

REZONING REPORT

► **FILE #:** 7-J-22-RZ

AGENDA ITEM #: 17

AGENDA DATE: 7/14/2022

► **APPLICANT:** RANDY GUIGNARD

OWNER(S): Lysie T. and Dylan T. Norman

TAX ID NUMBER: 48 07001

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3003 Rifle Range Dr.

► **LOCATION:** Northwest of Rifle Range Dr., east of Magnum Ln.

► **APPX. SIZE OF TRACT:** 1.31 acres

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

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

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

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

► **DENSITY PROPOSED:** 5 du/ac

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:

► **Approve PR (Planned Residential) zoning up to 5 dwelling units per acre 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. Many properties east and west of the subject parcel along the north side of Rifle Range Drive have transitioned to residential subdivisions ranging from single family detached homes to multifamily and mobile home neighborhoods. The proposed PR (Planned Residential) zoning is a minor extension of PR zoning to the west.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone provides optional methods of land development which encourage more imaginative solutions to environmental design problems.

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. There is an existing tree buffer between the subject property and the adjacent residential subdivision. Staff recommend preserving this buffer in accordance with the 35' minimum peripheral boundary set by the area regulations of the PR zone.

2. The PR zone at the proposed density of 5 du/ac is a minor extension of existing PR zoning at the same density to the west.

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 PR zone with a density up to 5 du/ac is consistent with the LDR (Low Density Residential) land use designation in the North County Sector Plan.

2. The property is in the Planned Growth Area of the Growth Policy Plan.

3. The proposed rezoning is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 78 (average daily vehicle trips)

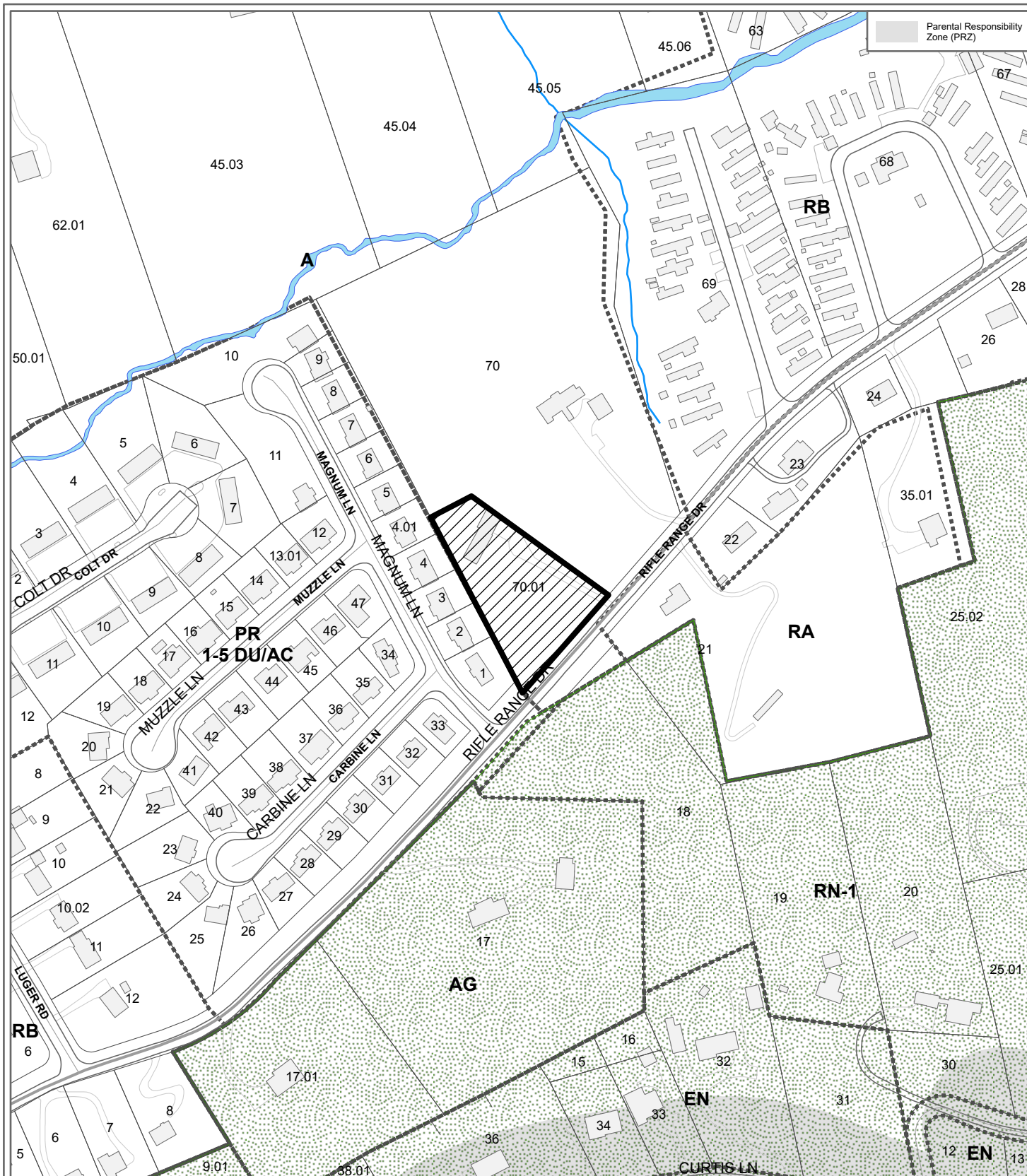
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

