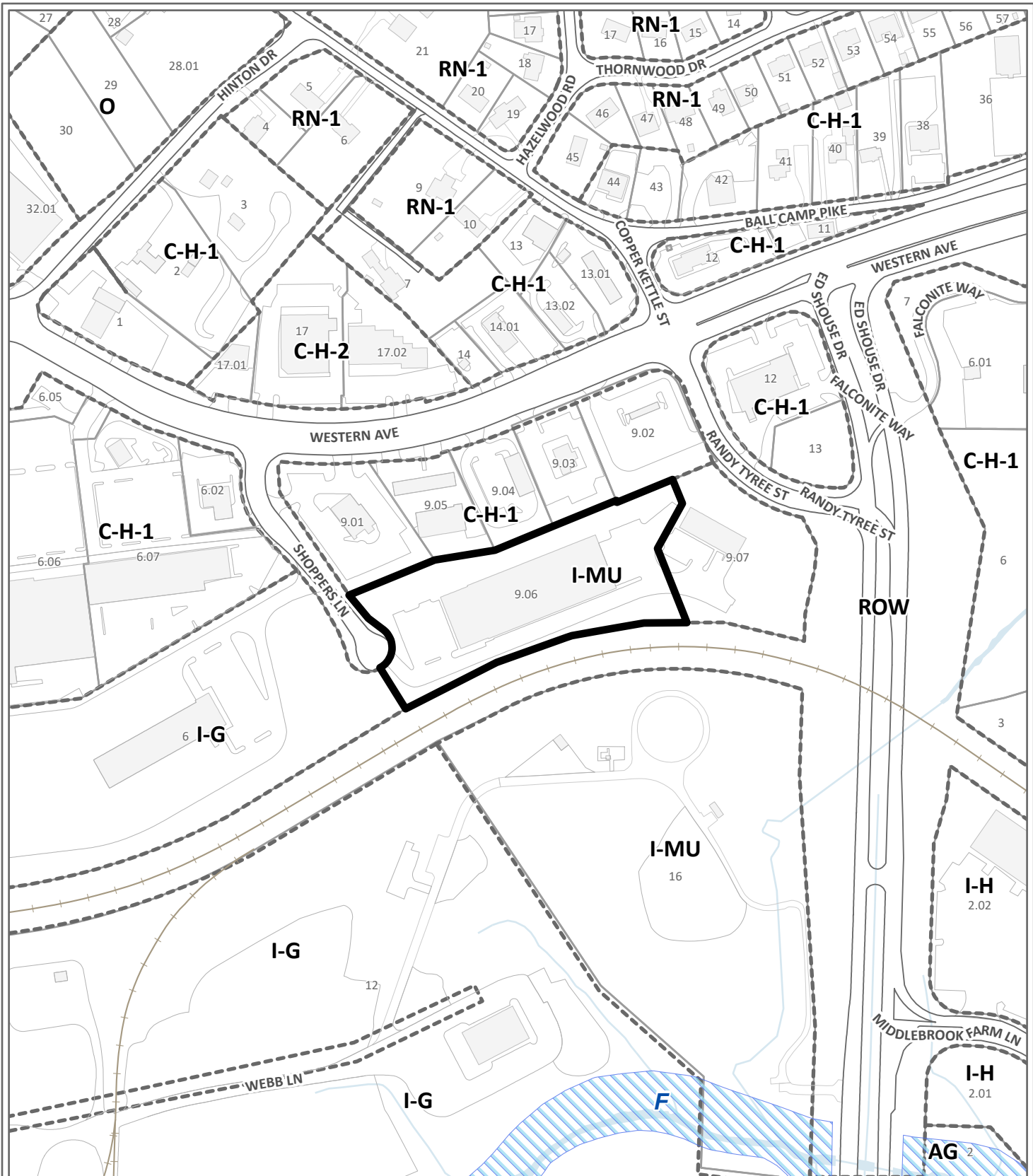
**Map No:** 93

**Jurisdiction:** City

**Original Print Date:** 12/11/2023

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





**REZONING**

**12-E-23-RZ**

**Petitioner:** Schaad Companies, LLC



**From:** I-MU (Industrial Mixed-Use)

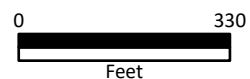
**To:** I-G (General Industrial), revised from C-H-1 (Highway Commercial)

