

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-D-22-RZ                      **Related File Number:**  
**Application Filed:** 2/15/2022              **Date of Revision:**  
**Applicant:** ANDREW SCHNEIDER

## PROPERTY INFORMATION

**General Location:** West side of Griffith Road, southwest intersection of Schoffner Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 28 160                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Shoffner Ln a local road with a 13 ft pavement width within 43 ft of right-of-way; and Griffith Rd. a local road with 14 ft of pavement width within 40 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North County              **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area includes a mix of residential development on small, medium, and large sized lots with a mix of low and medium densities.

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

**Street:** 7803 Griffith Rd.  
**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:** No, RA zoning is located across from Shoffner Ln. and Griffith Rd.  
**History of Zoning:** None noted

## 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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing residential development in the area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: 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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Surrounding properties have been transitioning from A zoning to RA and PR zoning since the late 1990s. Surrounding subdivisions are zoned RA and PR with densities ranging from 1 to 4 du/ac. The proposed rezoning to RA is compatible with the trend of development in this area.

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

1. RA zoning is intended to provide 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.

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. This area of Knox County is comprised of a mix of zoning which include RA, PR, and A. It is not anticipated that the addition of more RA zoning in this area will cause any adverse effects because it is consistent with the LDR sector plan land use classification and is harmonious with the development in the area.

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 to RA zoning is consistent with the sector plan and all other adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing residential development in the area.

Date of Approval: 4/14/2022

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: 5/23/2022

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:**