

# CASE SUMMARY

APPLICATION TYPE: TTCD

## REZONING



**File Number:** 4-B-22-TOR      **Related File Number:**  
**Application Filed:** 2/20/2022      **Date of Revision:**  
**Applicant:** ARMANDO GARZA JR.

### PROPERTY INFORMATION

**General Location:** Southeast corner of intersection of Schaeffer Road and Harrison Springs Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 104 107      **Jurisdiction:** County  
**Size of Tract:** 1.77 acres  
**Accessibility:** Access is via Schaeffer Road, a major collector street with a 23-ft pavement width within a 52-ft right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** SFR (Single-Family Residential)  
**Surrounding Land Use:**  
**Proposed Use:** Need to separate existing residence (1912 Schaffer Road) which sits on approx. 1/4 acre from the rest of the existing 1.7 acre lot.      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** MDR/O (Medium Density Residential/Office) & HP ( )  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:** 1912 Schaeffer Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential) / TO (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve RA (Low Density Residential) zoning because it is in compliance with the sector plan's land use designation.

Comments:

- 1) This is a request to rezone the subject property from the A (Agricultural) zone to the RA (Low Density Residential) zone. The TO (Technology Overlay) District would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on April 14, 2022 (Case 4-G-22-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The RA zone is consistent with the Northwest County Sector Plan's land use designation of MDR/O (Medium Density Residential/ Office) because it does not exceed allowable density and aligns with surrounding residential development.
- 4) The property is located in the Hillside and Ridgetop Protection (HP) area, and a slope analysis was conducted to determine the parameters for future development on this property. The maximum recommended slope disturbance area would be 1.71 acres of the total 1.88 acres.
- 5) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 6) The property meets the intent of the zoning designation as described in the County's Zoning Ordinance, which states that the RA District "provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment." This property is surrounded by low density residential development, and the slopes present on the site would discourage higher densities.
- 7) The property fronts Schaeffer Road, which is classified as a major collector. Therefore, additional traffic would not be routed through residential streets to access this property.

Action: Approved

Meeting Date: 4/11/2022

Details of Action: Approve RA (Low Density Residential) zoning because it is in compliance with the sector plan's land use designation.

Summary of Action:

Date of Approval: 4/11/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: