

REZONING REPORT

▶ **FILE #:** 12-G-19-RZ

AGENDA ITEM #: 19

AGENDA DATE: 12/12/2019

▶ **APPLICANT:** ARTURO GOLARZA

OWNER(S): Arturo Golarza

TAX ID NUMBER: 105 14502

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 Marvin Shafer Way

▶ **LOCATION:** **West side of Marvin Shafer Way, north side of Jenkins Road**

▶ **APPX. SIZE OF TRACT:** 1.05 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** **A (Agricultural)**

▶ **ZONING REQUESTED:** **RA (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Residential**

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

SURROUNDING LAND USE AND ZONING: North: Single family residential - A

South: Single family residential - RA

East: Single family residential - A

West: Single family residential - RA

NEIGHBORHOOD CONTEXT: The area is primarily a mix of mostly single family residential neighborhoods and some large agriculturally zoned lots.

STAFF RECOMMENDATION:

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

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:

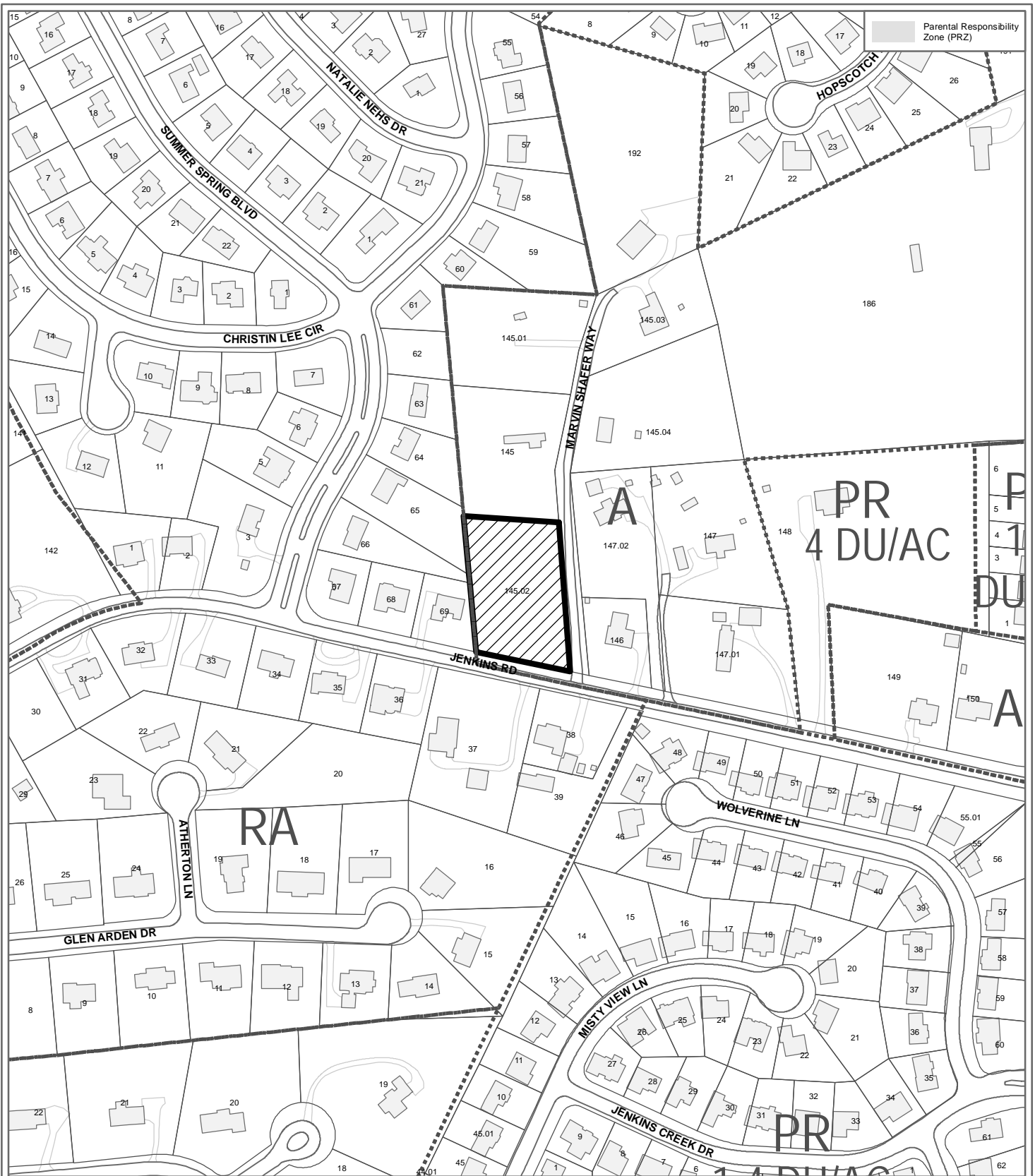
1. The proposed amendment is consistent with sector plan designation of LDR for this area.

