

# REZONING REPORT

► <b>FILE #:</b>	<b>7-J-22-RZ</b>	<b>AGENDA ITEM #:</b>	<b>6</b>
POSTPONEMENT(S):	7/14/2022	<b>AGENDA DATE:</b>	<b>8/11/2022</b>
► <b>APPLICANT:</b>	<b>RANDY GUIGNARD</b>		
OWNER(S):	Lynsie T. and Dylan T. Norman		
<hr/>			
TAX ID NUMBER:	48 07001	<a href="#"><u>View map on KGIS</u></a>	
JURISDICTION:	County Commission District 7		
STREET ADDRESS:	3003 Rifle Range Dr.		
► <b>LOCATION:</b>	<b>Northwest of Rifle Range Dr., east of Magnum Ln.</b>		
► <b>APPX. SIZE OF TRACT:</b>	<b>1.31 acres</b>		
SECTOR PLAN:	North County		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 65-ft right-of-way.		
UTILITIES:	Water Source: Hallsdale-Powell Utility District		
	Sewer Source: Hallsdale-Powell Utility District		
WATERSHED:	Beaver Creek		
<hr/>			
► <b>PRESENT ZONING:</b>	<b>A (Agricultural)</b>		
► <b>ZONING REQUESTED:</b>	<b>PR (Planned Residential)</b>		
► <b>EXISTING LAND USE:</b>	<b>Single family residential</b>		
► <b>DENSITY PROPOSED:</b>	<b>5 du/ac</b>		
EXTENSION OF ZONE:	Yes		
HISTORY OF ZONING:	None noted		
SURROUNDING LAND USE AND ZONING:	North: Rural residential - A (Agricultural)		
	South: Agricultural/forestry/vacant - RN-1 (Single-Family Residential Neighborhood)		
	East: Rural residential - A (Agricultural)		
	West: Single family residential - PR (Planned Residential) up to 5 du/ac		
NEIGHBORHOOD CONTEXT:	This is a residential area comprised of detached single family homes, multifamily homes and mobile home neighborhoods. The forested slopes of Black Oak Ridge are to the south and Hines Branch are to the north.		

## STAFF RECOMMENDATION:

- **Withdraw as requested by the applicant**

ESTIMATED TRAFFIC IMPACT: 78 (average daily vehicle trips)

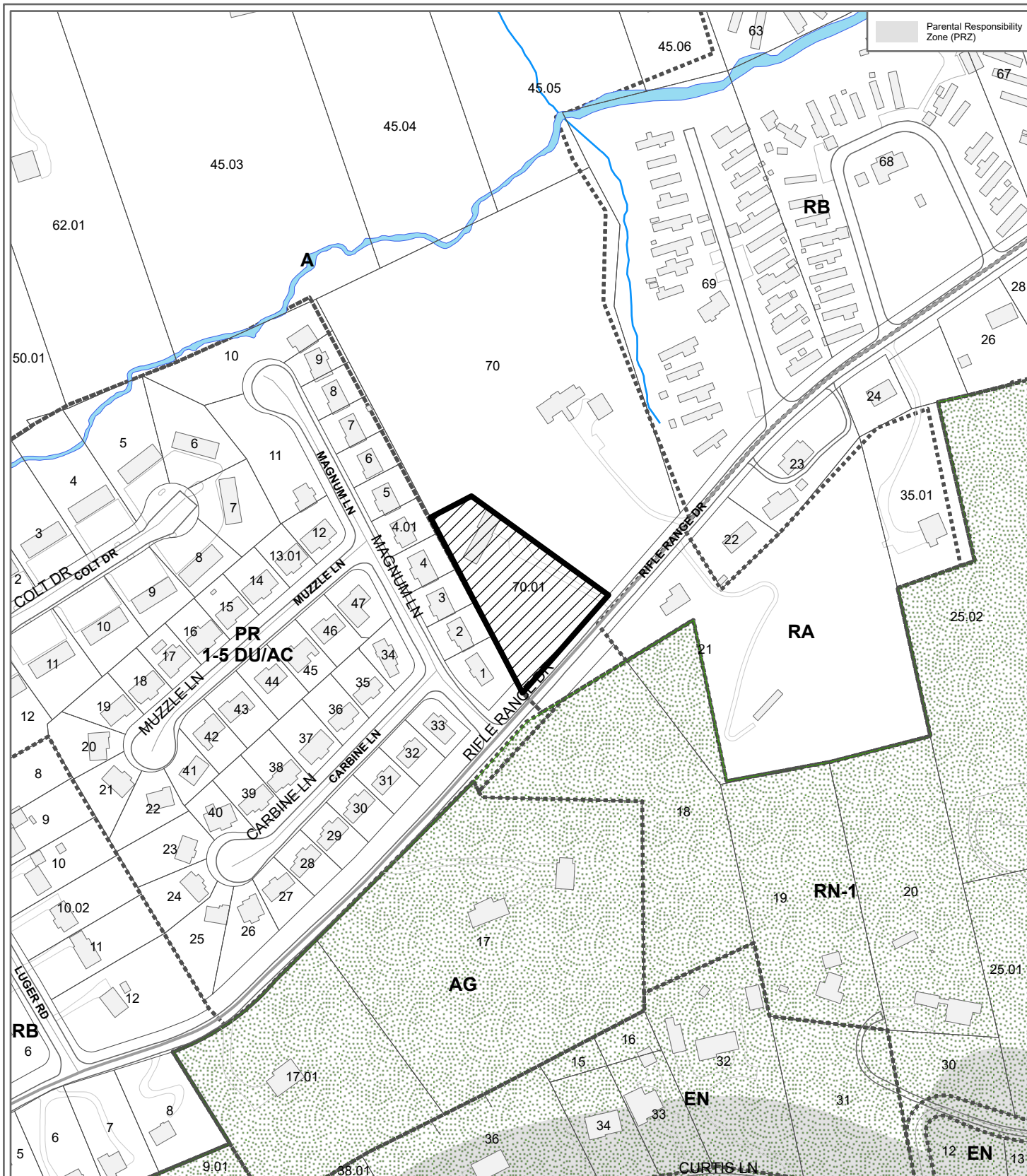
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (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.

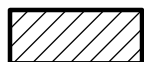
If approved, this item will be forwarded to for action on . If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning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



**7-J-22-RZ  
REZONING**

From: A (Agricultural)

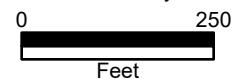
To: PR (Planned Residential)



Petitioner: Guignard, Randy

Map No: 48

Jurisdiction: County



Original Print Date: 6/8/2022

Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Request to Postpone • Table • Withdraw

Randy Guignard (Owner Dylan Norman)

7/15/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7/14/2022

Scheduled Meeting Date

File Number(s)

7-J-22-RZ

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Dylan Norman

Please Print

865-466-1063

Phone Number

Javlin42@gmail.com

Email

## STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

7.21.22

Date:

Payee Name

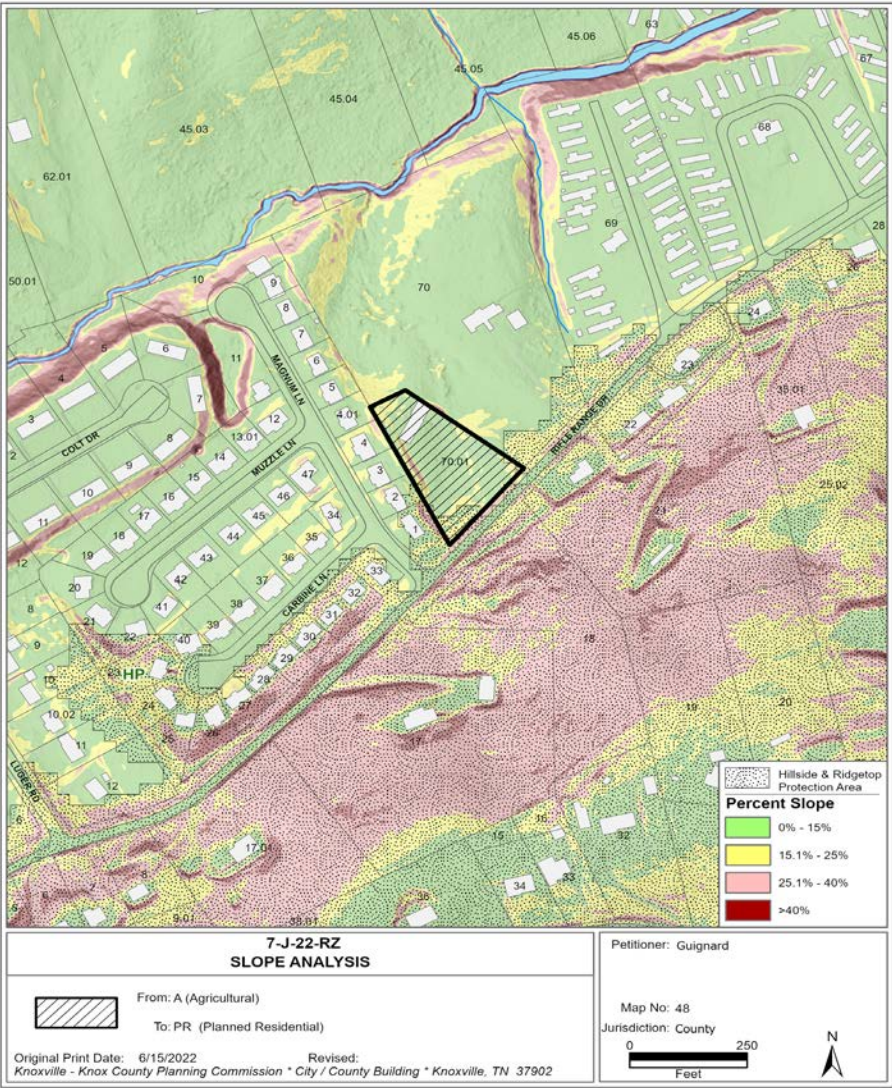
Payee Phone

Payee Address

February 2022

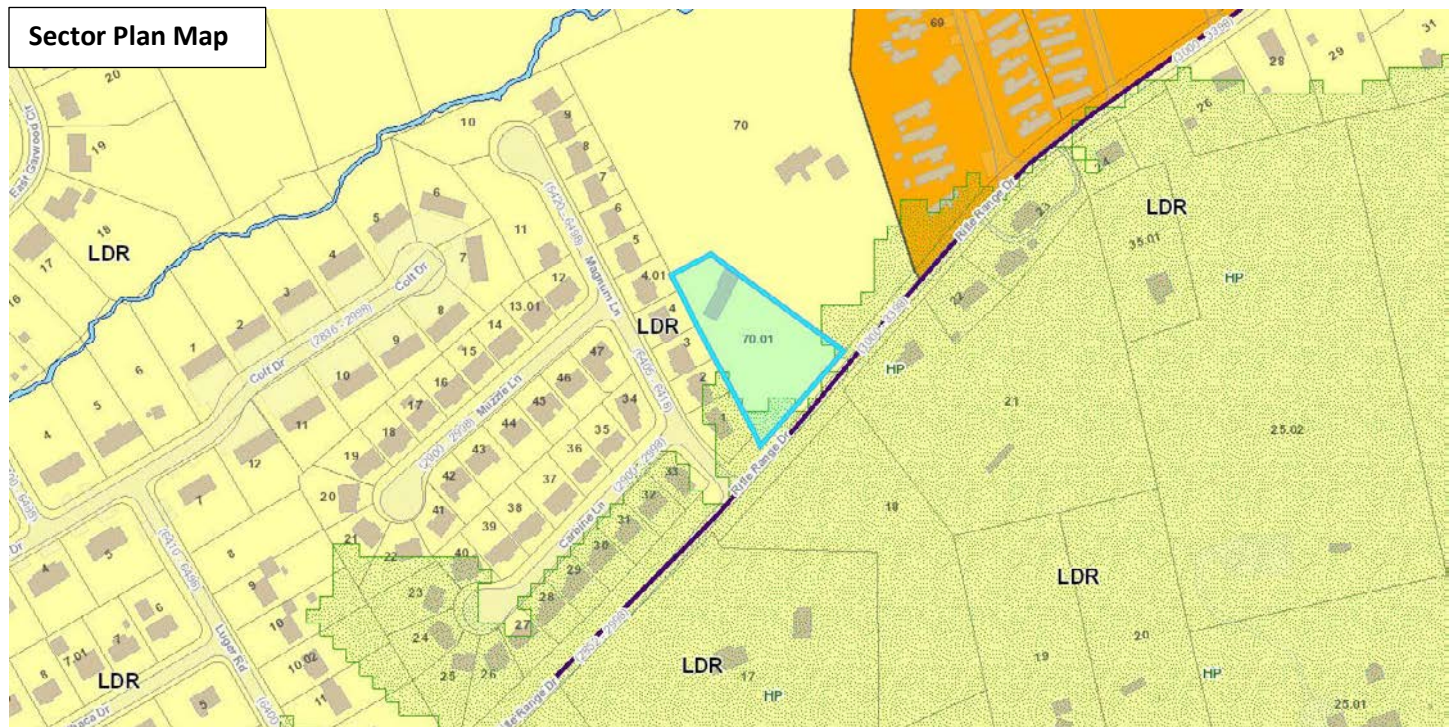
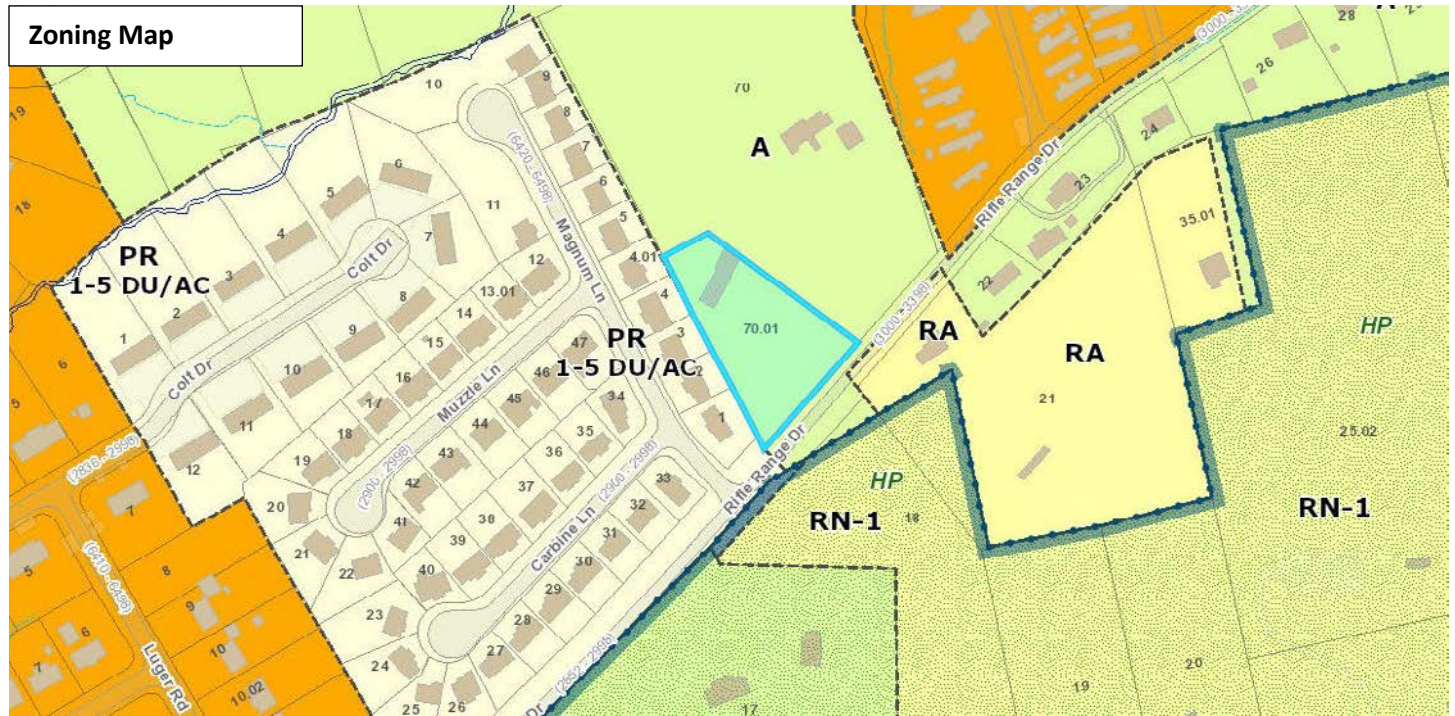
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.20		
Non-Hillside	1.08	N/A	
0-15% Slope	0.03	100%	0.0
15-25% Slope	0.08	50%	0.0
25-40% Slope	0.00	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.12	Recommended disturbance budget within HP Area (acres)	0.1
		Percent of HP Area	0.6

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.08	5.00	5.4
0-15% Slope	0.03	4.00	0.1
15-25% Slope	0.08	2.00	0.2
25-40% Slope	0.00	0.50	0.0
Greater than 40% Slope	0.00	0.20	0.0
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	0.12		0.3
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	1.20	4.76	5.7
Proposed Density (Applicant)	1.20		0.0



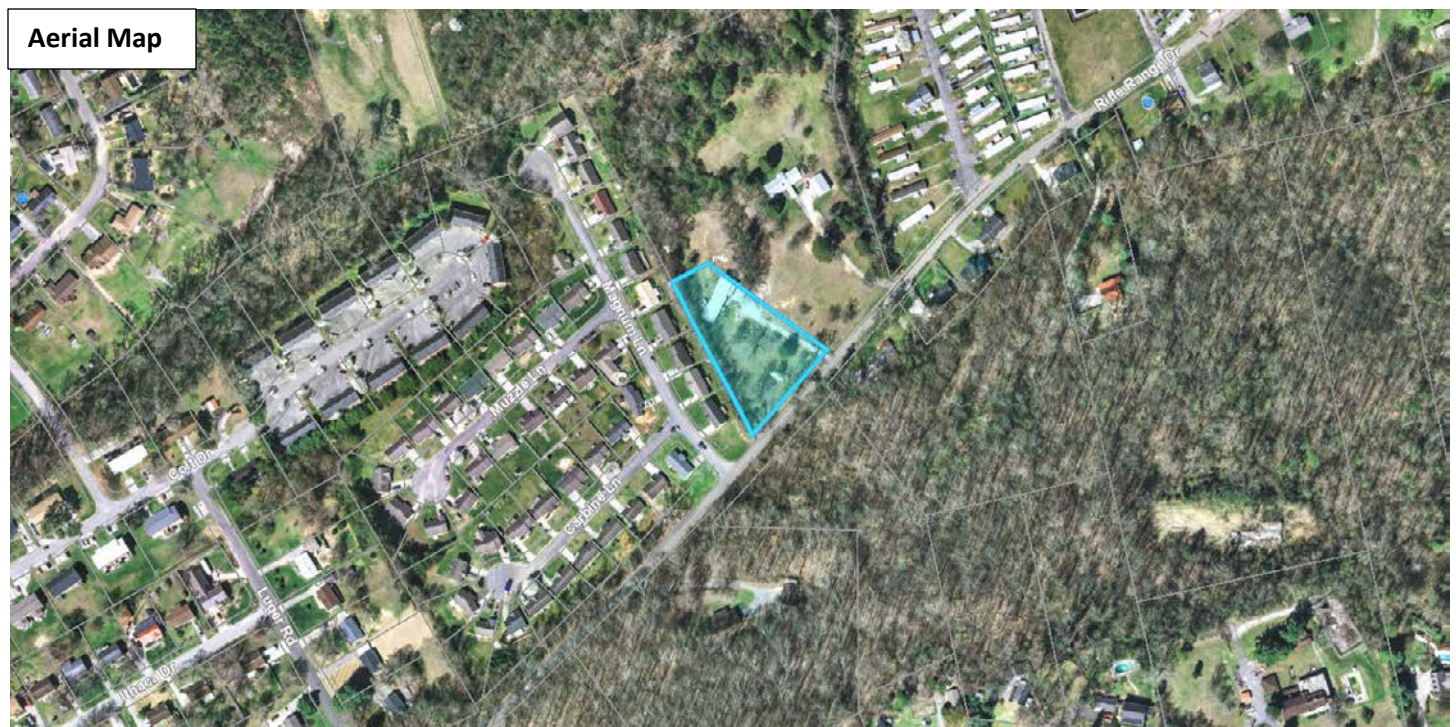


## Exhibit A. 7-J-22-RZ Contextual Images





## Exhibit A. 7-J-22-RZ Contextual Images





RZ



# 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

Randy Guignard  
Applicant Name

Contractor / Developer  
Affiliation

5/27/2022  
Date Filed

July 14, 2022  
Meeting Date (if applicable)

7-5-22-RZ  
File Number(s)

## 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

Randy Guignard  
Name

Cafe International LLC  
Company

5408 Fountain Gate Rd Knoxville TN 37918  
Address City State ZIP

865-244-8050 rony@zenithhomes.net  
Phone Email

## CURRENT PROPERTY INFO

Lynsie T & Dylan T Norman 865-466-1063  
Property Owner Name (if different) Property Owner Address Property Owner Phone

3003 Rifle Range Dr. 048 07001  
Property Address Parcel ID

Hollisde Powell Hollisde Powell  
Sewer Provider Water Provider Septic (Y/N)

## STAFF USE ONLY

Northwest East of Rifle Range Dr, east of Magnum Ln 1.31 ac  
General Location Tract Size

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

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



## DEVELOPMENT REQUEST

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

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

## 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

Proposed Zoning

PR

☐ Plan Amendment Change

Proposed Plan Designation(s)

5

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

\$600.00 JH

Fee 3

## AUTHORIZATION

Applicant Signature

Please Print

Date

865-244-8050

Randy Guignard  
randy@zenithhomes.net

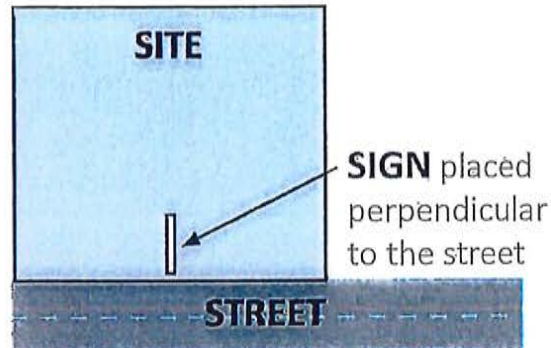
5/24/20

Sales Contract enclosed

Please Print

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:*

June 29, 2022 and July 15, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Randy Guignard

Date: 5/27/2022

File Number: 7-J-22 R2

☐ Sign posted by Staff

☒ Sign posted by Applicant