**Map No:** 93

**Jurisdiction:** City

**Original Print Date:** 12/19/2023

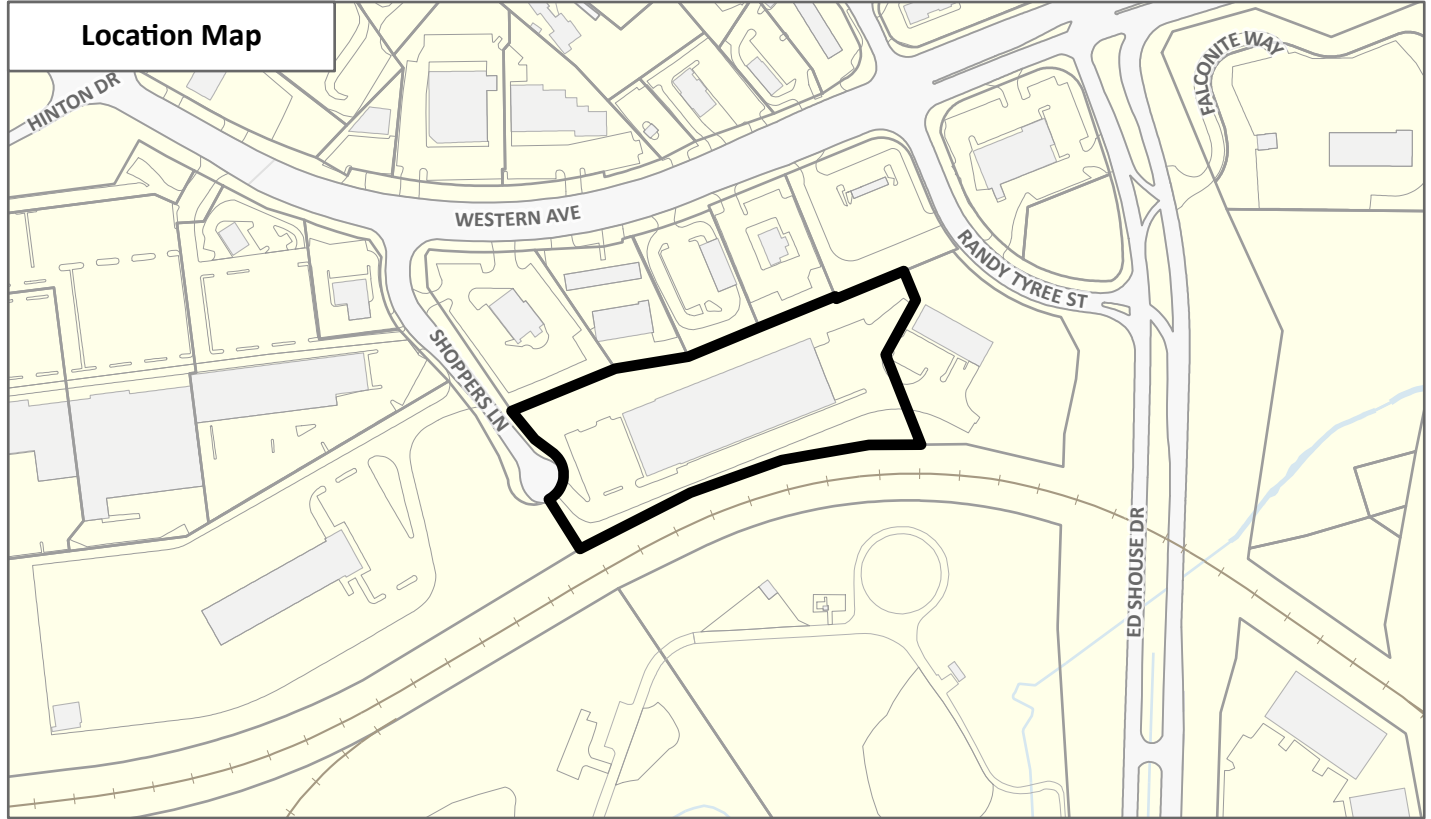
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

