

# REZONING REPORT

► **FILE #:** 4-N-22-RZ

**AGENDA ITEM #:** 21

**AGENDA DATE:** 4/14/2022

► **APPLICANT:** CAFÉ INTERNATIONAL, LLC

OWNER(S): R L Wells (Estate)

TAX ID NUMBER: 48 070

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3009 Rifle Range Rd.

► **LOCATION:** North side of Rifle Range Drive, due east of Luger Road

► **APPX. SIZE OF TRACT:** 6.52 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rifle Range Dr a minor arterial road with 20-ft. of pavement width within a right-of-way width of 48-ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural residential

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, PR zoning is located to the west

HISTORY OF ZONING: Rezone from A to RB was denied (1-G-94-RZ)

SURROUNDING LAND USE AND ZONING: North: Rural Residential and Agriculture/Forestry/Vacant - A (Agricultural)

South: Rural Residential and Agriculture/Forestry/Vacant - RA (Low Density Residential Zone), RN-1 (Single-Family Residential Neighborhood)

East: Multi family - RB (General Residential)

West: Single family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of rural and un-developed land and residential development including single family dwellings, multifamily dwellings, and manufactured homes.

## STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.**

## 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. There are no substantial changes in conditions that would warrant a rezoning. However, in the 1980's this part of the county transitioned into a residential area at low densities. This proposed rezoning to PR up to 5 du/ac 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. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of the development plans.

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. This property is located near several properties with a mix of residential uses including manufactured homes, single family dwellings, and multifamily.
2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 32 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
3. This property has flat topography and no known environmental constraints. It is not anticipated that rezoning the subject property to PR at 5 du/ac will cause any adverse effects.

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 North County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area and is compatible with the context of this property.
2. The proposed amendment is not in conflict with any other adopted plan.

ESTIMATED TRAFFIC IMPACT: 364 (average daily vehicle trips)

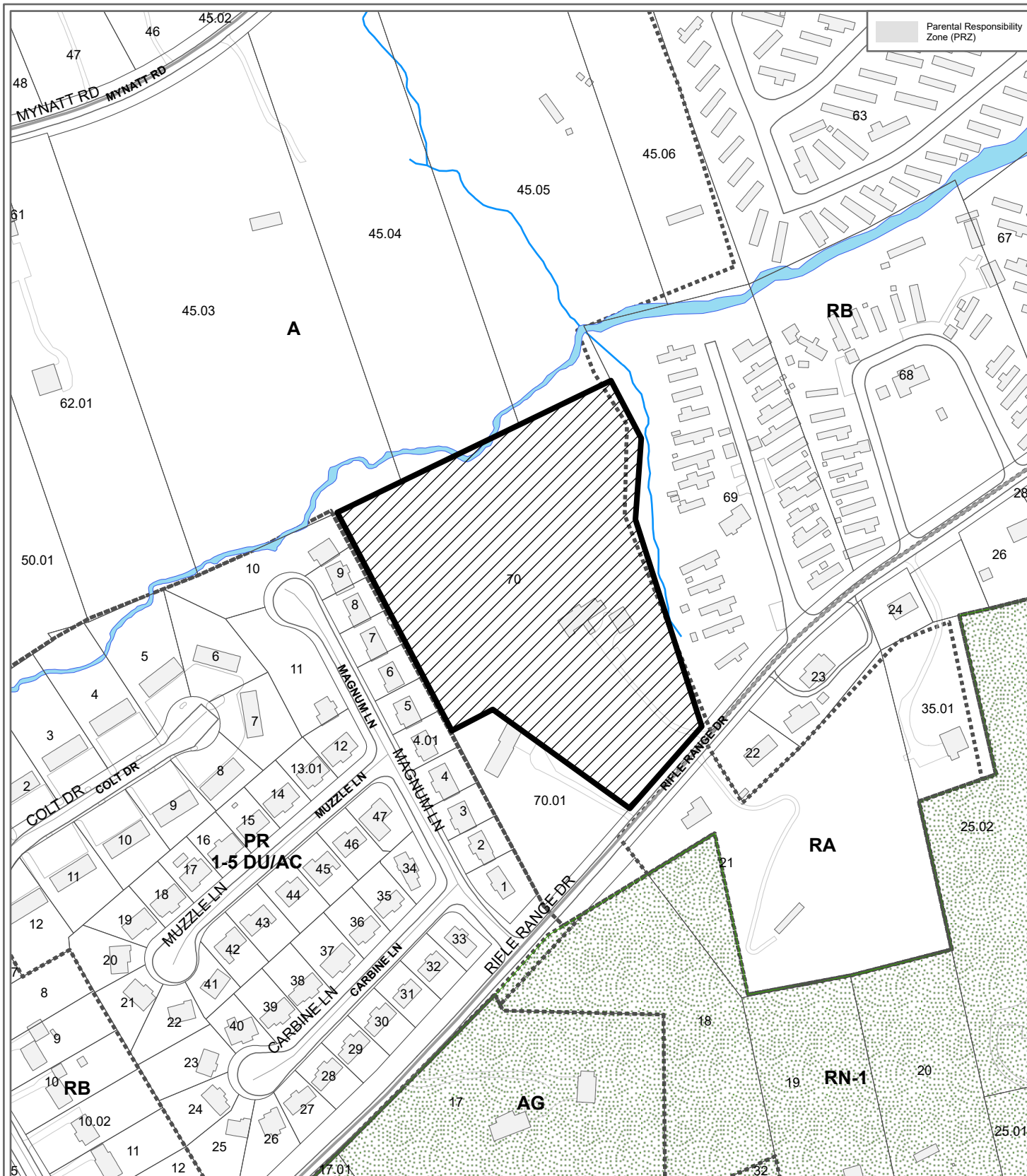
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 14 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

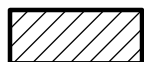
If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



# **4-N-22-RZ REZONING**

From: A (Agricultural)

To: PR (Planned Residential)



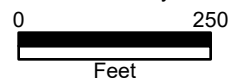
Original Print Date: 3/7/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Café International, LLC

Map No: 48

Jurisdiction: County

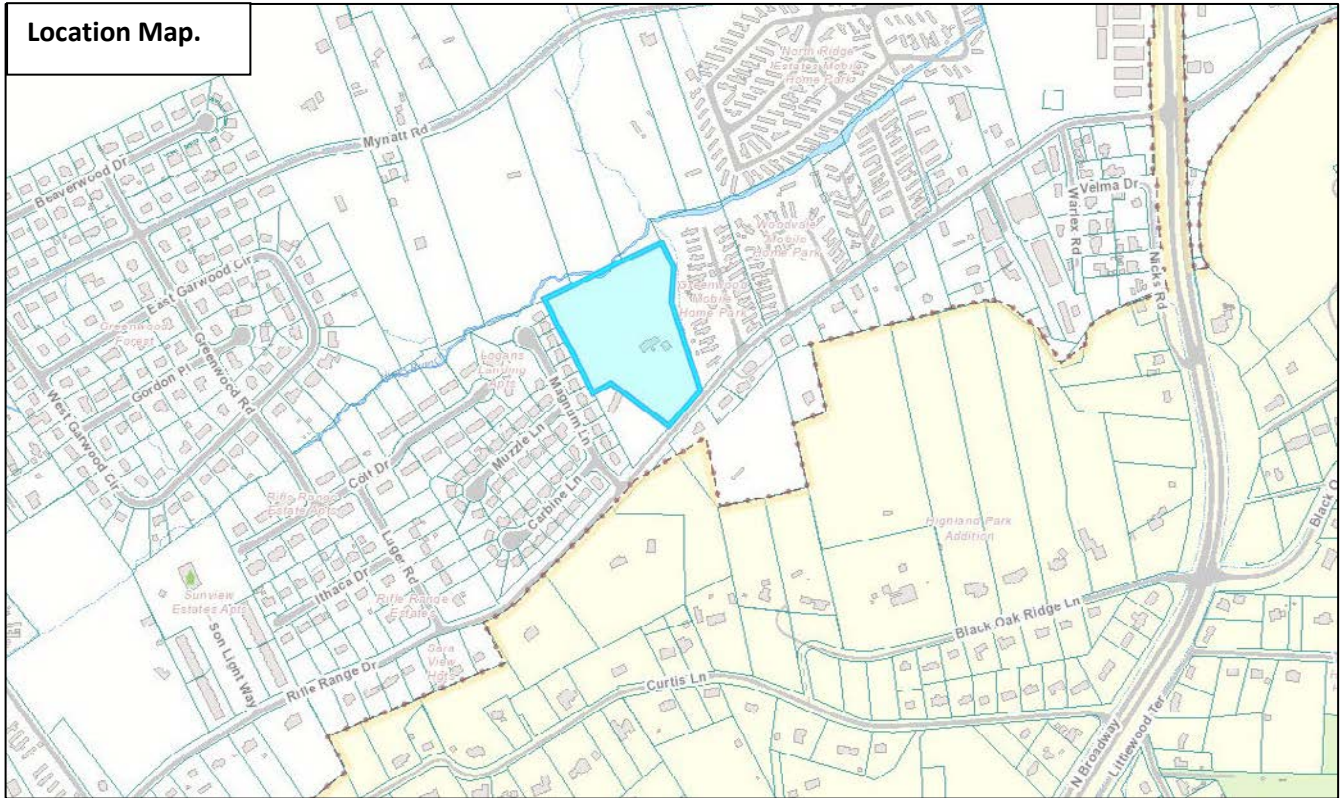




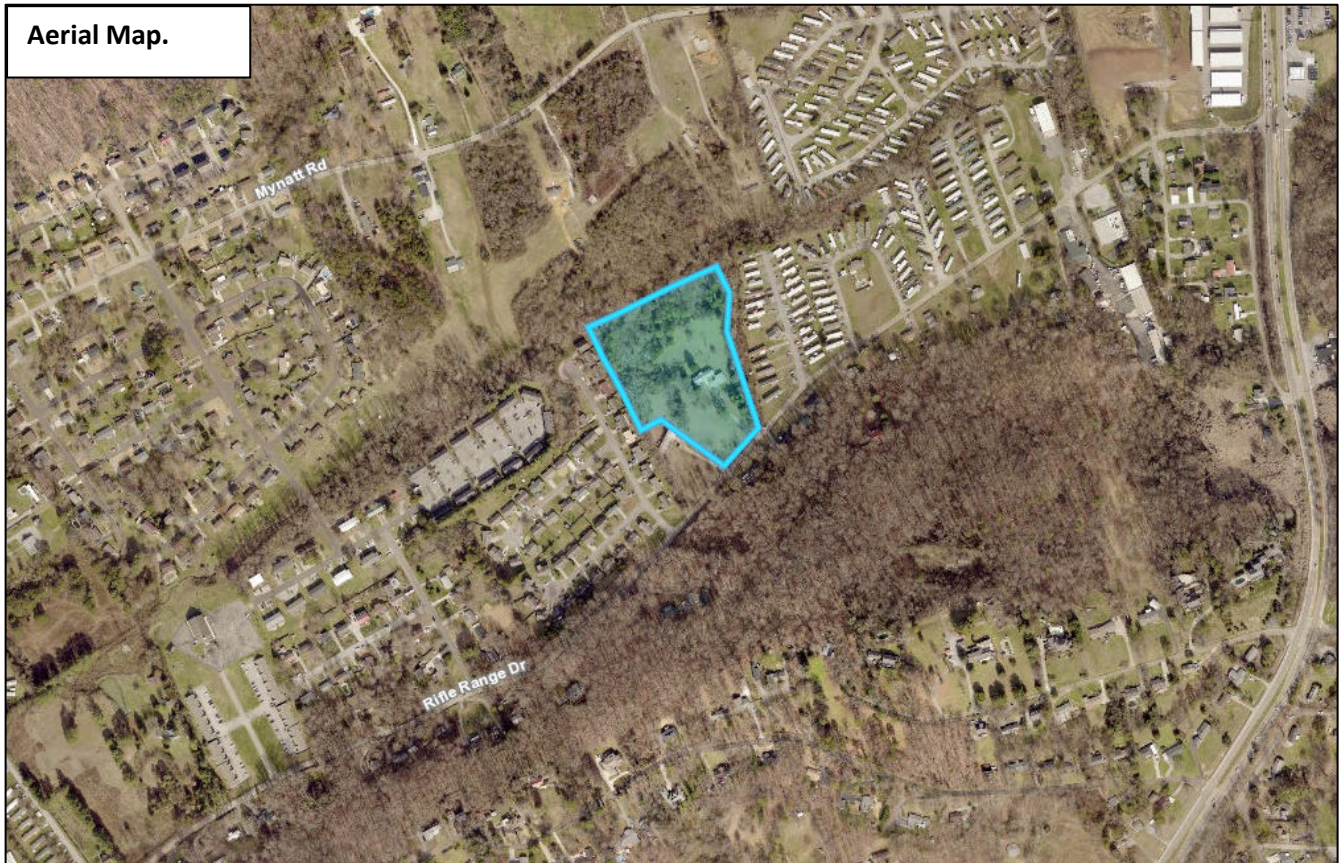
4-N-22-RZ

EXHIBIT A. Contextual Images

Location Map.



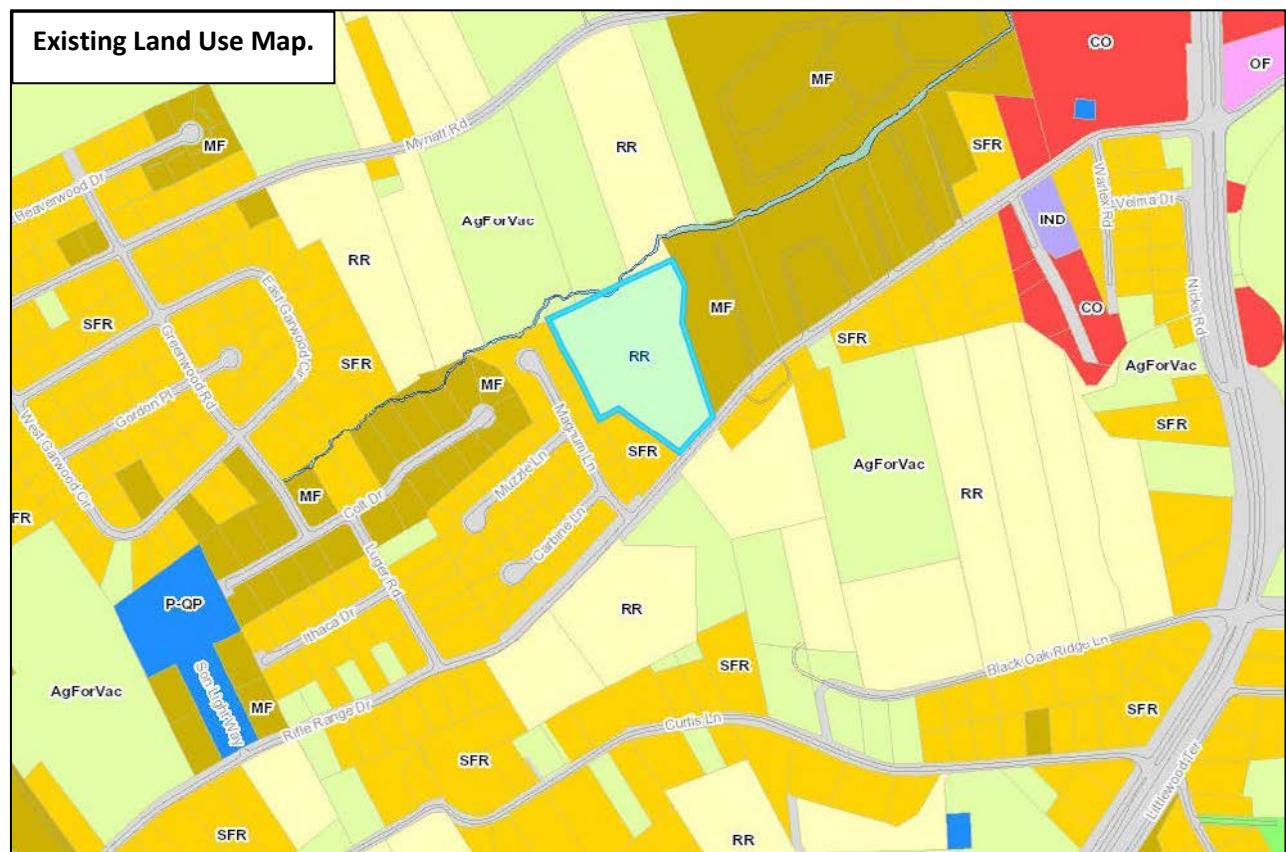
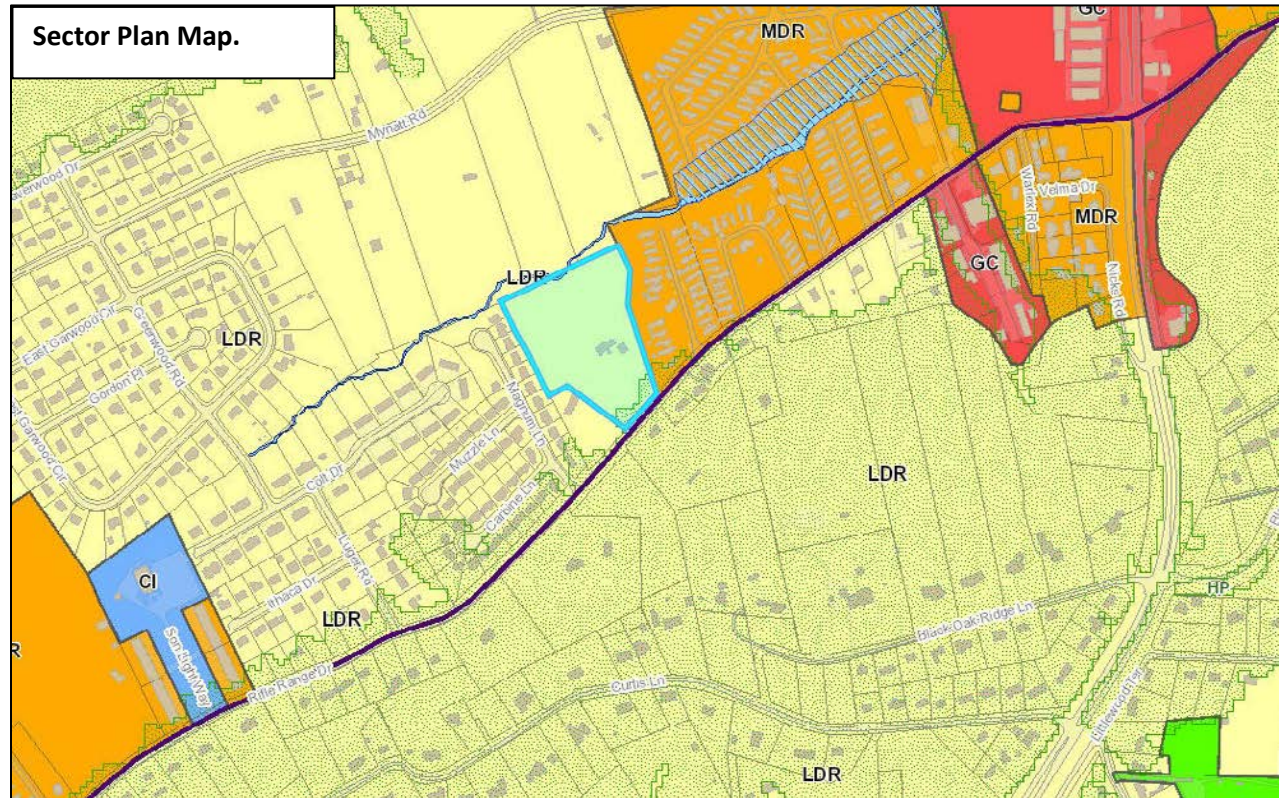
Aerial Map.



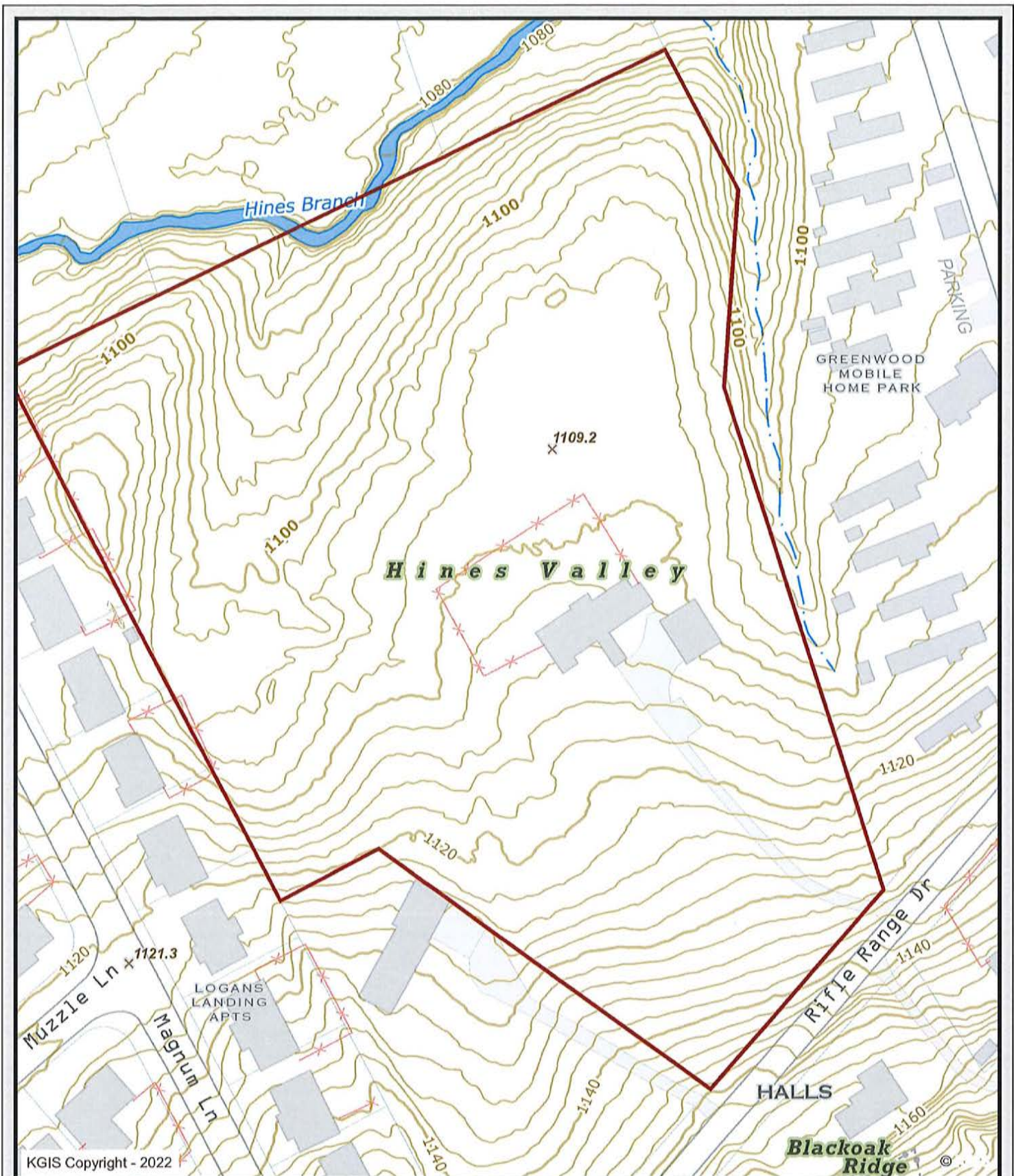


## 4-N-22-RZ

### EXHIBIT A. Contextual Images





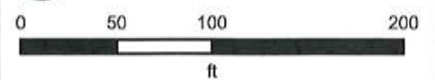


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/28/2022 at 8:54:35 AM



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# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Applicant Name Cafe International LLC Developer Developer  
Affiliation

Date Filed 2-28-22 Meeting Date (if applicable) April 14 2022 File Number(s) 4-N-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

Name Randy Guignard Company Four Seasons Inc

Address 5408 Fountain Gate Rd City Knoxville State Tn ZIP 37918

Phone 865-244-8050 Email randy@fourseasons.com

## CURRENT PROPERTY INFO

Property Owner Name (if different) R L Wells (estate) Property Owner Address Knoxville 37931 9814 War Admiral Ln. Property Owner Phone Robin Bingham 865-591-1197

Property Address 3009 Rifle Range Rd. Parcel ID 048-070

Sewer Provider Hallsdale Power Water Provider Hallsdale Power Septic (Y/N)

## STAFF USE ONLY

General Location North side of Rifle Range Dr., due East of Luger Rd Tract Size 6.52

☐ City ☒ County 7th District A Zoning District RR Existing Land Use

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

**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**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning ChangeProposed Zoning PR☐ Plan Amendment ChangeProposed Plan Designation(s) I-5

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

Pending Plat File Number

**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
0325	
<del>926.00</del> 926.00	
Fee 2	\$ 926.00
Fee 3	

**AUTHORIZATION**

Applicant Signature

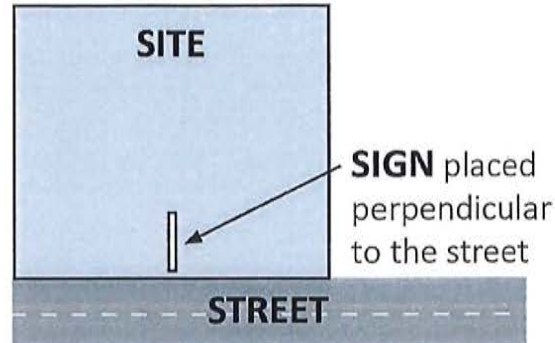
Please Print

Date

865-244-8050  
Phone Numberrandy@fourseasonscorp.com  
EmailRobin Bingham  
Property Owner SignatureRobin Bingham  
Please Print2-27-22  
Date



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:*

3/30/2022 and 4/15/2022  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Cafe International LLC, Randy Goinard

Date: 2/28/2022

File Number: 4-N-22-RZ

☐

Sign posted by Staff

☒

Sign posted by Applicant