



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ FILE #:	8-SC-22-C (REVISED)	AGENDA ITEM #:	20
	8-H-22-DP (REVISED)	AGENDA DATE:	9/8/2022
POSTPONEMENT(S):	8/11/2022		
▶ SUBDIVISION:	ZENITH HOMES ON RIFLE RANGE DRIVE		
▶ APPLICANT/DEVELOPER:	ZENITH HOMES		
OWNER(S):	Randy Guignard Zenith Homes		
<hr/>			
TAX IDENTIFICATION:	48 070	View map on KGIS	
JURISDICTION:	County Commission District 7		
STREET ADDRESS:	3009 RIFLE RANGE DR		
▶ LOCATION:	North side of Rifle Range Drive, east of Magnum Lane		
SECTOR PLAN:	North County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Beaver Creek		
▶ APPROXIMATE ACREAGE:	6.52 acres		
<hr/>			
▶ ZONING:	PR (Planned Residential)		
▶ EXISTING LAND USE:	Rural Residential		
▶ PROPOSED USE:	Attached residential subdivision		
SURROUNDING LAND USE AND ZONING:	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.		
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▶ NUMBER OF LOTS:	27		
SURVEYOR/ENGINEER:	David Harbin Batson, Himes, Norvell and Poe		
ACCESSIBILITY:	Access is via Rifle Range Drive, a minor arterial with a 20-ft pavement width within a 50-65-ft right-of-way.		
▶ SUBDIVISION VARIANCES REQUIRED:	VARIANCES 1. Reduce the minimum intersection approach vertical curve from K=25 to K=15 on Road A at Rifle Range Drive 2. Reduce the minimum intersection separation from 400' to 360' between the centerlines of Road A and Magnum Lane ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL 1. Reduce the minimum private right-of-way width from 50' to 40', Private ROW 2. Reduce the minimum private right-of-way pavement width from 26' to 20', Private ROW		

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

** See attached variance and alternative design request form

STAFF RECOMMENDATION:

- ▶ **Approve requested variance 2 and the alternative design standards based on the recommendations of the Knox County Department of Engineering and Public Works because the proposal will not create a safety hazard.**

Deny variance request 1 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future.

Approve the Concept Plan subject to 6 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
 - 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 3) Providing a 50 ft right-of-way connection to the adjacent property to the west to allow for a future public or private road connection (3003 Rifle Range Drive, parcel 048 07001). The location of this right-of-way connection will be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
 - 4) Certifying that the required sight distance is available at the Rifle Range Drive access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
 - 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
- ▶ **Approve the development plan for a 27-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 conditions.**
 - 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

This proposal is for a 27-lot lot subdivision, with 24 lots for attached houses and 3 lots for detached houses, including the existing house that will remain. The subject property is 6.523 acres and was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2022 (4-N-22-RZ). The proposed density is 4.14 du/ac.

The Road 'A' access point to Rifle Range Drive is near the crest of a hill. The required 300 feet of sight distance must be certified during the design plan phase. If the access location has to be shifted to obtain sight distance, a new Concept Plan approval may be required if it results in significant changes to the subdivision layout or new variances that cannot be approved as part of a final plat.

The Road 'A' connection to Rifle Range Drive requires two variances; 1) reduce the intersection separation from 400 ft to 360 ft, and 2) reduce the intersection approach vertical curve from K=25 to K=15. Staff is recommending approval of the intersection separation variance because the location of the proposed access point provides for the greatest sight distance looking to the west along Rifle Range Drive. However, staff is recommending denial of variance request 2 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future. The Knox County Department of Engineering and Public Works has stated they would work with the applicant during the design plan phase in looking at the vertical curves further back on the road if necessary to accommodate the project design.

Staff is recommending a 50-ft right-of-way connection be provided for the property to the west (3003 Rifle Range Drive, parcel 048 07001). The subdivision regulations prohibit "reserve or spite strips," which are thin strips of land between a public right-of-way and an adjacent property that prohibits access to the public right-of-way. Road 'A' touches the adjacent property at the Rifle Range Drive frontage, but that is too close to allow a

safe connection. Road 'A' it is approximately 2 ft away from the adjacent property just before lot 1, which is a potential connection point. This connection will allow for an extension of a public or private road or a driveway. Because of the road crest in front of 3003 Rifle Range Road, it is beneficial to have fewer connections in this area, if possible.

The Concept Plan shows additional right-of-way being dedicated along the Rifle Range Drive frontage. During the design plan phase, Knox County will determine if right-of-way dedication is warranted in this location, for this proposed development.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows attached and detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 4.14 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback along the eastern boundary, which is adjacent to a mobile home park in the RB (General Residential) zone. There is a vegetated drainage area between the mobile homes and the subject property.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The required stream buffers are provided for Hines Branch on the north side of the property.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures to the east and the vegetated drainage area that is predominantly located on the adjacent property.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for 24 attached and 3 detached house. The mix of house sizes and price points are to be determined by the developer.

3) NORTH COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 4.14 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 306 (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.