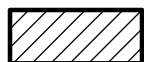
If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



7-J-22-RZ REZONING

From: A (Agricultural)

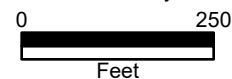
To: PR (Planned Residential)



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

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

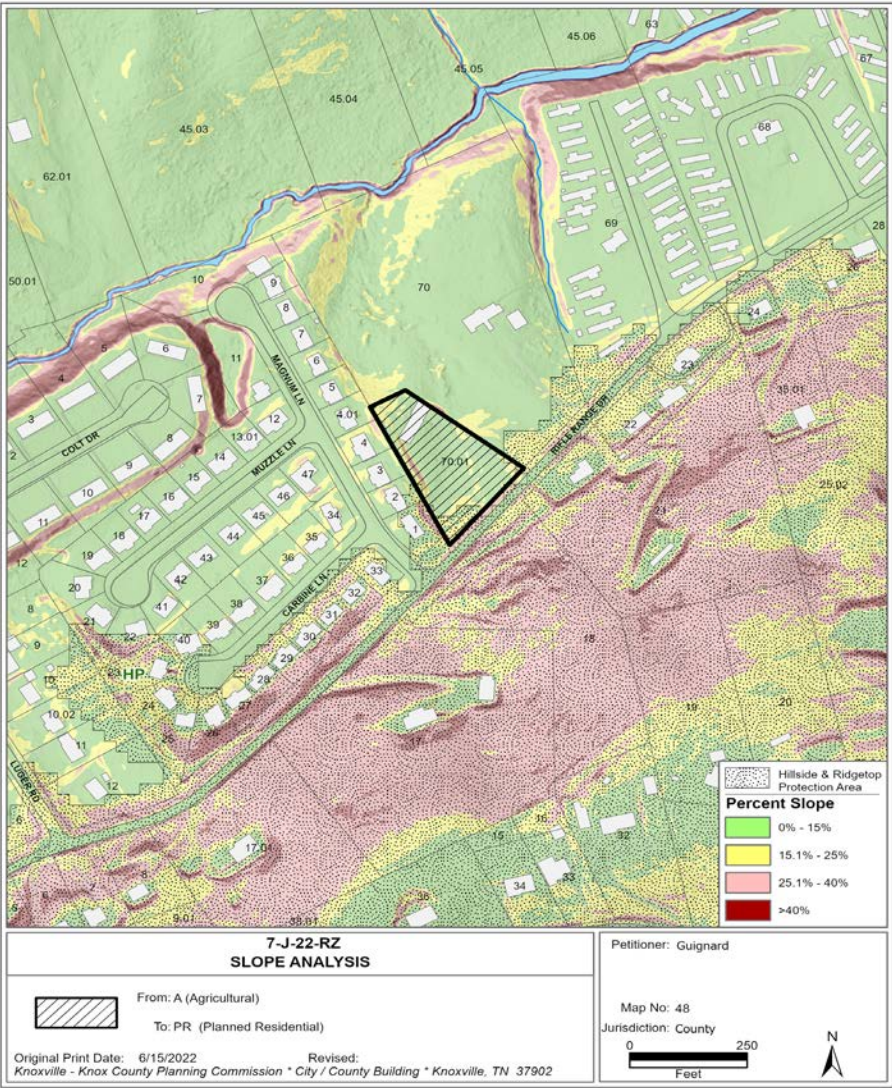


Exhibit A. 7-J-22-RZ Contextual Images

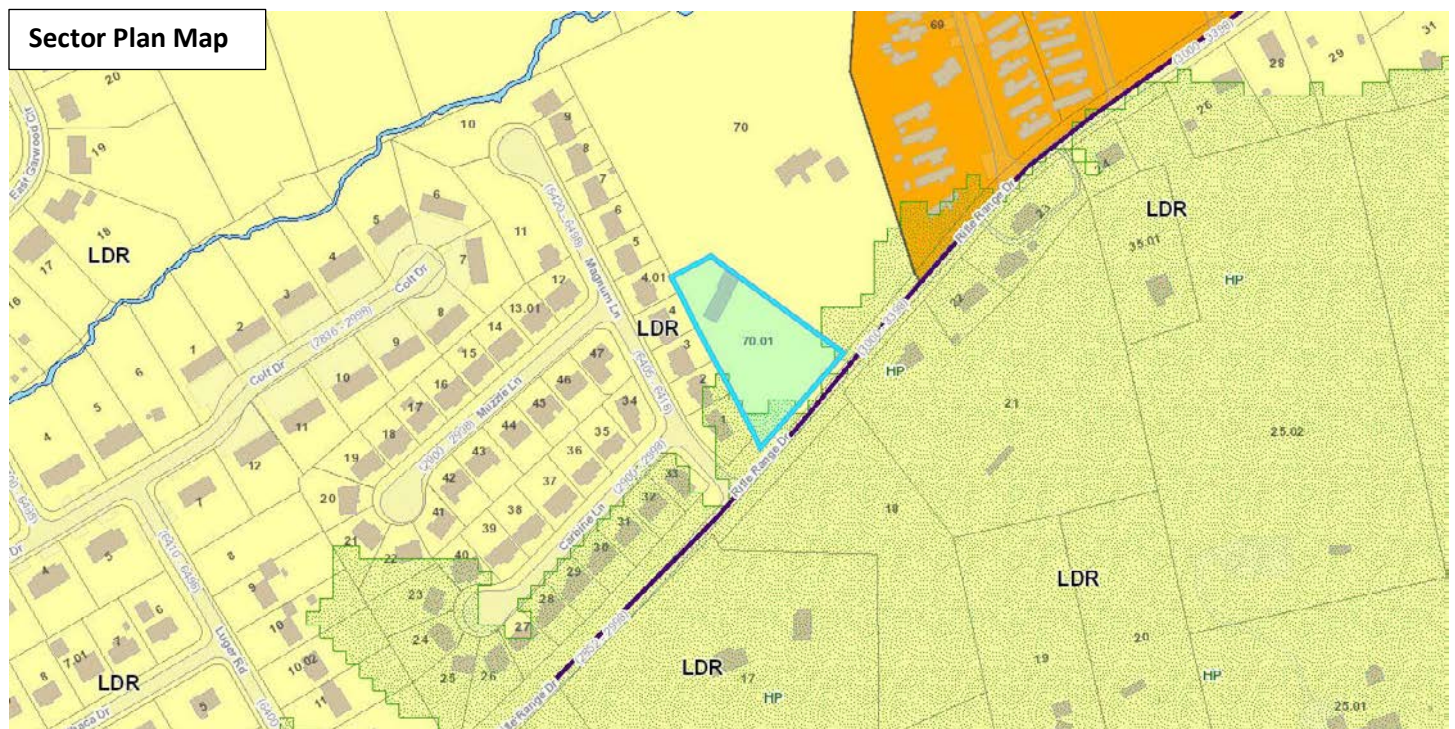
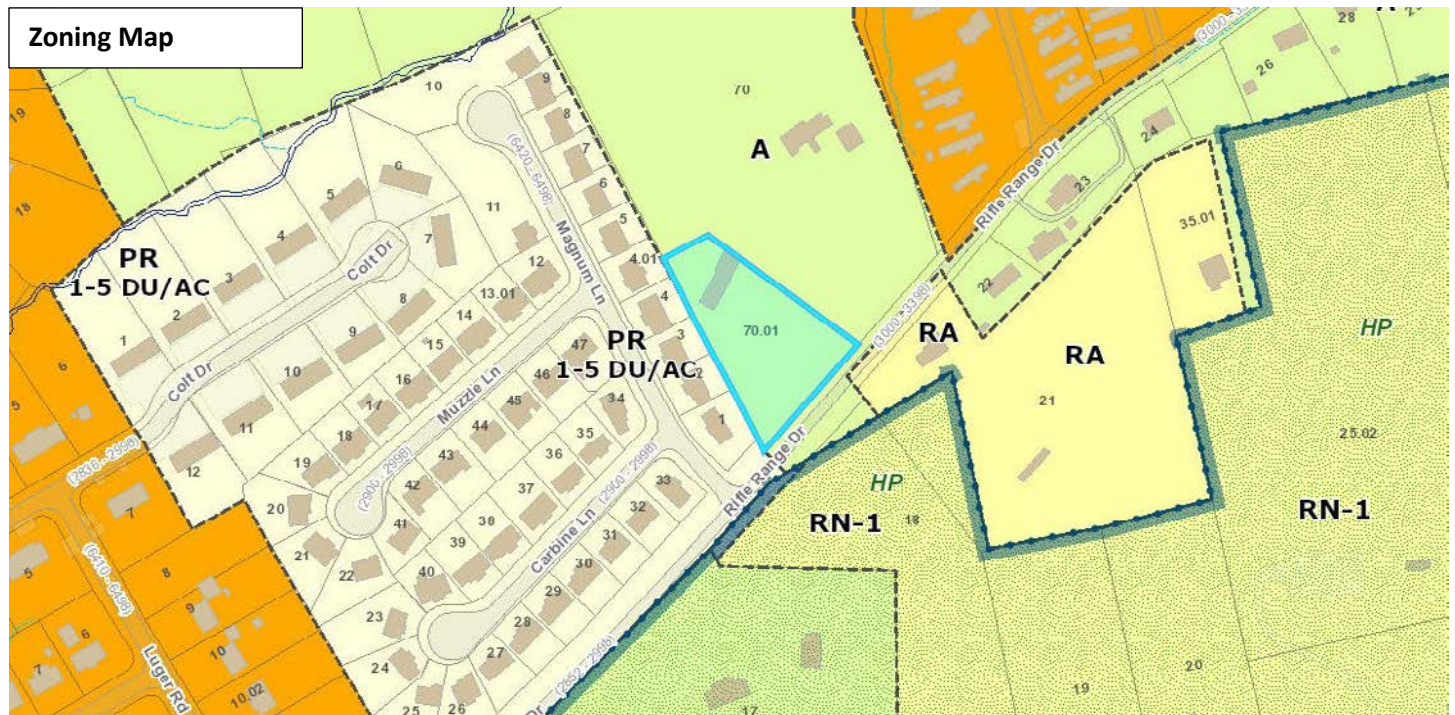
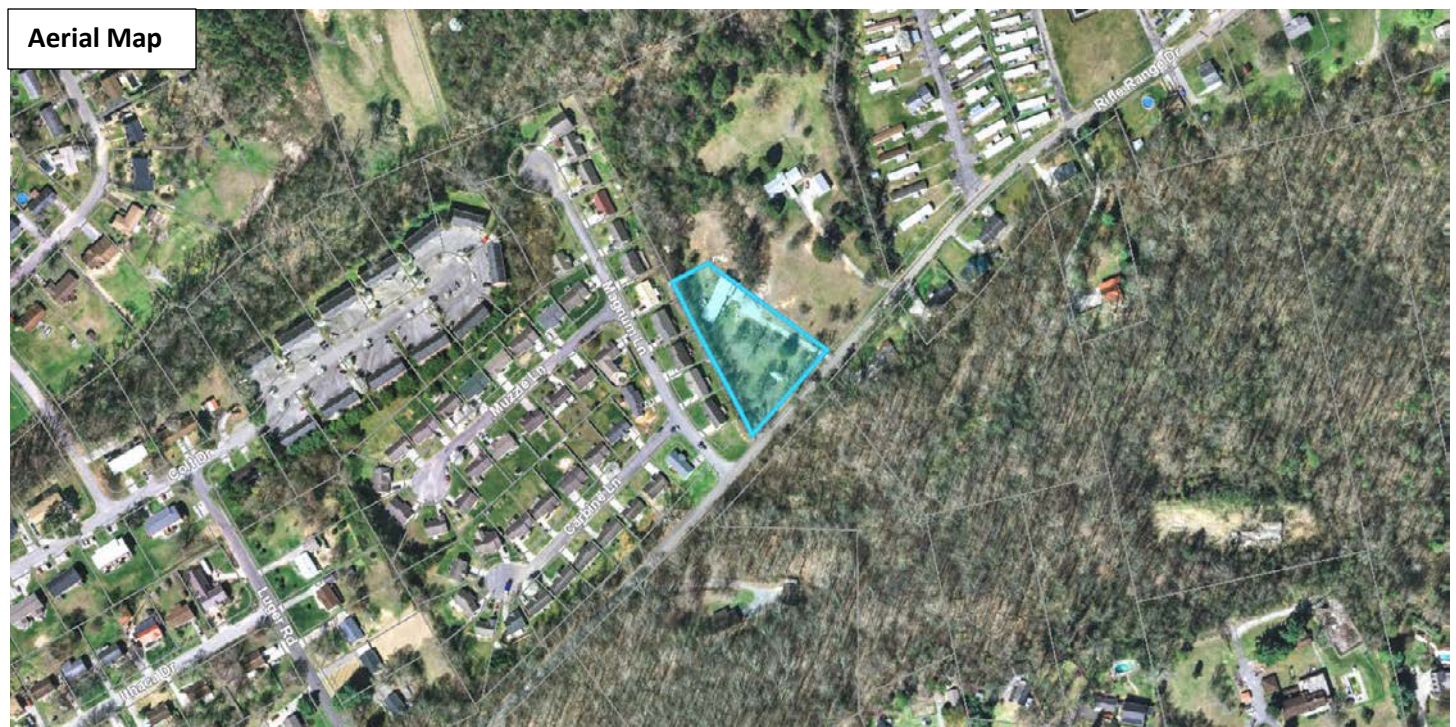


Exhibit A. 7-J-22-RZ Contextual Images



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)

File Number(s)

7-5-22-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

Randy Guignard
Name

Cafe International LLC
Company

5408 Fountain Gate Rd Knoxville TN 37918
Address City State ZIP

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

CURRENT PROPERTY INFO

Lynsie T & Dylan T Norman
Property Owner Name (if different)

865-466-1063
Property Owner Address Property Owner Phone

3003 Rifle Range Dr.
Property Address

048 07001
Parcel ID

Hollisdale Powell
Sewer Provider

Hollisdale Powell
Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest East of Rifle Range Dr, east of Magnum Ln
General Location

1.31 ac
Tract Size

☐ City ☒ County

7th
District

A
Zoning District

SFR
Existing Land Use

North County
Planning Sector

LDR & HP
Sector Plan Land Use Classification

Planned Growth
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

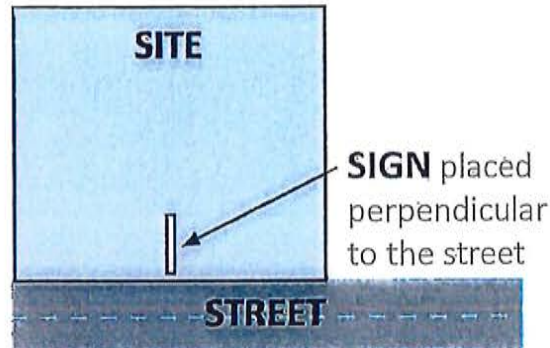
Property Owner Signature

Please Print

Date

Sales Contract enclosed

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