REZONING REPORT

FILE #: 5-I-25-RZ **AGENDA ITEM #: 34**

AGENDA DATE: 5/8/2025

APPLICANT:	**JUSTIN FORD**
OWNER(S):	Justin Ford
TAX ID NUMBER:	91 18617 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	5240 SCHAAD RD
LOCATION:	**South side of Schaad Rd, west of Amherst Elementary School**
APPX. SIZE OF TRACT:	**1.25 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Schaad Road, a minor arterial divided roadway with a pavement width of 24 ft within a right-of-way which varies in width from 95 ft to 105 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Grassy Creek
PRESENT ZONING:	**A (Agricultural)**
ZONING REQUESTED:	**CN (Neighborhood Commercial)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONE:	No, this is not an extension.
HISTORY OF ZONING:	None noted
SURROUNDING LAND USE AND ZONING:	North: Single family residential, rural residential - A (Agricultural)
	South: Single family residential, agriculture/forestry/vacant land - A (Agricultural), I (Industrial)
	East: Single family residential - A (Agricultural)
	West: Single family residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac
NEIGHBORHOOD CONTEXT:	This area is primarily characterized by single family dwellings on a mix of small suburban lots and larger rural lots. Amherst Elementary School and a church are both about 1/4 mile east of the subject property.

STAFF RECOMMENDATION:

Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Since the early 2000s, development trends in the surrounding area have been mainly residential, consisting primarily of single-family dwellings on various lot sizes and limited townhouse developments. Commercial development has been concentrated east of the subject property near Oak Ridge Highway, a commercial corridor a little over a mile away up Schaad Road to the northeast.
2. The Schaad Road Improvement Project is underway a quarter mile west of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The CN (Neighborhood Commercial) zone provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The subject property is not located at an intersection of classified streets. It is in the middle of a section of Schaad Road that mainly consists of residential development. Limited civic uses, such as a church and Amherst Elementary, are nearby, but they are located closer to the intersection of Johnson Road and Schaad Road.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The range of permitted uses in the CN zone is limited to those generally patronized on a frequent basis by neighborhood residents.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. As stated previously, the subject property is not located near an intersection, and it is situated between residential uses. As such, approval of the CN zone in this location would be an encroachment of a commercial zone in a residential area.
2. The CN zone has development standards intended to maximize compatibility between commercial and adjacent residential uses, such as increased setbacks, landscaping standards, pedestrian connections, and site lighting requirements.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The subject property is designated with the SMR (Suburban Mixed Residential) place type in the Knox County Comprehensive Plan. The CN zone is partially related to the SMR place type.
2. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the CN zone aligns with the secondary commercial uses in the SMR place type.
3. The proposed rezoning does not comply with Implementation Policy 2, to ensure that new development is sensitive to the existing community character. Though there are development standards in the CN zone, the placement of commercial and retail amenities in the middle of a residential block may disrupt the character of the surrounding neighborhood.