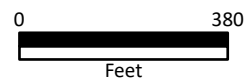


CONTEXTUAL MAPS 1

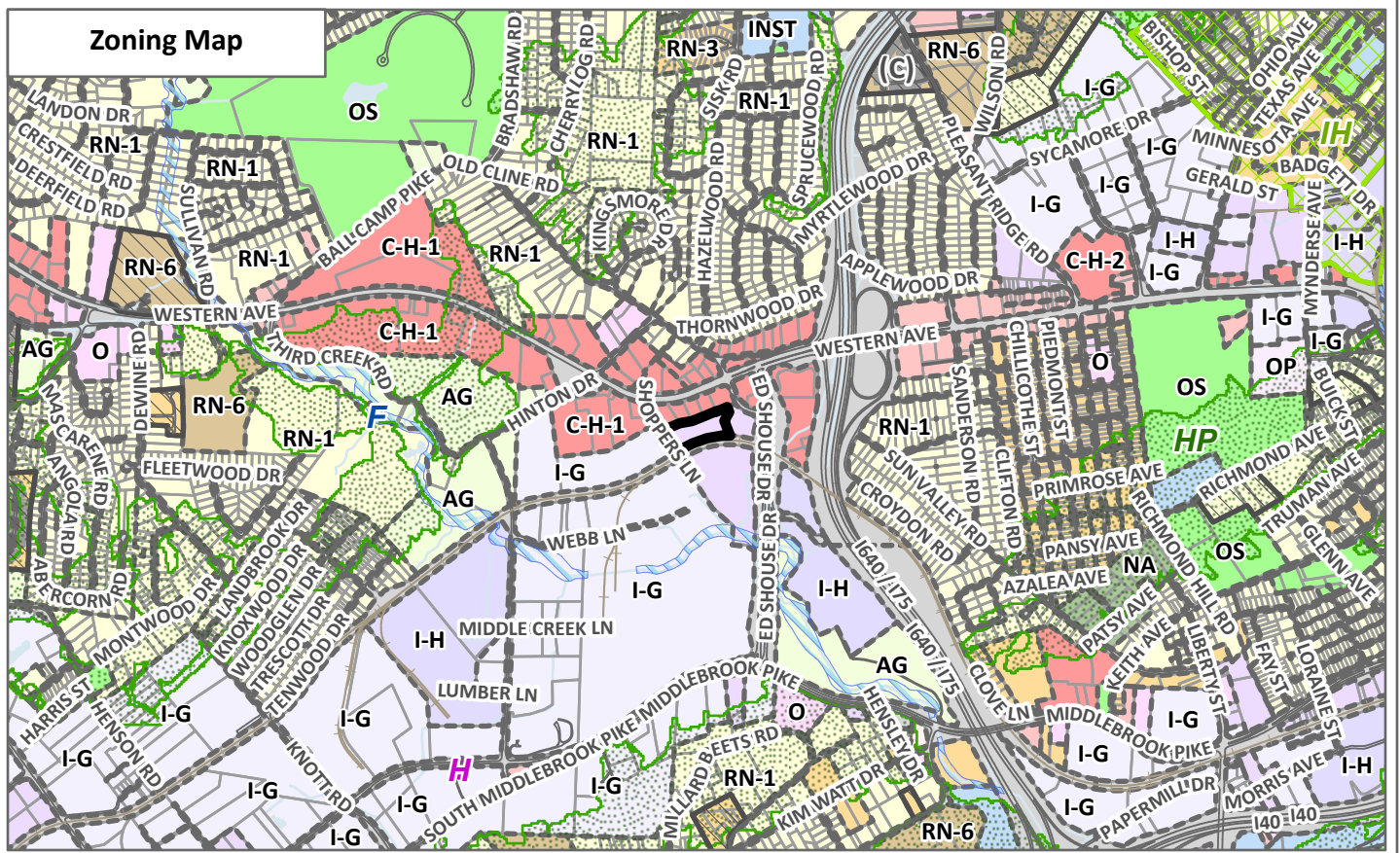
12-E-23-RZ / 1-B-24-PA



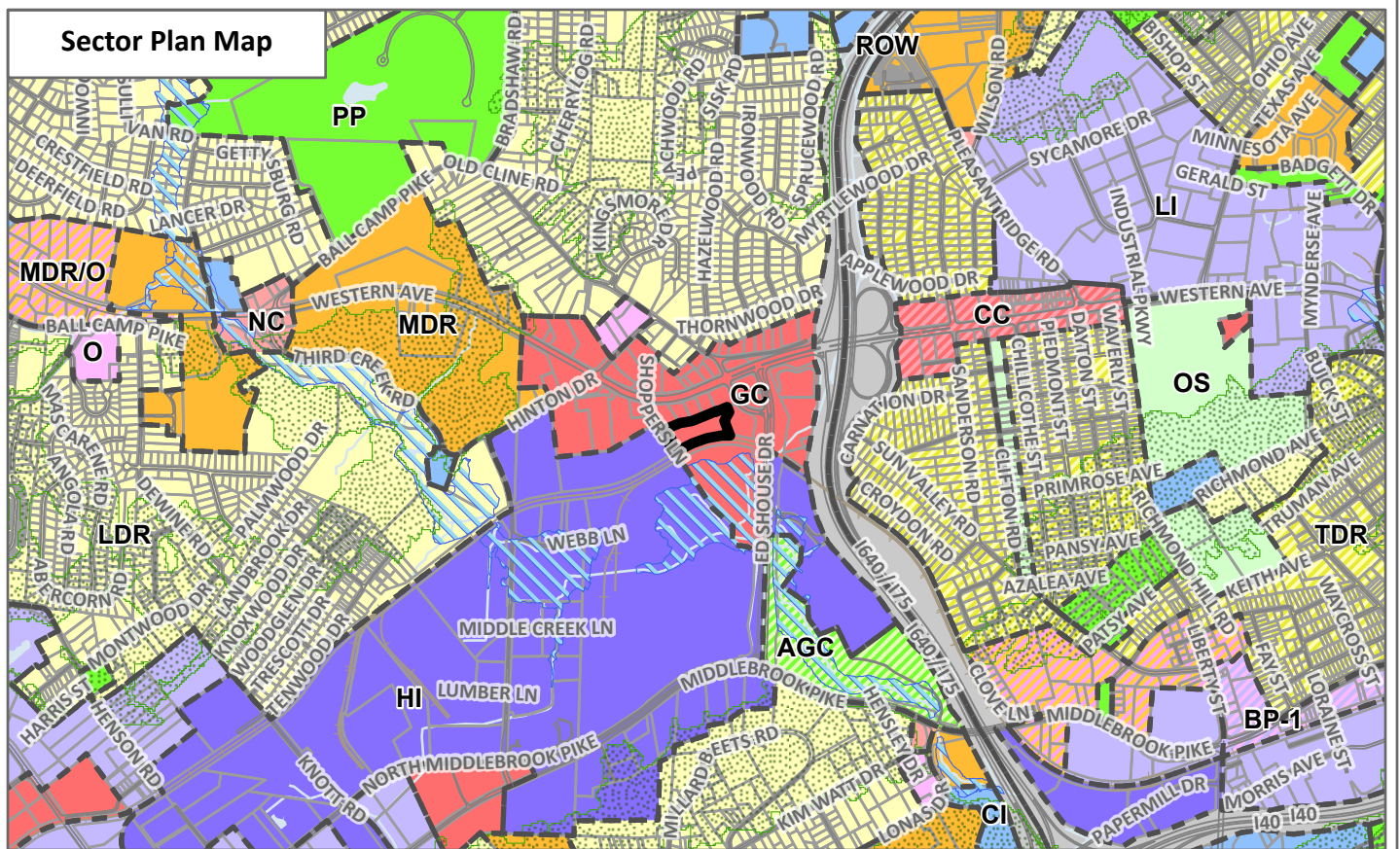
Case boundary



**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

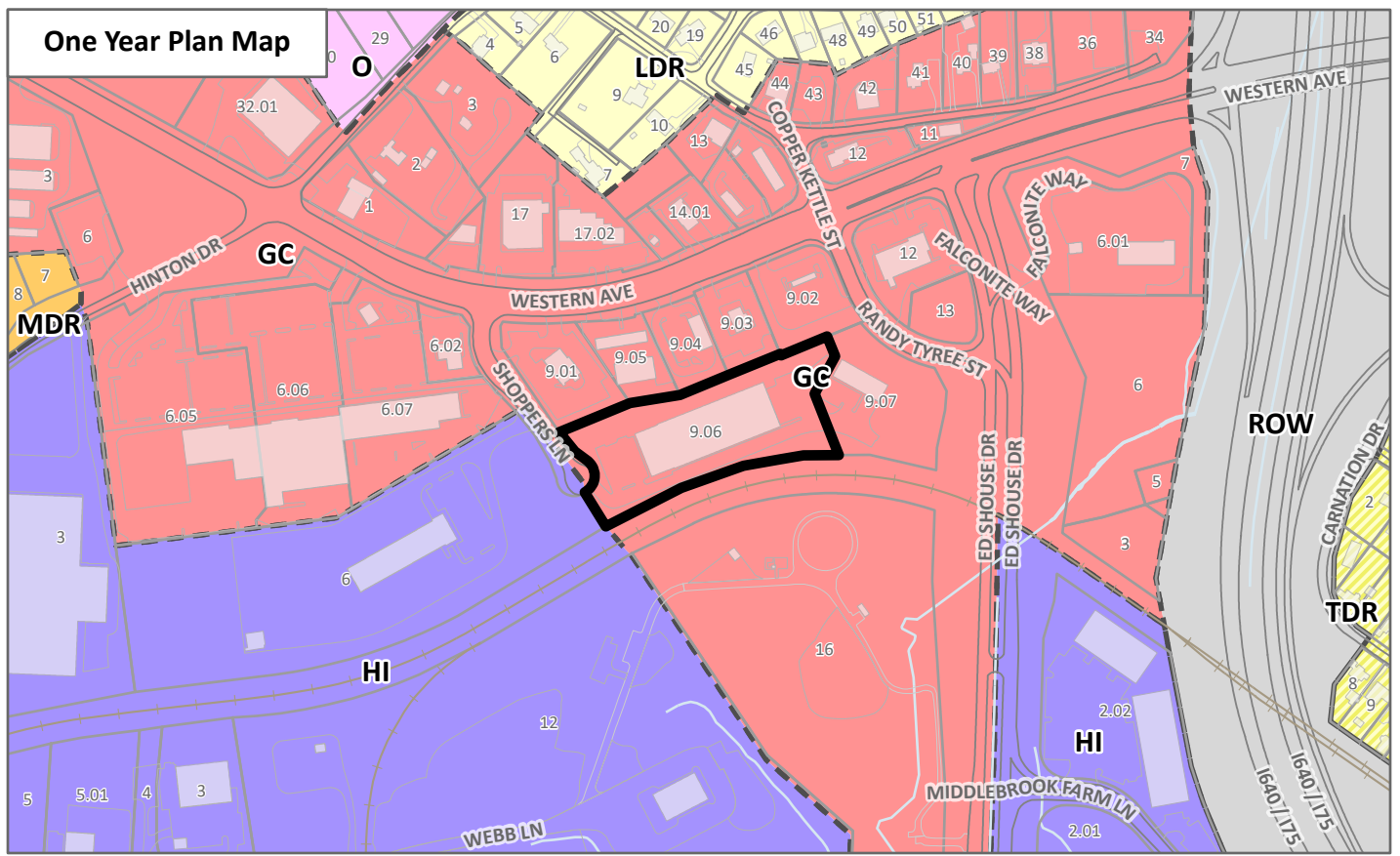
12-E-23-RZ / 1-B-24-PA



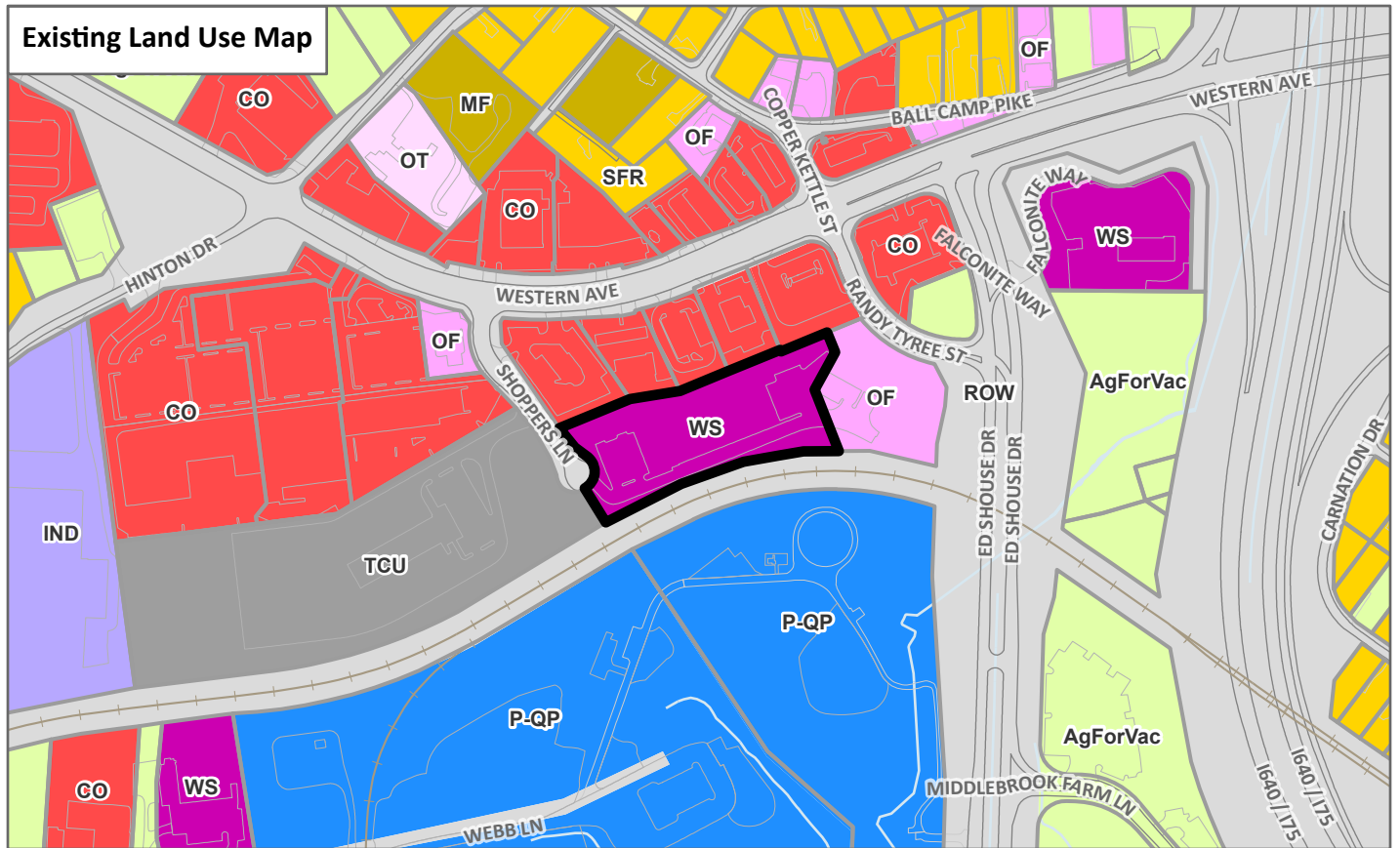
Case boundary



**One Year Plan Map**



**Existing Land Use Map**

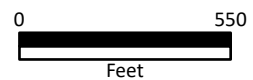


