



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-K-22-RZ

AGENDA ITEM #: 18

7-E-22-SP

AGENDA DATE: 7/14/2022

► **APPLICANT:** RANDY GUIGNARD

OWNER(S): Paul and Bobbie Rush

TAX ID NUMBER: 21 159

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 7600 Ridgeview Rd.

► **LOCATION:** East of Ridgeview Rd., north of Booher Rd.

► **TRACT INFORMATION:** 15.03 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Ridgeview Road, a minor arterial with a pavement width of 16-ft within a right-of-way width of 70-ft. Access is also off another segment of Ridgeview Road that is classified as a minor collector with a pavement width of 16-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Roseberry Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) & HP (Hillside Protection) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** RR (Rural Residential) & HP (Hillside Protection) / PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **DENSITY PROPOSED:** 2 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Rural residential - A (Agricultural) & HP (Hillside Protection) - A (Agricultural)

South: Single family residential, Agriculture/forestry/vacant - A (Agricultural) & HP (Hillside Protection) - A (Agricultural)

East: Rural residential - A (Agricultural) & HP (Hillside Protection) - A (Agricultural)

West: Single family residential - LDR (Low Density Residential) & HP (Hillside Protection) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of large agricultural lots and rural residential lots with some forested steep slopes and pasture land.

STAFF RECOMMENDATION:

- ▶ **Postpone the sector plan amendment for 30-days to the August 11, 2022 meeting as requested by the applicant.**

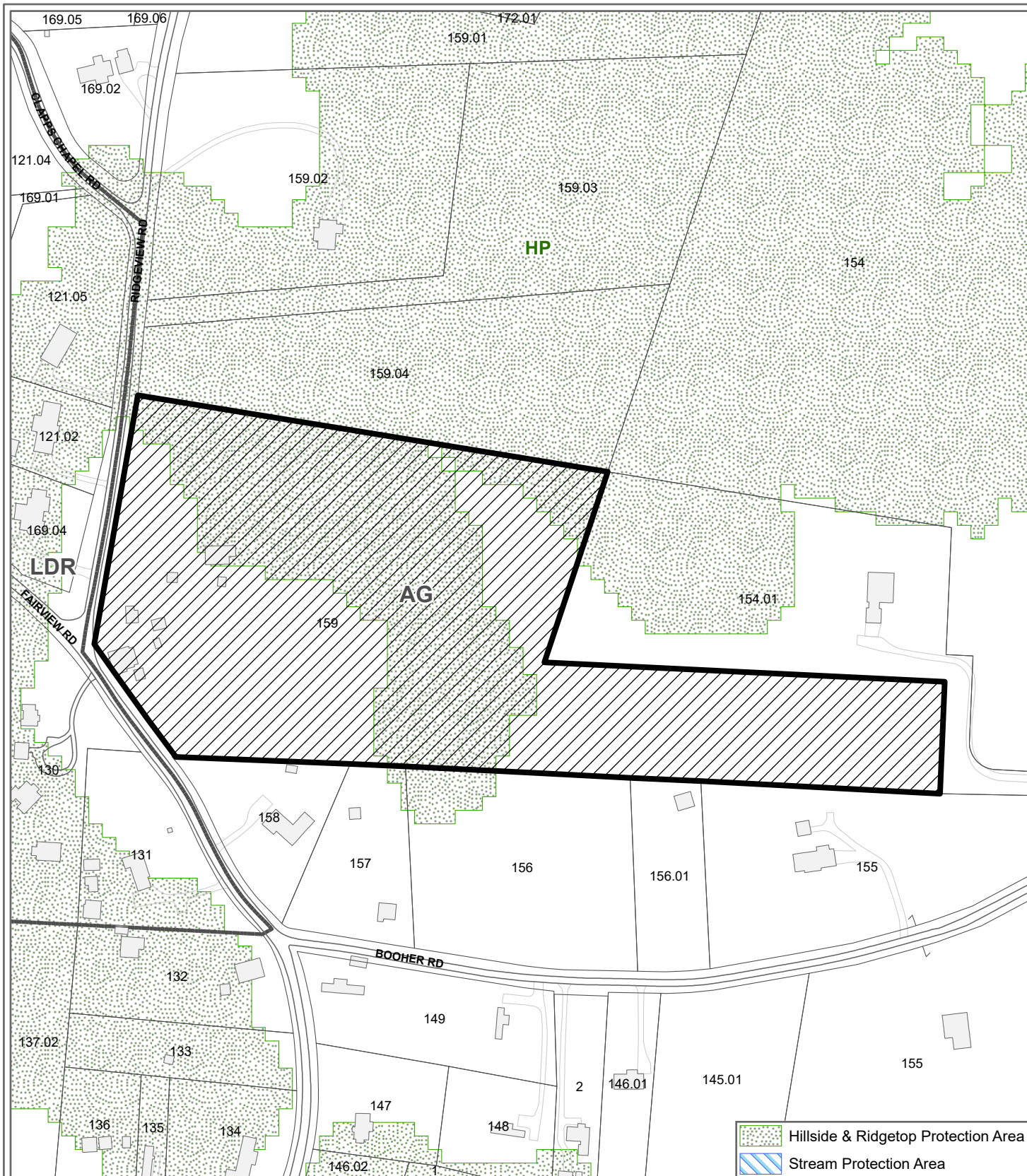
- ▶ **Postpone the rezoning for 30-days to the August 11, 2022 meeting as requested by the applicant.**



COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.

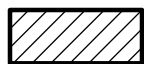


 Hillside & Ridgetop Protection Area
 Stream Protection Area

**7-E-22-SP / 7-K-22-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural) & HP (Hillside Protection)

To: RR (Rural Residential) & HP (Hillside Protection)



Petitioner: Guignard, Randy

Map No: 21

Jurisdiction: County

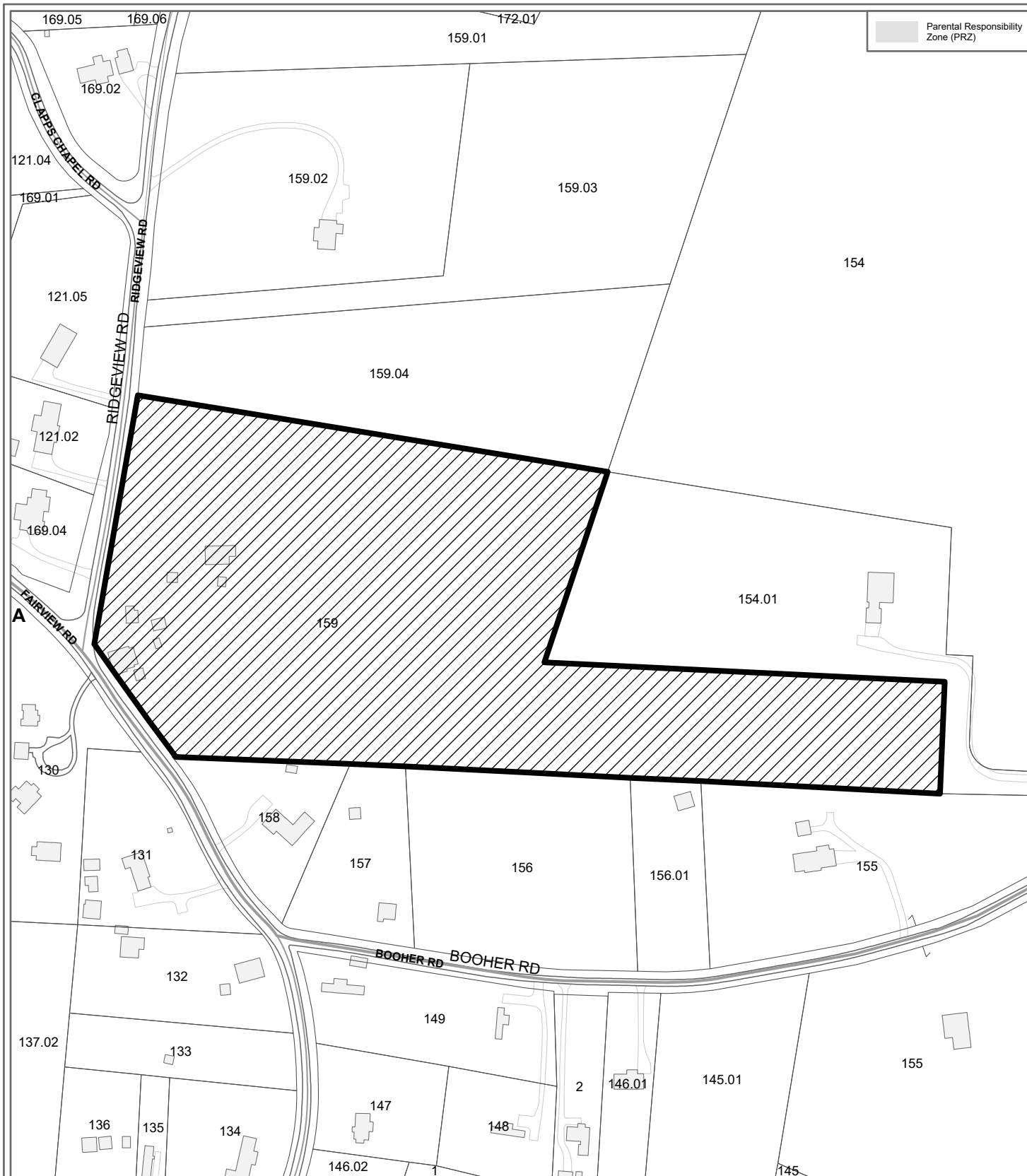
0 250
Feet



Original Print Date: 6/23/2022

Revised:

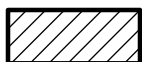
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



7-K-22-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



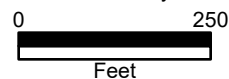
Original Print Date: 6/8/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Guignard, Randy

Map No: 21

Jurisdiction: County





Request to Postpone • Table • Withdraw

Randy Guignard June 24, 2022
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

July 14, 2022
Scheduled Meeting Date

7-E-22-SP 7-K-22-RZ
File Number(s)

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 August 11, 2022 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.

[Signature]
Applicant Signature

Randy Guignard
Please Print

865-244-8050
Phone Number

randy@zenithhomes.net
Email

STAFF ONLY

Jessie Hillman
Staff Signature

Jessie Hillman
Please Print

☐ No Fee
Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

R2



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

Meeting Date (if applicable)

July 14, 2022

File Number(s)

7-K-22-RZ
7-E-22-SP

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
Phone

randy@zenithhomes.net
Email

CURRENT PROPERTY INFO

Paul & Bobbie Rush
Property Owner Name (if different)

7912 Ridgerview
Property Owner Address

Property Owner Phone

7600 Ridgerview Rd
Property Address

Parcel ID 021 159

Hallsdale Powell
Sewer Provider

North East Knox
Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Ridgerview Rd, north of Booher Rd
General Location

15.03
Tract Size

☐ City ☒ County
 District 8th

A
Zoning District

Ag/Fur/Vac
Existing Land Use

Northeast Co
Planning Sector

Ag & HP
Sector Plan Land Use Classification

Rural Area
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)

RR / HP

Proposed Density (units/acre)

2.25

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

0325

\$1,350

Total

Fee 2

0527

\$800

\$2,150.00

Fee 3

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

Date

Property Owner Signature

Please Print

865-244-8050

Randy Guignard

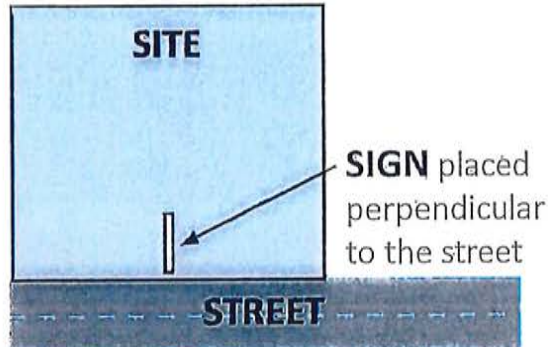
5/24/20

randy@zenithhomes.net

JH

Subs Contract encbno

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: 5-K-22R2/5-D-22SP

☐ Sign posted by Staff

☒ Sign posted by Applicant