

# REZONING REPORT

► **FILE #:** 8-A-22-RZ **AGENDA ITEM #:** 7

POSTPONEMENT(S): 8/11/2022 **AGENDA DATE:** 9/8/2022

► **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:

► **Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.**

## COMMENTS:

ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Local data sources and national data trends note an increased demand for a range of housing opportunities. The subject property has been cleared and vacant since 2008, and the proposed rezoning to RN-2 (Single-Family Residential Neighborhood) would permit a greater range of housing forms to meet demand.
2. The proposed RN-2 zoning is consistent with adjacent residential development along Ridgecrest Drive.

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

1. The RN-2 zoning district is intended for residential development on relatively small lots. This definition is consistent with adjoining and nearby residential lot sizes.
2. Although the immediately surrounding area is zoned RN-1, there is RN-2 zoning 300 feet to the south along Bernhurst Dr.

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. RN-2 zoning aligns with the existing neighborhood character.
2. Approximately one quarter of the property is in the Hillside Protection (HP) area. According to the slope analysis, no more than 1,787.5 square feet should be disturbed within the HP area. This indicates a disturbance budget of approximately 88% of the total subject property.
3. There are no adverse impacts anticipated with the proposed rezoning.

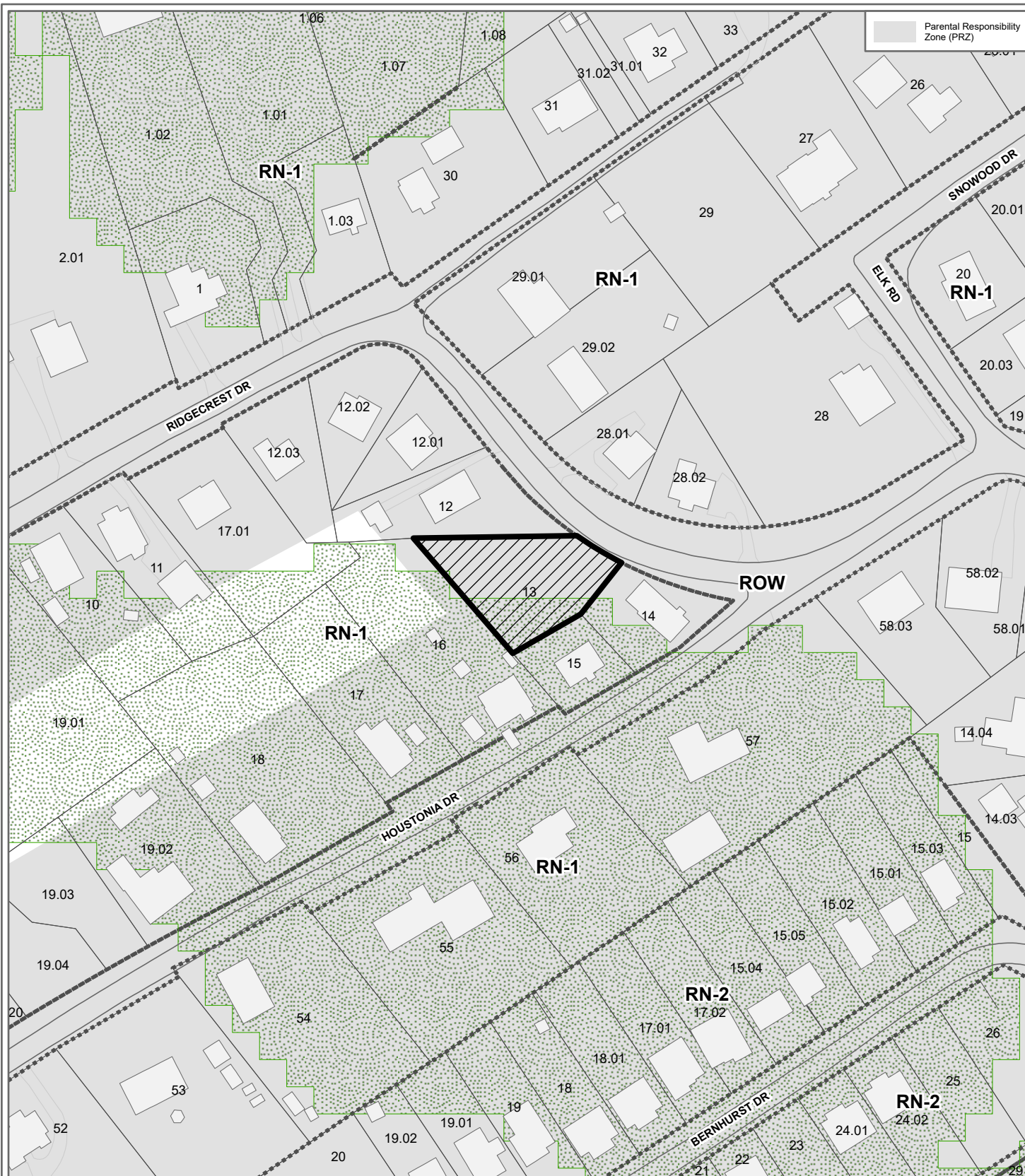
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RN-2 zoning is consistent with the LDR (Low Density Residential) land use designation.
2. RN-2 zoning on the subject property supports Section 8.1 of the General Plan's Development Policies, which describes infill housing on vacant lots as a way to encourage growth in the existing urban area.
3. The proposed rezoning is not in conflict with any other adopted plans.