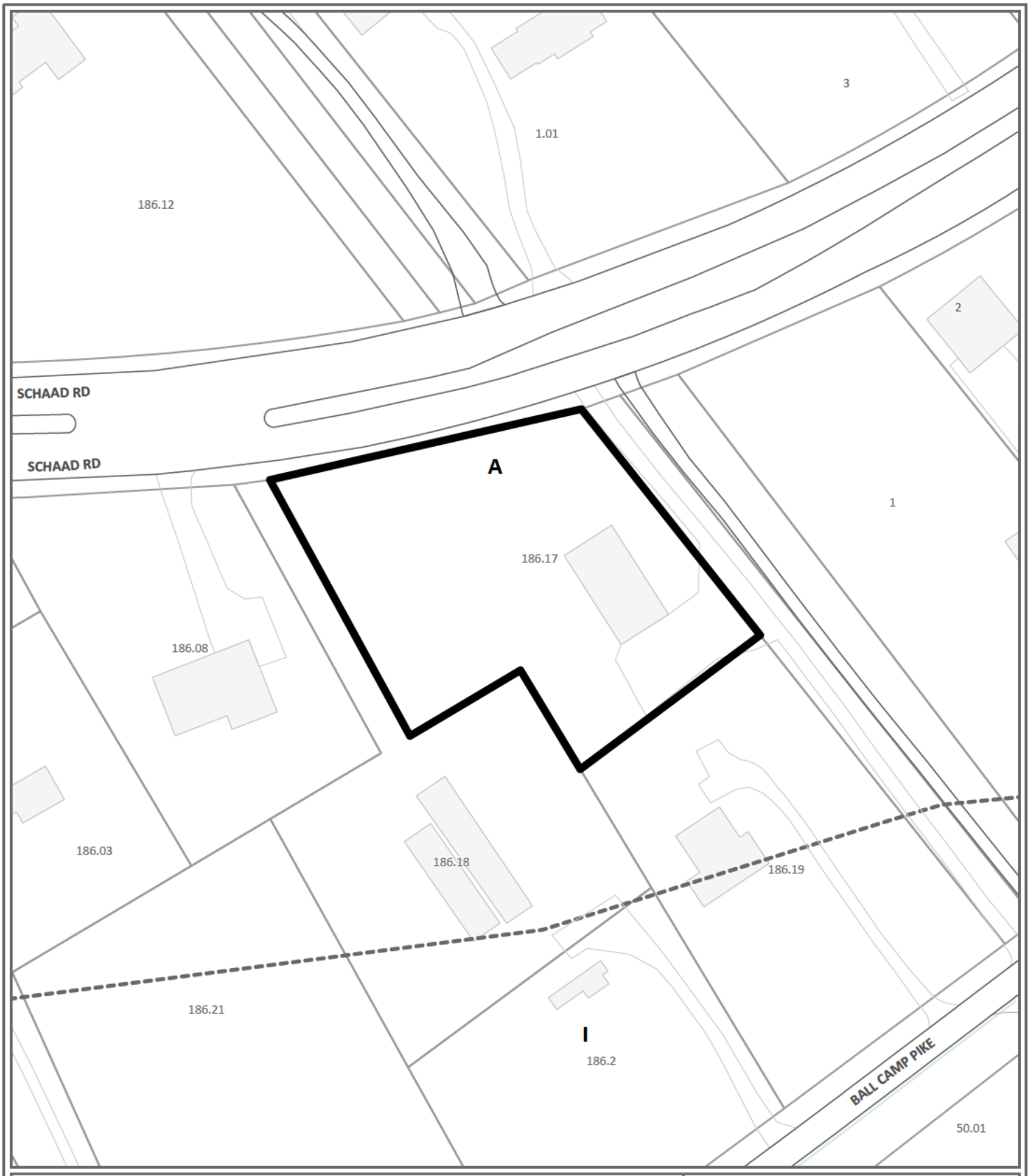
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

- 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 6/16/2025. 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.



REZONING **5-I-25-RZ**

Petitioner: Justin Ford

From: A (Agricultural)

To: CN (Neighborhood Commercial)

Map No: 91
Jurisdiction: County

0 110
Feet

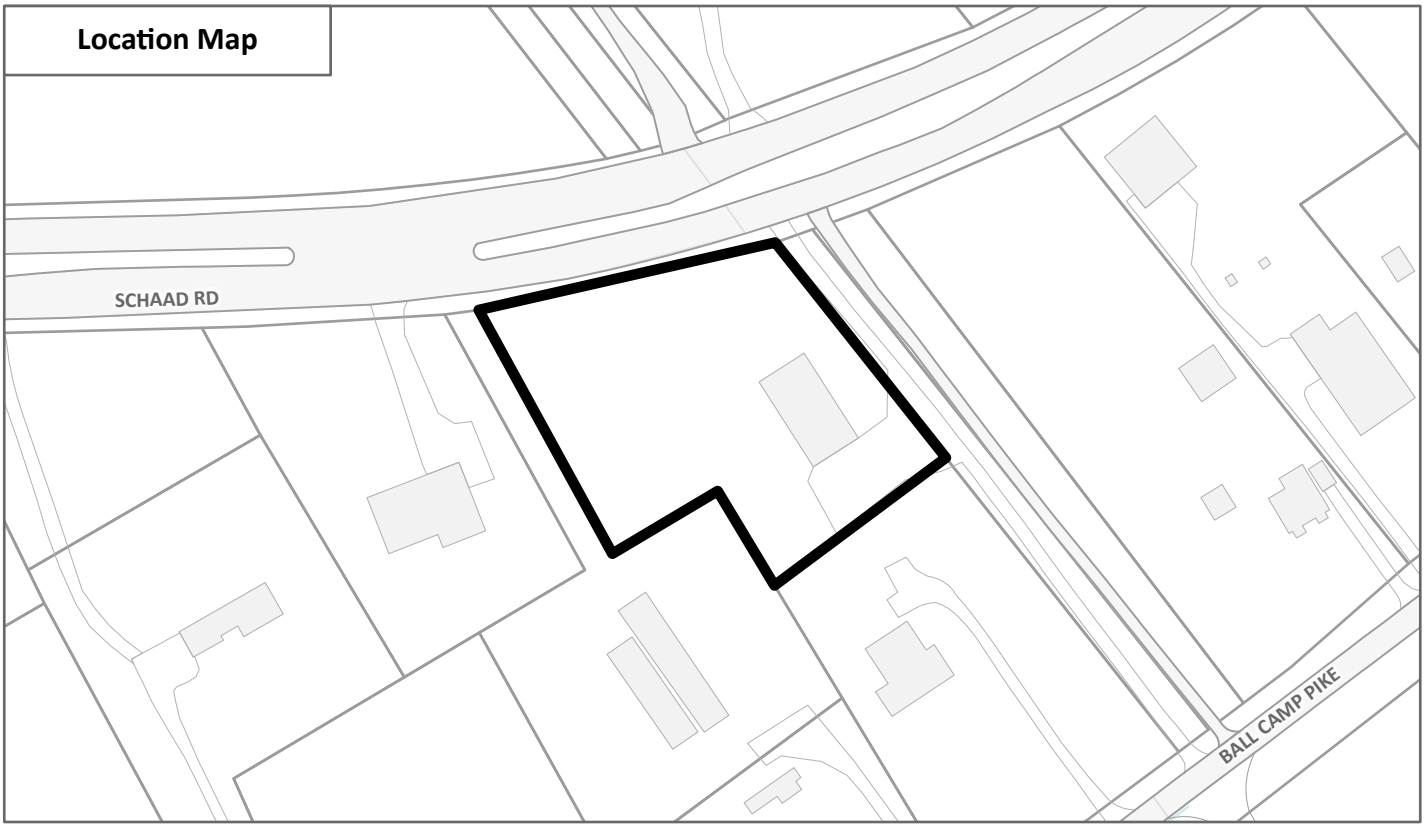
N

Original Print Date: 3/28/2025

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

Exhibit A. Contextual Images

Location Map



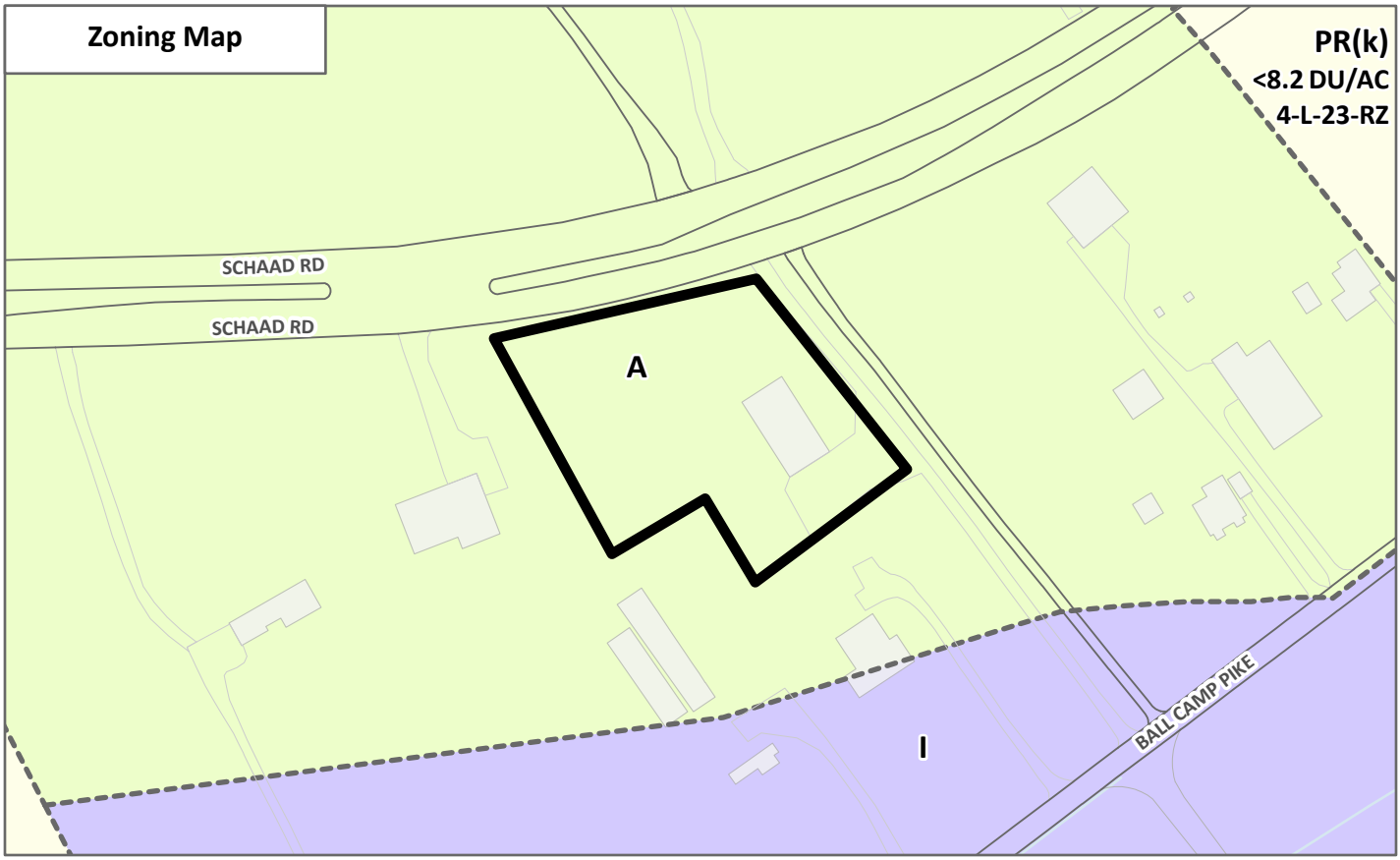
Aerial Map

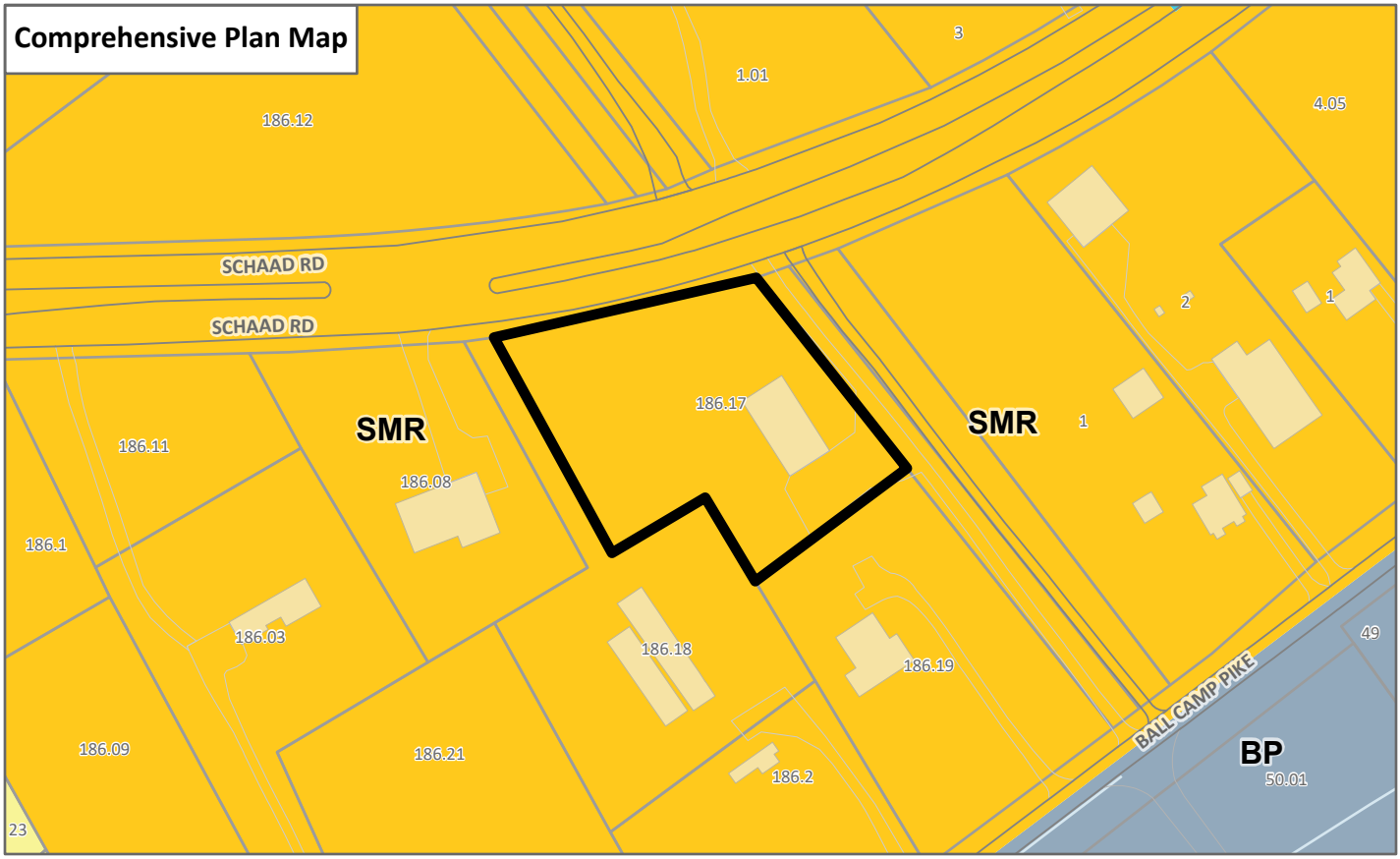
CONTEXTUAL MAPS 1 **5-I-25-RZ**

Case boundary

0 160
Feet

N





CONTEXTUAL MAPS 2

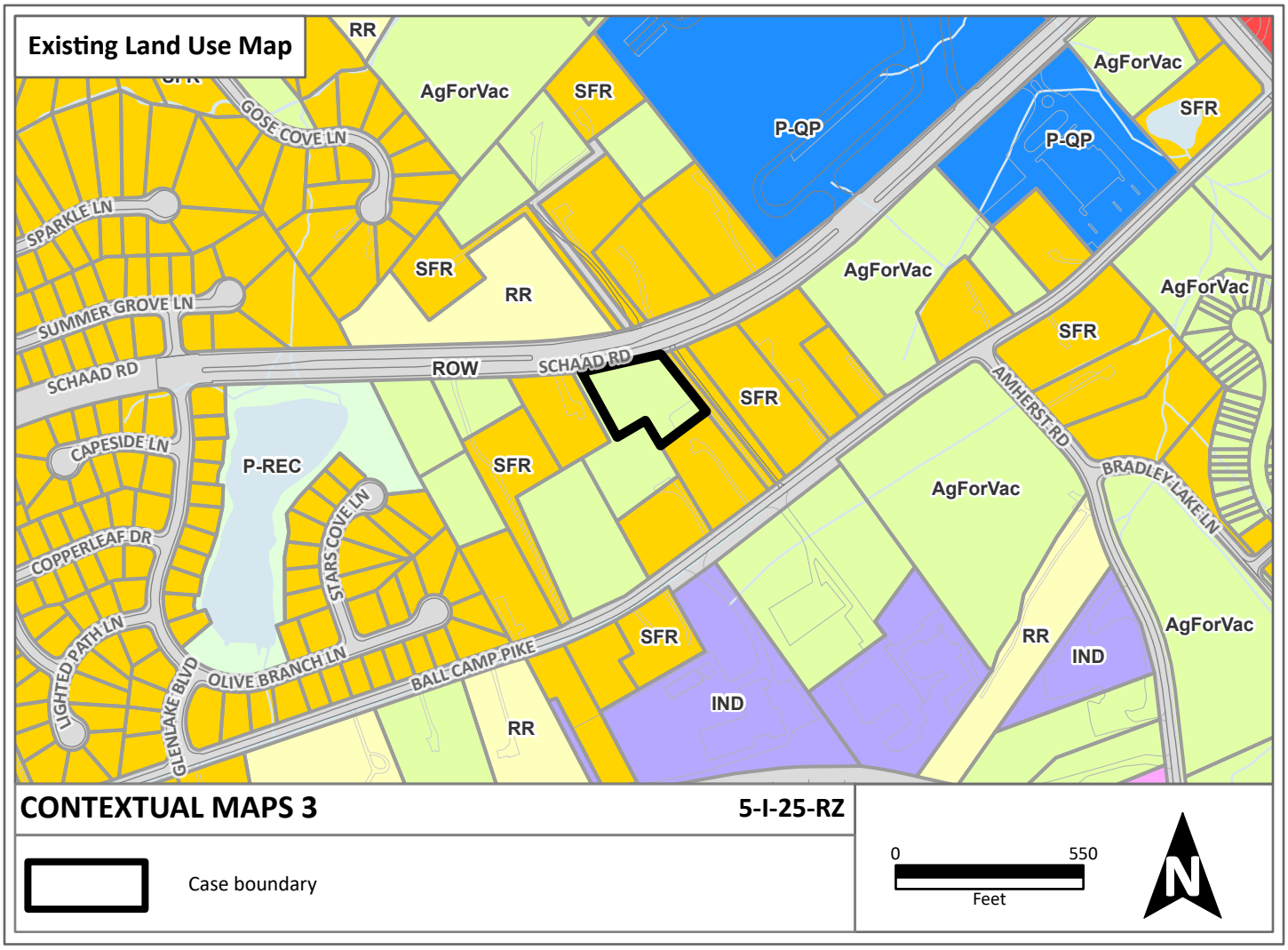
5-I-25-RZ

Case boundary

0 180

Feet

N


Existing Land Use Map
RR
AgForVac
SFR
P-QP
AgForVac
SFR
P-QP
GOSE COVE LN
