

REZONING REPORT

► **FILE #:** 4-D-22-RZ

AGENDA ITEM #: 11

AGENDA DATE: 4/14/2022

► **APPLICANT:** ANDREW SCHNEIDER

OWNER(S): Andrew Schneider

TAX ID NUMBER: 28 160

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7803 Griffith Rd.

► **LOCATION:** West side of Griffith Road, southwest intersection of Schoffner Lane

► **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

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

► **EXISTING LAND USE:** Single family residential

►
EXTENSION OF ZONE: No, RA zoning is located across from Shoffner Ln. and Griffith Rd.

HISTORY OF ZONING: None noted

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

South: Single family residential - RA (Low Density Residential)

East: Agriculture/forestry/vacant - PR (Planned Residential), A (Agricultural)

West: Single family residential - A (Agricultural)

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.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing residential development in the area.**

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.

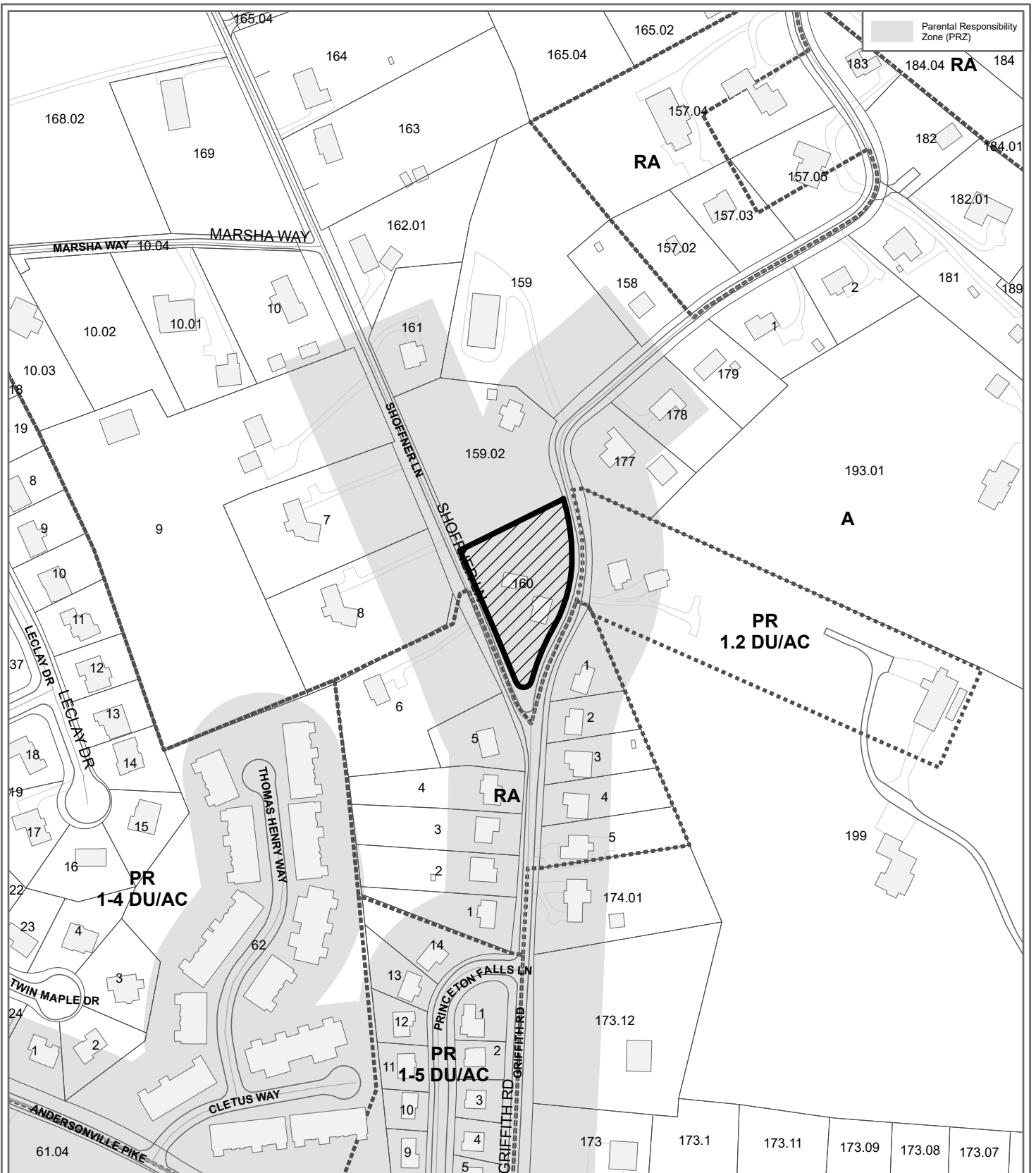
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment to RA zoning is consistent with the sector plan and all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. 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.