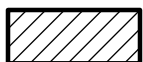
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/4/2022 and 10/18/2022. 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

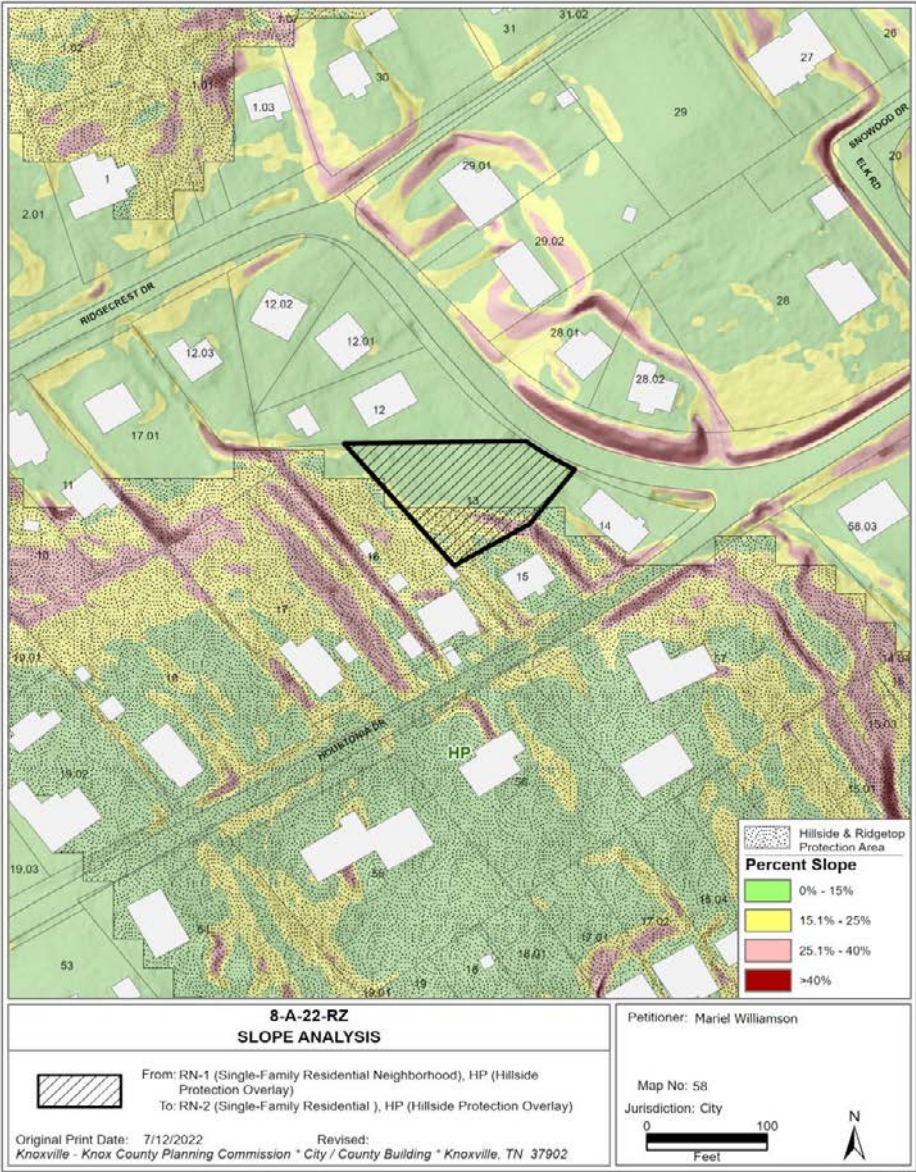
Map No: 58