**CONTEXTUAL MAPS 3**

**12-E-23-RZ / 1-B-24-PA**



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

**1/11/2024**

Meeting Date (if applicable)

**12-E-23-RZ / 1-B-24-PA**

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	<b>I-G (General Industrial), revised from C-H-1 (Highway Commercial)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>LI (Light Industrial)</b>	
	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
<b>\$1,000.00</b>	
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	<b>Schaad Companies, LLC</b>	<b>10/30/2023</b>
	Please Print	Date

Phone / Email

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



# 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

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

Meeting Date (if applicable)  
January 11, 2024  
~~December 14, 2023~~

Owner

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	<del>\$1,000.00</del>
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

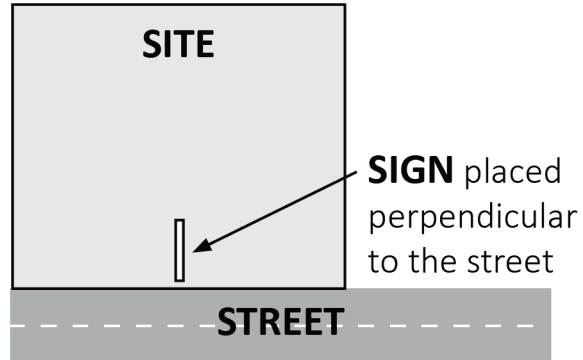
Property Owner Signature

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:*

\_\_\_\_\_ 12/29/2023 \_\_\_\_\_ and \_\_\_\_\_ 01/12/2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Schaad Companies, LLC

Date: 1/27/2023

File Number: 12-E-23-RZ / 1-B-24-PA / 1-D-24-SP



Sign posted by Staff



Sign posted by Applicant