4-D-22-RZ REZONING

From: A (Agricultural)

To: RA (Low Density Residential)



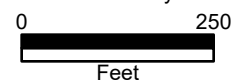
Original Print Date: 3/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Schneider, Andrew

Map No: 28

Jurisdiction: County



4-D-22-RZ

EXHIBIT A. Contextual Images

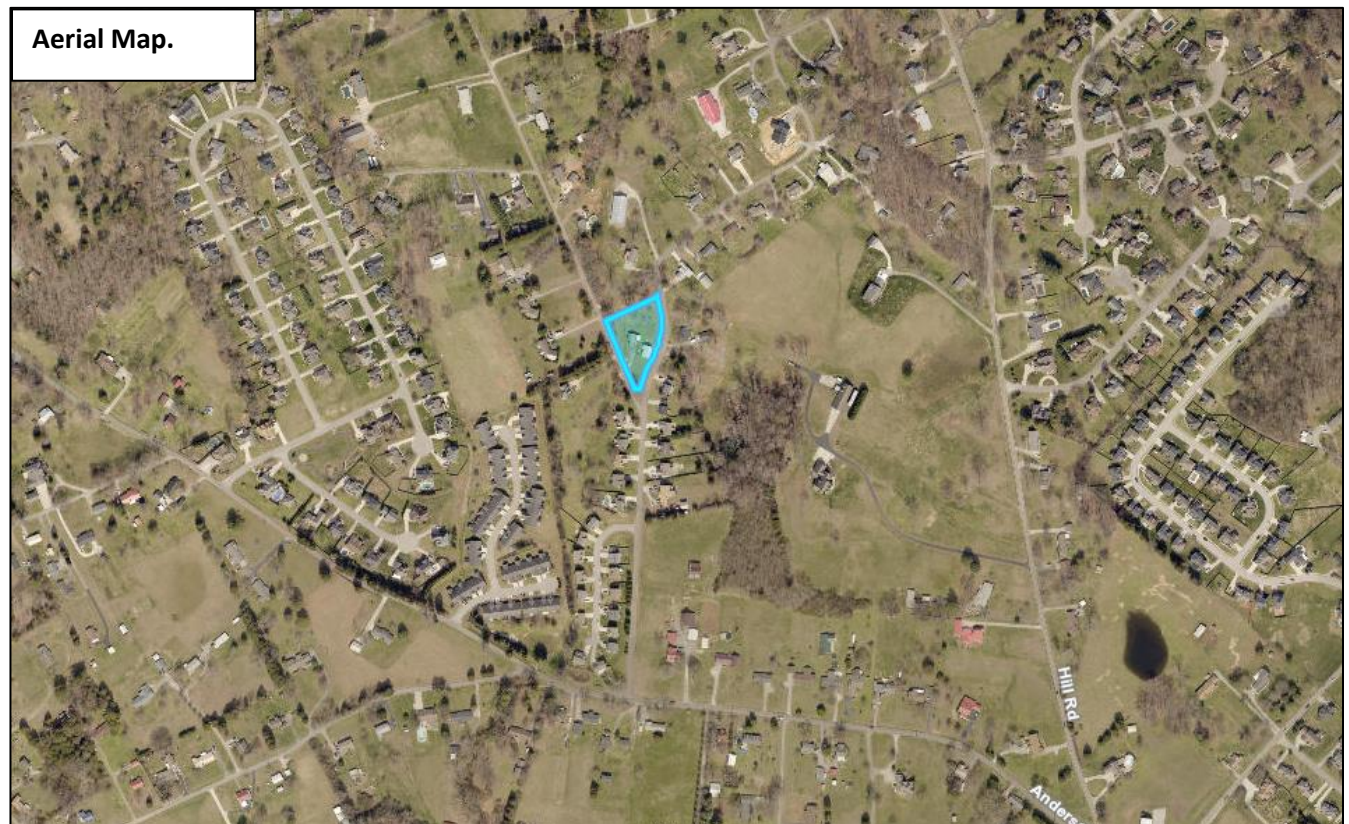
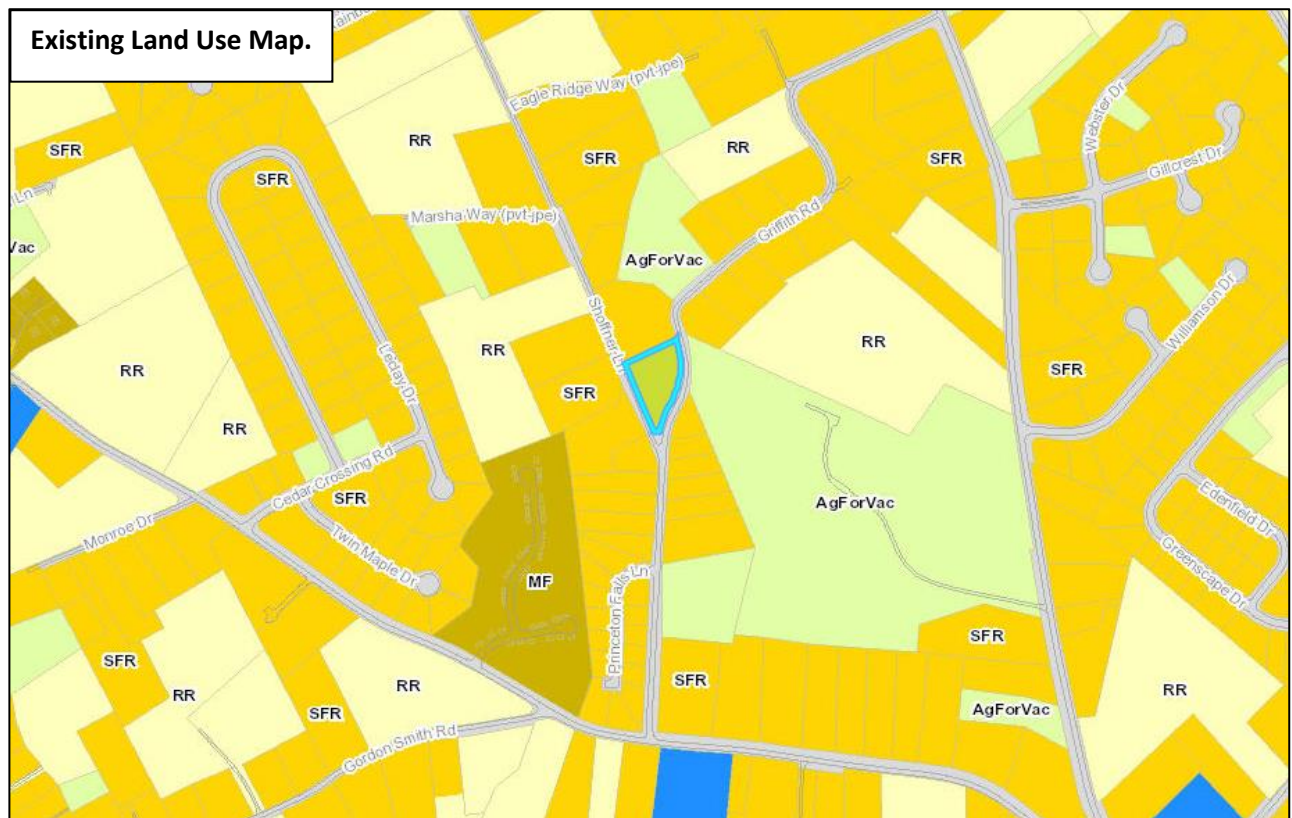
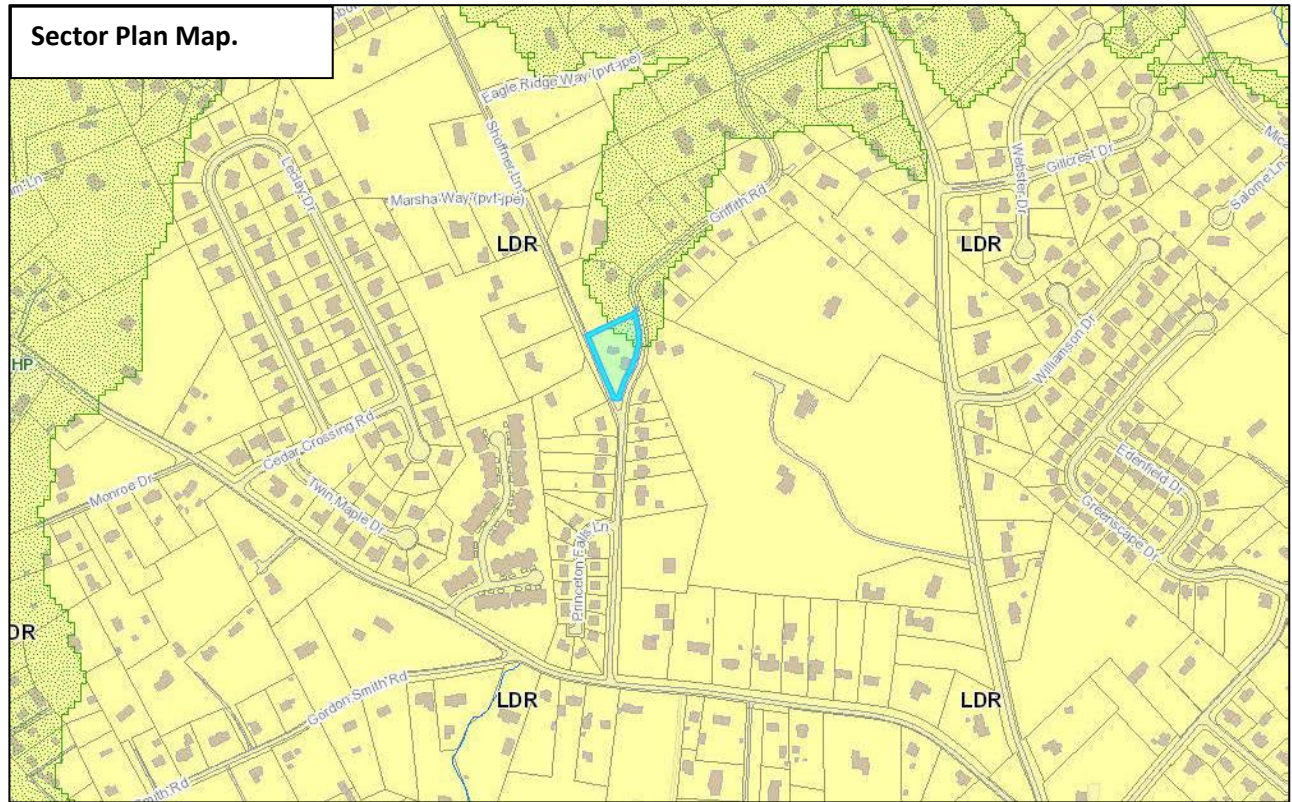


EXHIBIT A. Contextual Images



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org



Development Request

Reset Form

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Andrew Schneider

None

Applicant Name

Affiliation

02/15/2022

4-14-2022

Date Filed

Meeting Date (if applicable)

File Number(s)

4-D-22-RZ

CORRESPONDENCE

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

- ☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Andrew Schneider

Name

Company

10730 Farragut Hills Blvd

Knoxville

TN

37934

Address

City

State

ZIP

(865)363-2417

tennschneider@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7803 Griffith Road

Property Address

Parcel ID

Hallsdale Powell Utility

Hallsdale Powell Utility

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Griffith Rd., southwest intersection of Shoffner Ln.

1 acre

General Location

Tract Size

☐ City ☒ County **7th**
District

A
Zoning District

SFR
Existing Land Use

North County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☒ Zoning Change

From Agricultural to Residential RA

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

0324

600.00

Fee 2

Fee 3

\$600.00

AUTHORIZATION
Applicant Signature

Andrew Schneider

Please Print

2/14/22
Date

(865)3632417

Phone Number

tenschneider@gmail.com

Email

Property Owner Signature

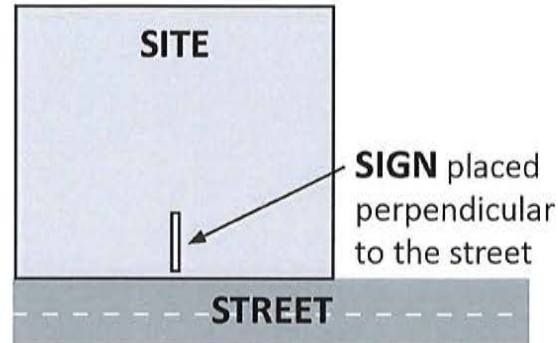
Please Print

Date

SWM 2/15/2022

MP 2/16/2022

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30, 2022 and April 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Schneider

Date: 2-15-2022

File Number: 4-D-22-RZ



Sign posted by Staff



Sign posted by Applicant