

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: East side of Schaeffer Road, east of Pellissippi Parkway, southeast of Hardin Valley Road
Other Parcel Info.:
Tax ID Number: 104 108 **Jurisdiction:** County
Size of Tract: 1.88 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: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O (Medium Density Residential/Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is comprised of detached single family home subdivisions and forested hillsides.

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

Street: 1900 Schaeffer Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / PR (Planned Residential)/ TO (Technology Overlay)
Former Zoning:
Requested Zoning: RA (Low Density Residential) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 12-J-03-RZ: A/TO to PR/TO up to 4 du/ac

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: Jessie Hillman

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

Staff Recomm. (Full):

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1) The proposed rezoning to RA is compatible with the continued expansion of residential development and steady rezonings occurring in the area since the 1990s

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

1) RA zoning 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.

2) Based on the above description, this site is appropriate for RA zoning.

3) If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

4) The TO (Technology Overlay) is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO no base zoning may be changed prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

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 impact to the street system will be minimal. If a plat is submitted to subdivide the property, a right-of-way dedication may be required.

2) The proposed zoning is compatible with surrounding development, and the impact should be minimal.

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 Northwest County Sector Plan proposes LDR (Low Density Residential) for a portion of the parcel as well as MDR/O (Medium Density Residential/ Office). The RA zoning is consistent with the sector plan designation.

2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3) The property's location within the TO (Technology Overlay) means the Tennessee Technology Corridor Development Authority (TTCDA) will need to approve a Certificate of Appropriateness for this rezoning. This item is scheduled to be heard by TTCDA on Monday, April 11, 2022 (4-A-22-TOR).

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve RA (Low Density Residential)/ TO (Technology Overlay) 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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: