

REZONING REPORT

► **FILE #:** 8-A-22-RZ

AGENDA ITEM #: 9

AGENDA DATE: 8/11/2022

► **APPLICANT:** **MARIEL WILLIAMSON**

OWNER(S): Tyler and Mariel Williamson Baine & Company, LLC

TAX ID NUMBER: 58 G F 013

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 2302 RIDGECREST DR

► **LOCATION:** **North of Houstonia Drive, west side of Ridgecrest Drive**

► **APPX. SIZE OF TRACT:** **11827 square feet**

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Ridgecrest Drive, a local street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT ZONING:** **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

► **ZONING REQUESTED:** **RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

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

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is a residential neighborhood comprised of single family detached homes among wooded hillsides.

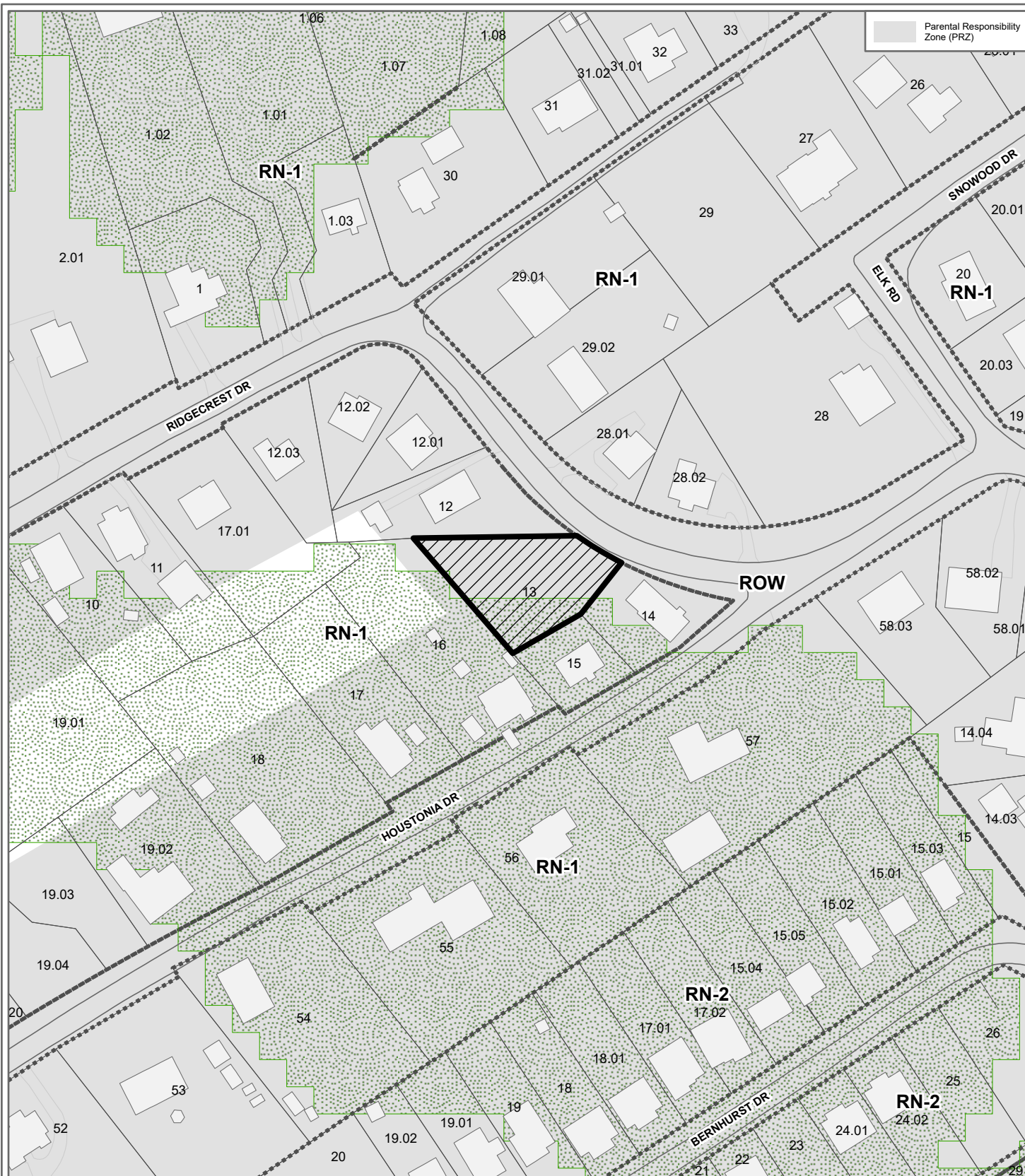
STAFF RECOMMENDATION:

► **Postpone the rezoning for 30 days to the September 11, 2022 Planning Commission meeting, as requested by the applicant.**

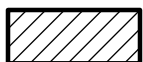
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/6/2022 and 9/20/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



8-A-22-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-2 (Single-Family Residential), HP (Hillside Protection Overlay)

Original Print Date: 7/21/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mariel Williamson

Map No: 58

Jurisdiction: City

0 125
Feet





Request to Postpone • Table • Withdraw

Tyler & Mariel Williamson

8/3

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

Date of Request

8/11/22

Scheduled Meeting Date

File Number(s)

8-A-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

Mariel Williamson

Please Print

865-963-5275

baineandco@gmail.com

Phone Number

Email

STAFF ONLY


Staff Signature

Jessie Hillman

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: 8/4/2022

Approved by:

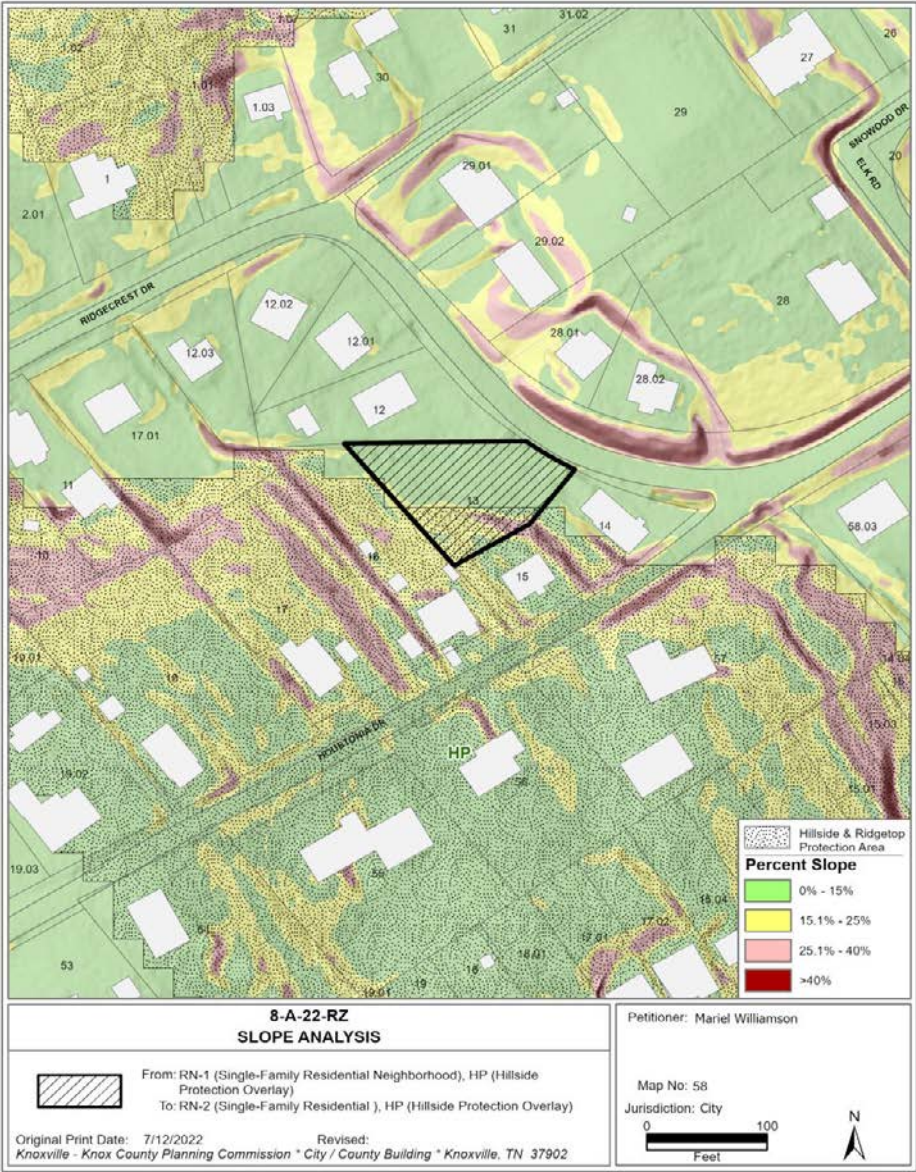
Date:

Payee Name

Payee Phone

Payee Address

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	11,725.21	0.27			
Non-Hillside	8,575.21	0.20	N/A		
0-15% Slope	725.00	0.02	100%	725.0	0.0
15-25% Slope	1,925.00	0.04	50%	962.5	0.0
25-40% Slope	500.00	0.01	20%	100.0	0.0
Greater than 40% Slope	0.00	0.00	10%	0.0	0.0
Ridgetops					
Hillside Protection (HP) Area	3,150.00	0.07	Recommended disturbance budget within HP Area	1,787.50	0.0
			Percent of HP Area	0.6	



[illegible][illegible]

Exhibit A. 8-A-22-RZ Contextual Images

Existing Land Use Map



Aerial Map





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☒ Rezoning

Marriel Williamson

Applicant Name

6/8/2022

Date Filed

8/11/2022

Planning Commission
Meeting (if applicable)

9/6/2022 (Knoxville City Council)

Legislative Meeting (if applicable)

8-A-22-RZ

File Number(s)

CORRESPONDENCE

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

Tyler and Marriel Williamson Baine & Company, LLC

Name / Company

5504 Dogwood Rd Knoxville TN 37918

Address

865-963-5275 / baineandco@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Tyler and Marriel Williamson Baine & Co

Owner Name (if different)

5504 Dogwood Rd Knoxville TN 37918

Owner Address

865-963-5275 / baineandco@g

Owner Phone / Email

2302 RIDGECREST DR

Property Address

58 G F 013

Parcel ID

11827 square feet

Tract Size

Part of Parcel (Y/N)?

KUB SEWER

Sewer Provider

KUB WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Houstonia Drive, west side of Ridgecrest Drive

General Location

☒ City

Council District 4

District

**RN-1 (Single-Family Residential Neighborhood), HP
(Hillside Protection Overlay)**

Zoning District

Single family residential

Existing Land Use

☐ County

North City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change **RN-2 (Single-Family Residential), HP (Hillside Protection Overlay)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$600.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Tyler and Mariel Williamson Baine & Company, LLC, 5504 Dogwood Rd K

6/8/2022

Application Authorized By

Affiliation

Date

865-963-5275 / baineandco@gmail.com

Phone / Email

Sherry Michienzi

Staff Signature

Please Print

Date Paid



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

6/8/2022

Date Filed

Owner

August 11, 2022

Meeting Date (if applicable)

Affiliation

File Number(s)

8-A-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

Tyler Williamson

Baine & Company, LLC

Name

5504 Dogwood Road

Company

Knoxville

TN

37918

Address

865-963-5275

City

baineandco@gmail.com

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

2302 Ridgecrest Drive

Property Owner Address

058GF013

Property Owner Phone

Property Address

KUB

Parcel ID

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Ridgecrest Dr., northwest of intersection with

11, 900 sq ft (approx)

General Location

Houstonia Dr.

Tract Size

☒ City ☐ County

4th

RN-1 & HP

SFR

District

Zoning District

Existing Land Use

North City

LDR & HP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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

RN-2

☒ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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

865-805-6746

Phone Number

Please Print

baineandco@gmail.com

Email

Mariel Williamson

Please Print

6/8/2022

Date

6/8/2022

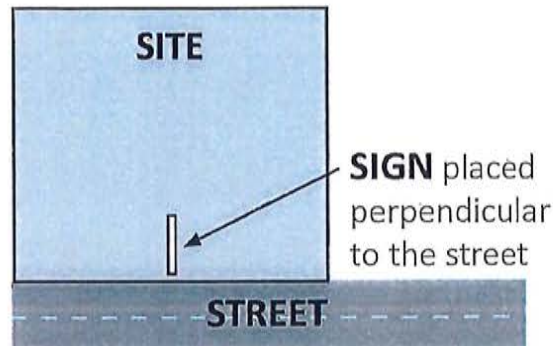
Date

6/10/2022 swm

Property Owner Signature,

6/9/2022

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:

July 27, 2022 and Aug 12, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Maribel Williamson

Date: 6/9/2022

File Number: 8-A-22-RZ

☒ Sign posted by Staff

☐ Sign posted by Applicant