Jurisdiction: City

0 125  
Feet

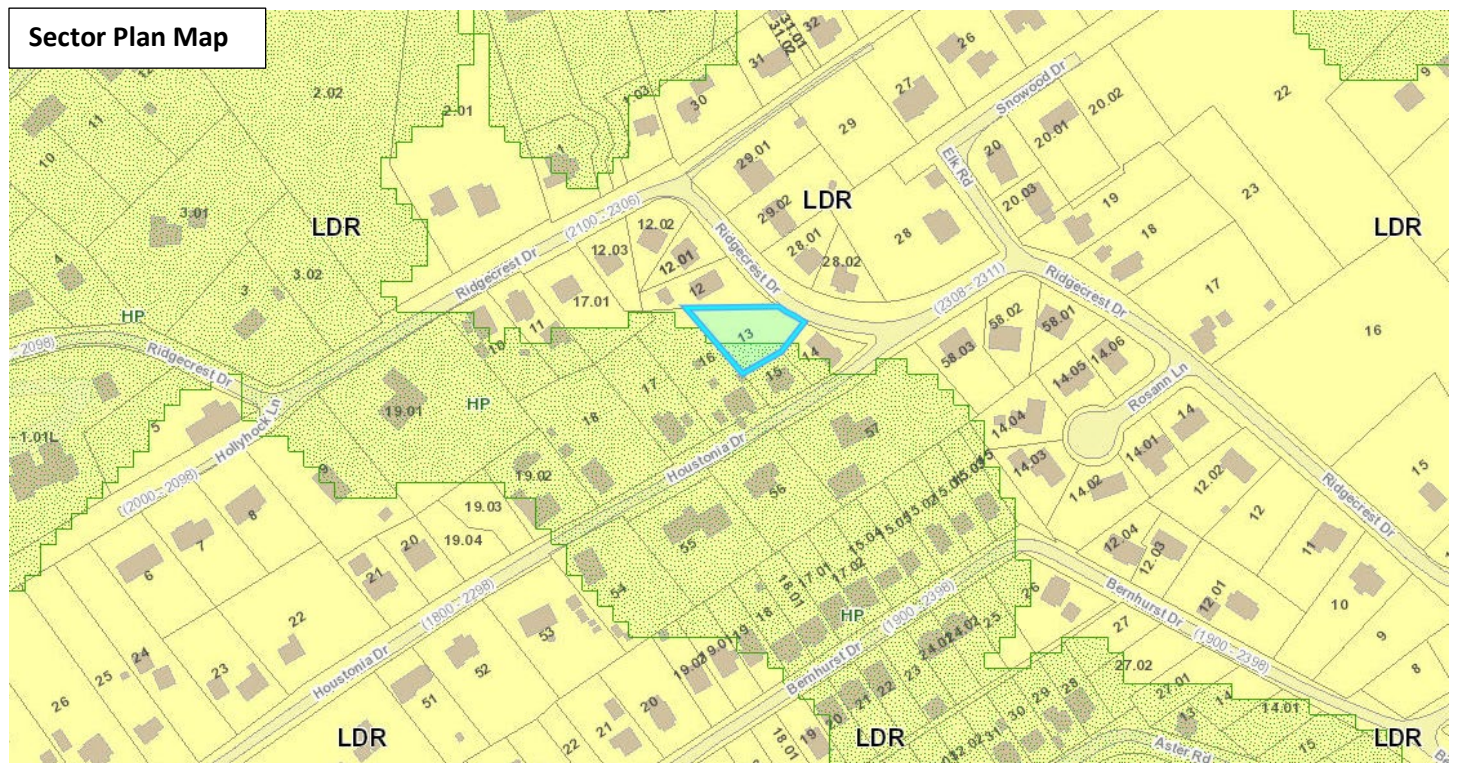
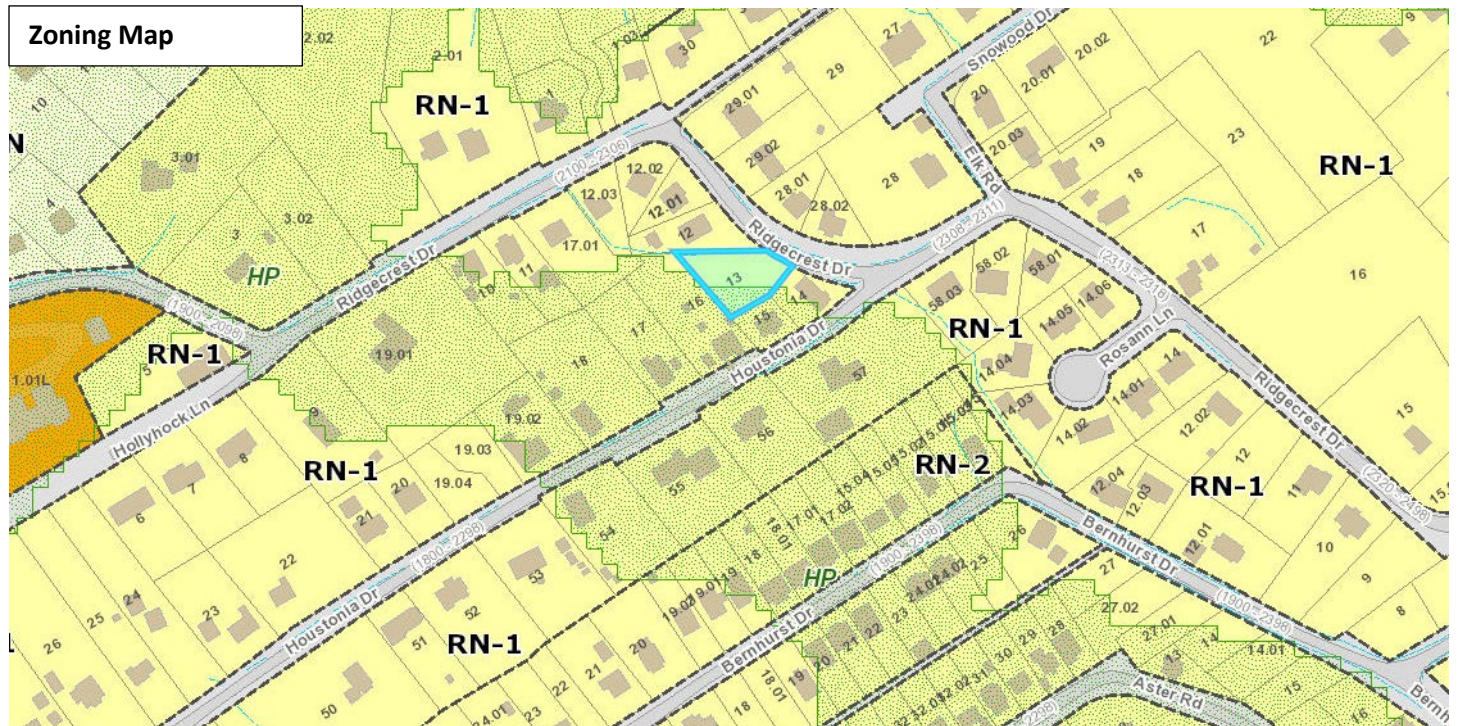


CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	11,725.21	0.27			
Non-Hillside	8,575.21	0.20	N/A		
0-15% Slope	725.00	0.02	100%	725.0	0.0
15-25% Slope	1,925.00	0.04	50%	962.5	0.0
25-40% Slope	500.00	0.01	20%	100.0	0.0
Greater 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	



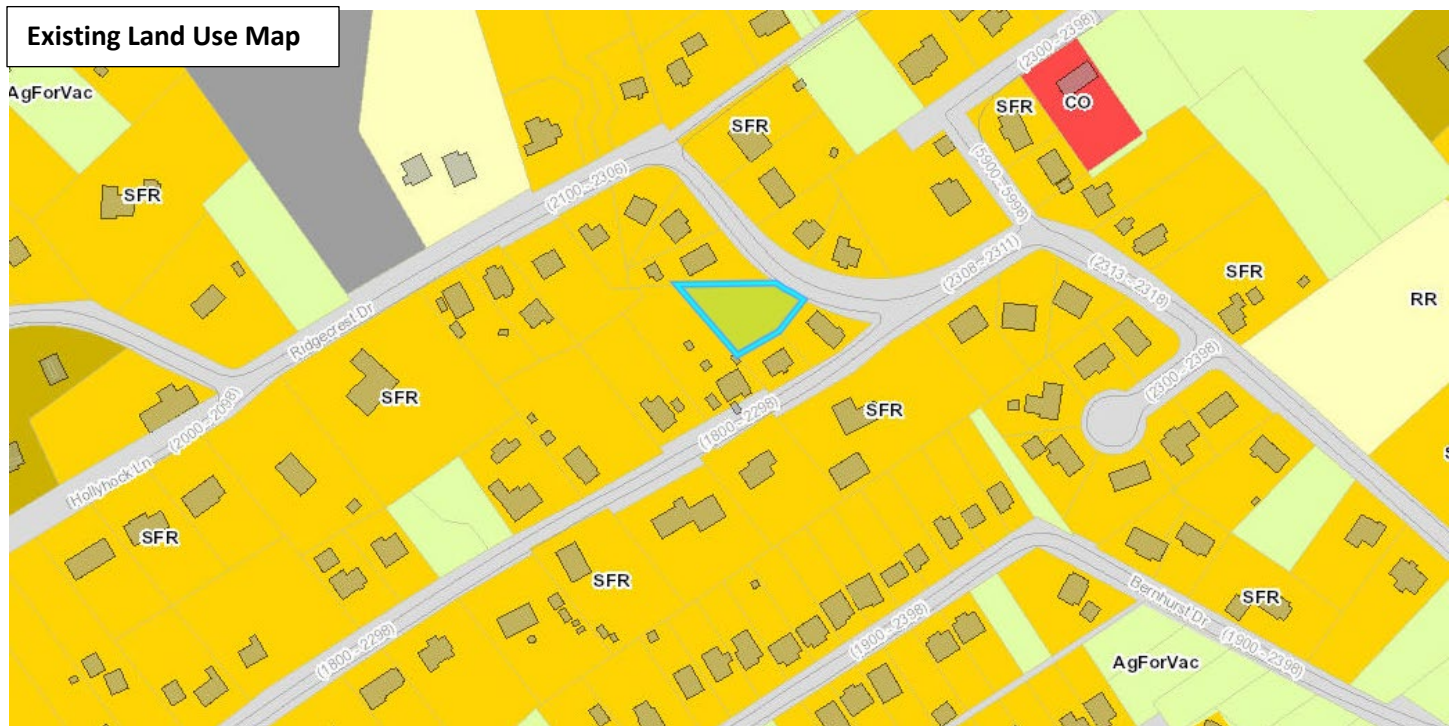


## Exhibit A. 8-A-22-RZ Contextual Images





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





# 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





# 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

**Mariel Williamson**

**6/8/2022**

Applicant Name

Date Filed

10/4/2022

**8/11/2022**

**9/6/2022 (Knoxville City Council)**

**8-A-22-RZ**

Planning Commission  
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

## CORRESPONDENCE

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

**Tyler and Mariel 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 Mariel Williamson Baine & Co**

**5504 Dogwood Rd Knoxville TN 37918**

**865-963-5275 / baineandco@g**

Owner Name (if different)

Owner Address

Owner Phone / Email

**2302 RIDGECREST DR**

Property Address

**58 G F 013**

**11827 square feet**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**KUB SEWER**

**KUB WATER**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of Houstonia Drive, west side of Ridgecrest Drive**

General Location

☒ City

**Council District 4**

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

**Single family residential**

☐ County

District

Zoning District

Existing Land Use

**North City**

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

**N/A**

Planning Sector

Sector Plan Land Use Classification

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

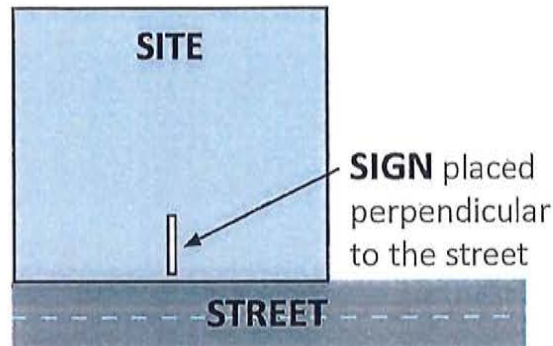
Date

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