

Applicant: ARMANDO GARZA JR.

Request: REZONING

Meeting Date: 4/11/2022

Address: 1900 Schaeffer Rd.

Map/Parcel Number: 104 108

Location: Northeast side of Shaeffer Road, south of Harrison Springs Lane

Existing Zoning: A (Agricultural), PR (Planned Residential) up to 3 du/ac, & TO (Technology Overlay)

Proposed Zoning: RA (Low Density Residential) / TO (Technology Overlay)

Existing Land Use: SFR (Single-Family Residential)

Proposed Land Use: Need to rezone existing 1.88 acre parcel to Low Density Residential so that a new single-family residence can be built in the front 1/4 acre

Appx. 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.

Surrounding Zoning and Land Uses: North: A (Agricultural), TO (Technology Overlay) & PR (Planned Residential) - Single family residential

South: RA (Low Density Residential), TO (Technology Overlay) & A (Agricultural) - Rural residential, single family residential & forest

East: OB (Office, Medical & Related Services) & TO (Technology Overlay) - Forest

West: A (Agricultural) & TO (Technology Overlay) - Forest and the Pellissippi Parkway right-of-way

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-F-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 LDR (Low Density Residential) land use designation and does not exceed allowable density for the MDR/O (Medium Density Residential/ Office) land use designation.
- 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 .98 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.

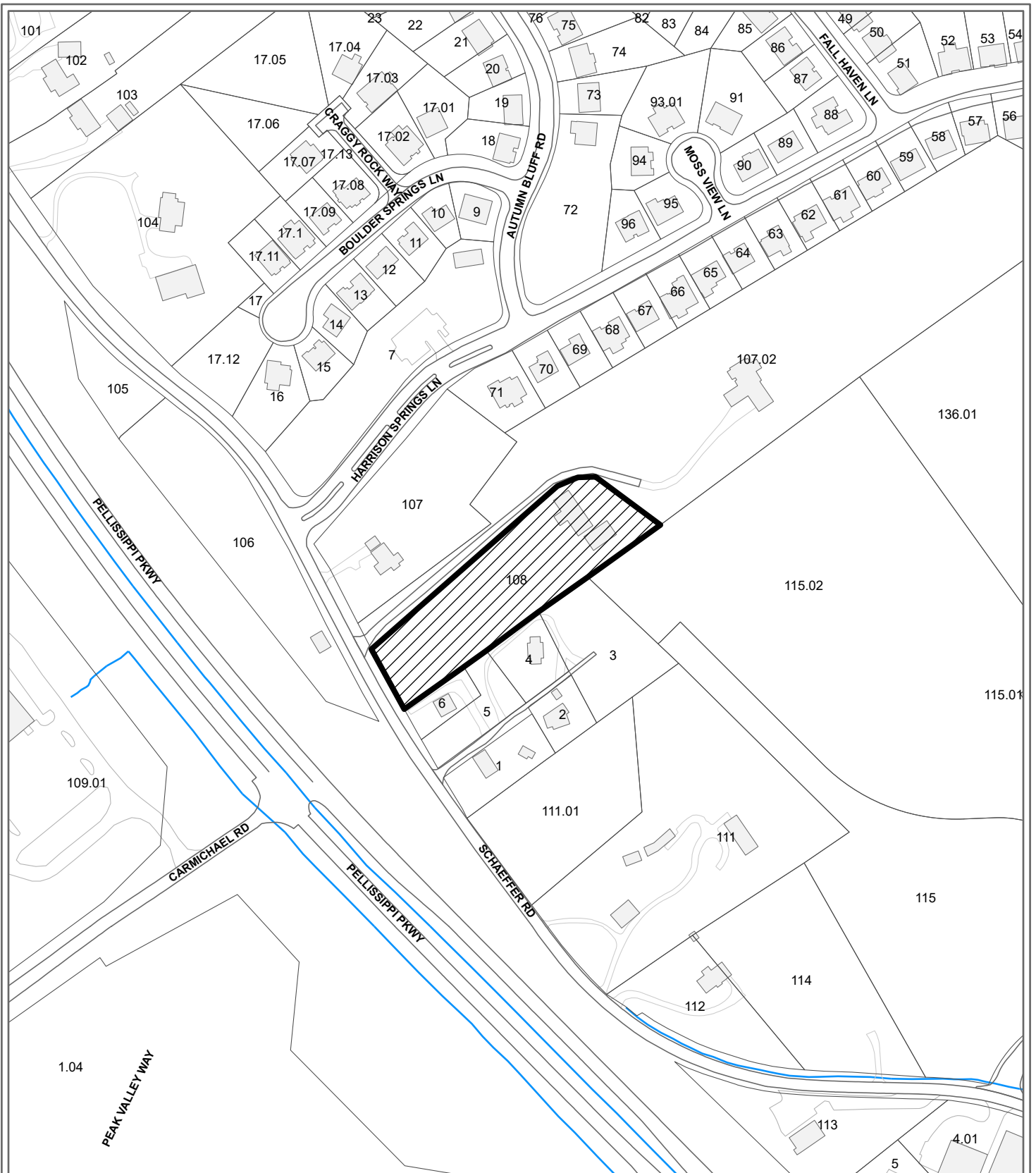
7) The property fronts Schaeffer Road, which is classified as a major collector. Therefore, additional traffic would not be routed through residential streets to access this property.

**Design Guideline
Conformity:** N/A

**Waivers and Variances
Requested:** N/A

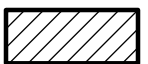
Staff Recommendation:

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



**4-A-22-TOR
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Armando Garza Jr.



Purpose of Request: Rezoning

Map No: 104

Jurisdiction: County

Original Print Date: 3/14/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

Armando Garza JR

PUBLISHED APPLICANT NAME - no individuals on behalf of -

2/20/2022

4/11/2022

4-A-22-TOR

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE Correspondence related to this application will be directed to the contact listed below.