SPARKLE LN
SFR
RR
AgForVac
AgForVac
SUMMER GROVE LN
SFR
SCHAAD RD
ROW
SCHAAD RD
SFR
AMHERST RD
CAPESIDE LN
P-REC
SFR
AgForVac
BRADLEY LAKE LN
COPPERLEAF DR
STARS COVE LN
AgForVac
LIGHTED PATH LN
SFR
RR
IND
GLENLAKE BLVD
OLIVE BRANCH LN
BALL CAMP PIKE
IND
RR
CONTEXTUAL MAPS 3
5-I-25-RZ
Case boundary
0
550
Feet
N

STAFF REVIEW ☐

Planning
KNOXVILLE | KNOX COUNTY

Development Request

Subdivision ☐ Concept Plan ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment

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

Justin Ford	Owner	
Applicant Name	Affiliation	
3-21-25		File Number(s): 5-I-25-RZ
Date Filed	Meeting Date (if applicable)	

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ■ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Justin Ford				
Name		Company		
3326 Cove Point Dr		Louisville	TN	37777
Address		City	State	ZIP
865-770-8870	[redacted]			
Phone	Email			

Current Property Info

Same		
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5240 Schaad Rd	091 18617	
Property Address	Parcel ID	
KUB	KUB	Y Current
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

CN

■ Zoning Change

Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)

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*

Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Applicant Signature	Please Print	Date
865-770-8870	[redacted]	
Phone Number	Email	
Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

4-25-25	5-9-25
Date to be Posted	Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- ☐ Yes
- ■ No
- ☐ No, but I plan to prior to the Planning Commission meeting

Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Applicant Signature	Applicant Name	Date