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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



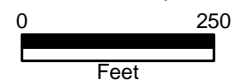
**12-G-19-RZ
REZONING**

Petitioner: Golarza, Arturo



From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 105
Jurisdiction: County



Original Print Date: 11/7/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

arturo Galarza
Applicant

10/28/19 Date Filed 12/12/19 @ 1:30 p.m. Meeting Date (if applicable) 12-G-19-RZ File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

arturo Galarza
Name Company

2238 country states way Address Knoxville TN City 37923 State Zip

865 237 1020 Phone Solutionsconstruction@gmail.com Email

CURRENT PROPERTY INFO

same as above
Owner Name (if different) Owner Address Owner Phone

0 Marvin Shafer Way Property Address 105 14502 Parcel ID

N 13 Jenkins Rd General Location Due w/ Marvin Shafer Way / E Summer Spring Blvd. 1.05 ac +/- Tract Size

3rd Jurisdiction (specify district above) City County A Zoning District

Northwest County Planning Sector LDR Sector Plan Land Use Classification Planned Growth Policy Plan Designation

Vacant Existing Land Use N Septic (Y/N) RUBS Sewer Provider RUB Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify): _____
- Other (specify): _____

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
 - Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Zoning Change: RA Proposed Zoning
- Plan Amendment Change: N/A Proposed Plan Designation(s)
- Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify): _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 1:		TOTAL:
	FEE 2:	500.00	
	FEE 3:	500.00	

AUTHORIZATION

Staff Signature

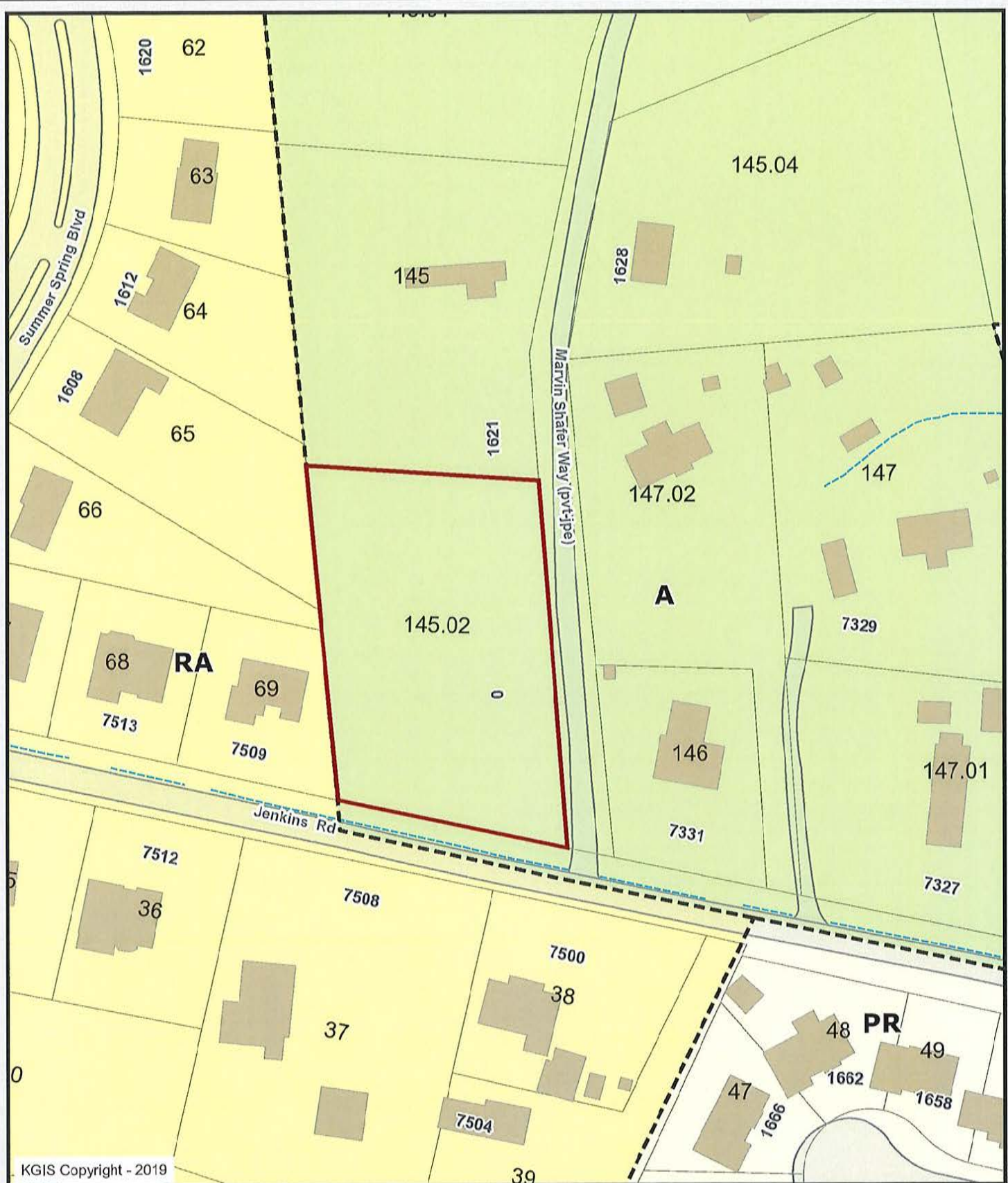
Marc Payne
Please Print

10/28/19
Date

[Signature]
Applicant Signature

AGS
Please Print

10-28-19
Date



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Letter Portrait

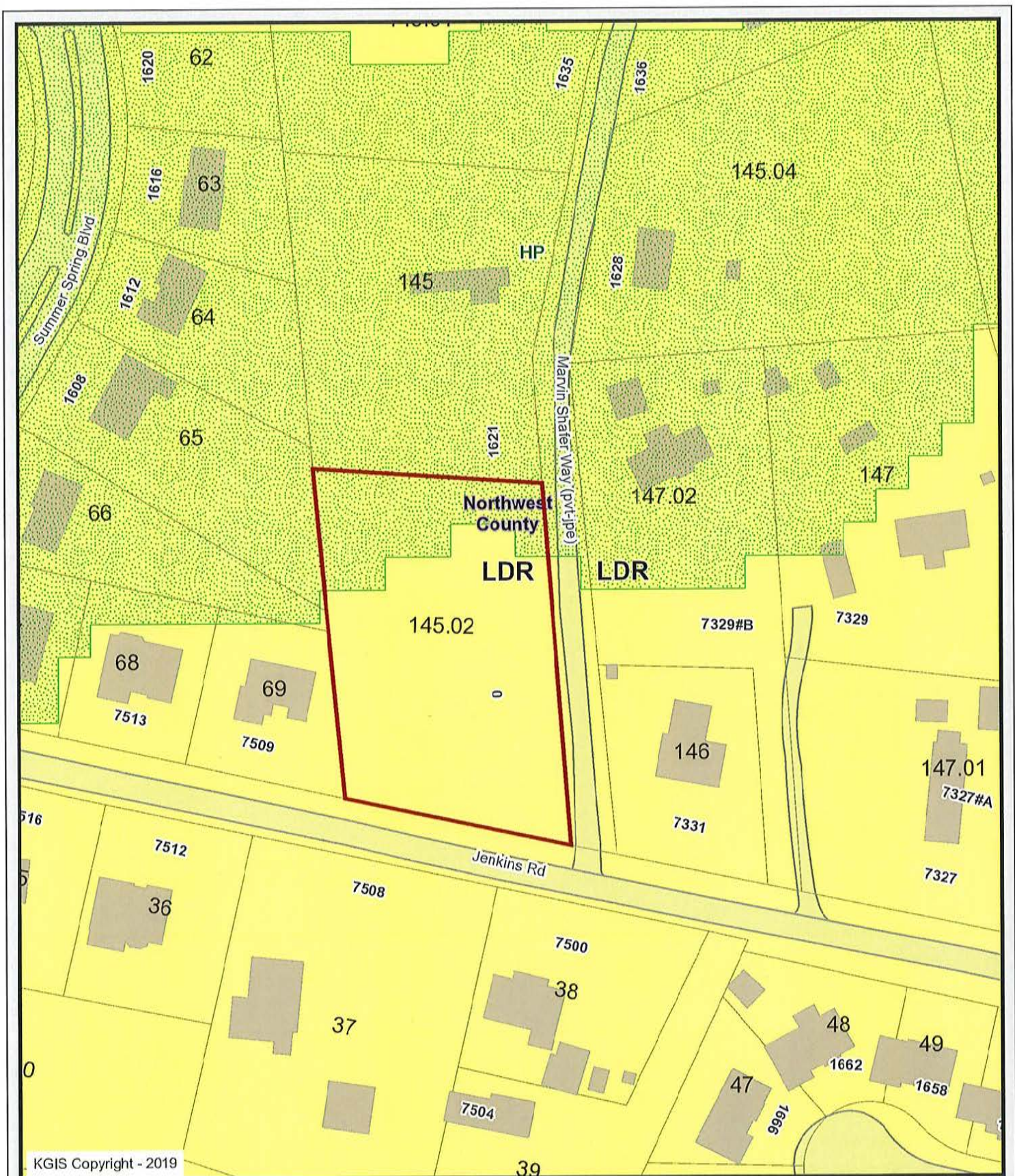
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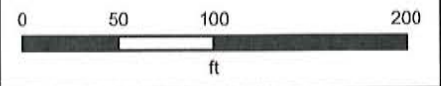
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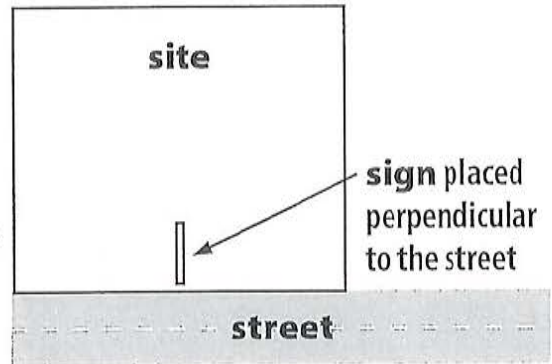
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/27/19 and 12/3/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Arturo G*

Printed Name: arturo Galarza

Phone: 865 237 1020 Email: Solutionconstruction2@gmail.com

Date: 10-28-19

File Number: 12-C-19-RZ