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Armando Garza JR	Self		
NAME	COMPANY		
1900 Schaeffer RD	Knoxville	TN	37932
ADDRESS	CITY	STATE	ZIP
865.806.7783	mandojr51@outlook.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
1900 Schaeffer RD, Knoxville TN 37932		
PROPERTY ADDRESS		
104-108	N	1.88 Acres
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

NE side of Schaeffer Rd, south of Harrison Springs Ln. CITY COUNTY

GENERAL LOCATION 3rd DISTRICT

A MDR/O & HP and LDR

ZONING SECTOR PLAN

NW County LAND USE CLASSIFICATION

PLANNING SECTOR SF residential

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

- REZONING**
- SIGNAGE
- ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN
- SIGNAGE PLAN
- OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

Need to rezone existing 1.88 acre parcel (1900 Schaeffer RD.) to Low Density Residential so that a new single-family residence can be built in the front (by the road) 1/4 acre.

REZONING

REZONE FROM: Agricultural

TO: Residential-Low Density

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|---|---|--|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE	CODE
FEE	FEE
804/\$175	

TOTAL
\$175

By signing below You certify that you are the property owner and/or authorized representative.

Armando Garza JR

Self

2/20/2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865.806.7783

mandojr51@outlook.com

PHONE NUMBER

EMAIL



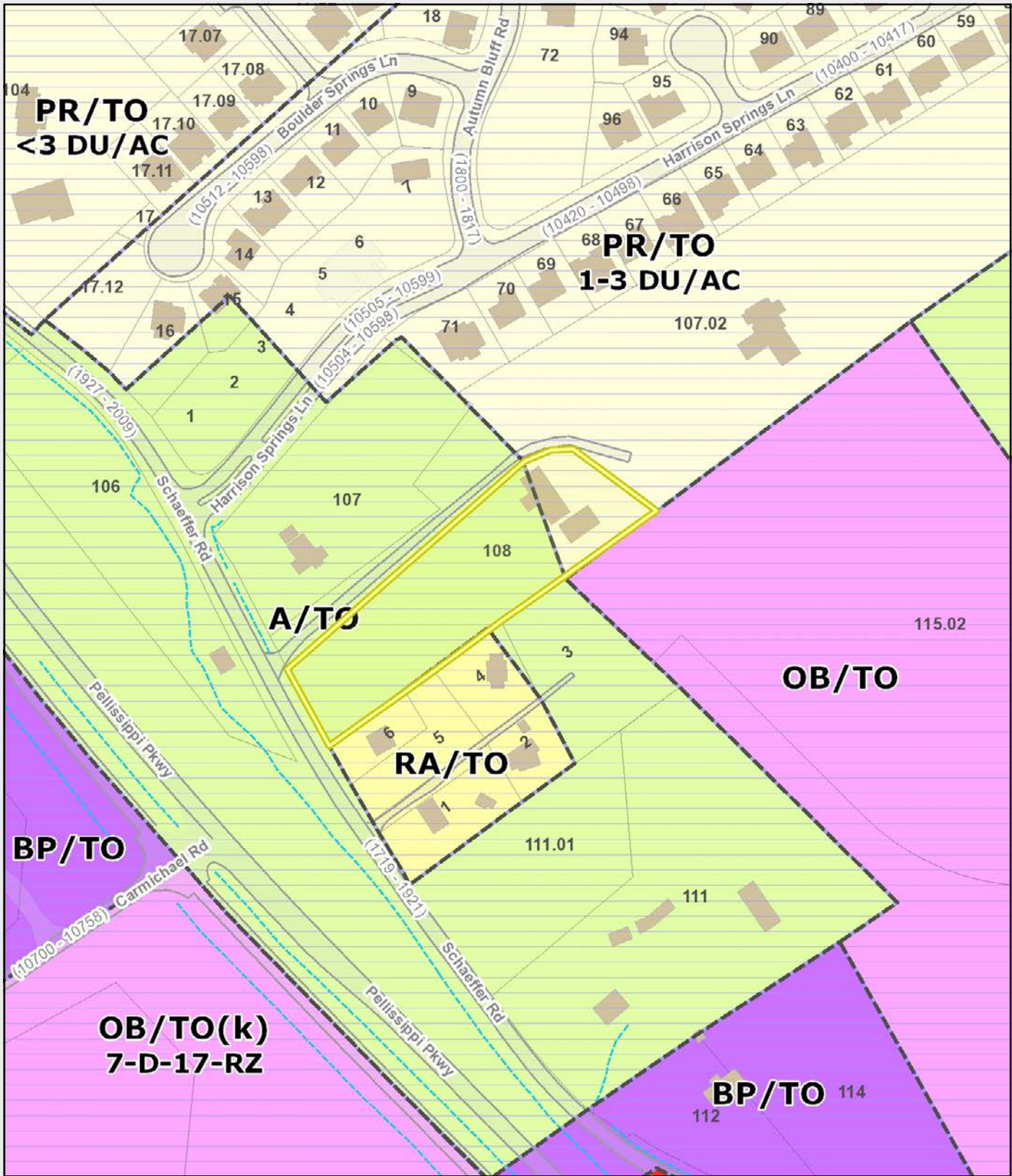
Michelle Portier

2/24/2022 swm

STAFF SIGNATURE

PRINT NAME

DATE PAID



1900 Schaeffer Rd - Zoning Map

