

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-G-19-RZ                      **Related File Number:**  
**Application Filed:** 10/28/2019              **Date of Revision:**  
**Applicant:** ARTURO GOLARZA

## PROPERTY INFORMATION

**General Location:** West side of Marvin Shafer Way, north side of Jenkins Road  
**Other Parcel Info.:**  
**Tax ID Number:** 105 14502                      **Jurisdiction:** County  
**Size of Tract:** 1.05 acres  
**Accessibility:** Access is via Jenkins Road, a minor collector with a pavement width of 19.4 feet within a right of way width of 60 feet. Access is also off Marvin Shafer Way, a private joint permanent easement, with a pavement width of approximately 12 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential) and HP (Hillside Pr  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is primarily a mix of mostly single family residential neighborhoods and some large agriculturally zoned lots.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 Marvin Shafer Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, the property abuts RA zoning on the west  
**History of Zoning:** 5-L-02-RZ: PR to A, 3-U-01-RZ: A to PR

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning because it is consistent with the LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full):

Comments:

The RA (Low Density Residential) zoning is a minor extension the existing RA zoning to the south and west.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 Northwest County Sector is the fastest growing area of Knox County.

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

1. The RA zone provides for residential areas with low population densities.

2. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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. The proposed amendment should not adversely affect any other part of the county.

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 amendment is consistent with sector plan designation of LDR for this area.

2. The proposed amendment does not appear to be in conflict with any other adopted plans in Knox County.

Action:

Approved

Meeting Date: 12/12/2019

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) zoning because it is consistent with the LDR (Low Density Residential) sector plan designation.

Date of Approval:

12/12/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

1/27/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**