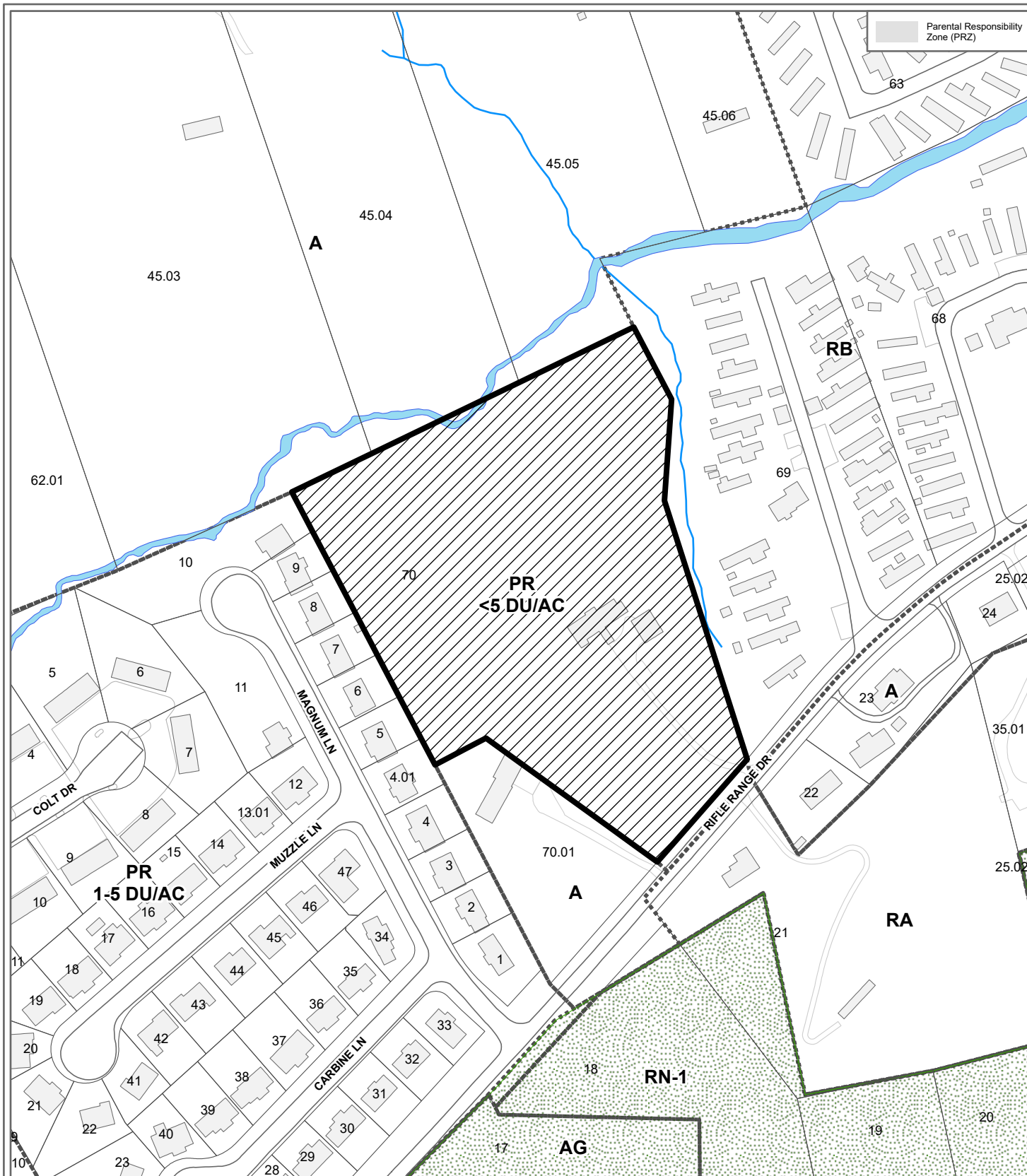
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

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.

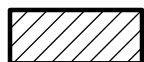
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**8-SC-22-C / 8-H-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Zenith Homes

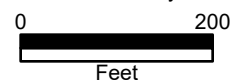


Attached residential subdivision in PR (Planned Residential)

Original Print Date: 8/18/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 48
Jurisdiction: County





Mike Reynolds <mike.reynolds@knoxplanning.org>

Rifle Range S/D (8-SC-22-C / 8-H-22-DP)

2 messages

Mike Reynolds <mike.reynolds@knoxplanning.org>

Thu, Aug 18, 2022 at 1:42 PM

To: "David B. Harbin" <harbin@bhn-p.com>, Randy Guignard <randy@zenithhomes.net>

Randy and David,

I am updating the application to remove 3003 Rifle Range Dr (Parcel 048 07001) from the request.

Please confirm that this is okay.

Thanks!

Mike

Mike Reynolds, AICP
Principal Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

Randy Guignard <randy@zenithhomes.net>

Thu, Aug 18, 2022 at 2:30 PM

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, "David B. Harbin" <harbin@bhn-p.com>

Yes. We did not get the 3003 property

Randy Guignard
Zenith Homes LLC
865 244 8050
zenithhomes.net

From: Mike Reynolds <mike.reynolds@knoxplanning.org>

Sent: Thursday, August 18, 2022 1:42:23 PM

To: David B. Harbin <harbin@bhn-p.com>; Randy Guignard <randy@zenithhomes.net>

Subject: Rifle Range S/D (8-SC-22-C / 8-H-22-DP)

[Quoted text hidden]

ROAD PROFILE FOR
ZENITH HOMES ON RIFLE RANGE DRIVE
TAX MAP 48 PARCEL 70
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE



Request to Postpone • Table • Withdraw

ZENITH HOMES ON RILFE RANGE DR
Applicant Name (as it appears on the current Planning Commission agenda)

7-26-22
Date of Request

8-11-22
Scheduled Meeting Date

8-SC-22-C
8-H-22-DP
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 9/8/2022 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

DAVID HARBIN
Please Print

865-588-6472
Phone Number

harbin@bhn-p.com
Email

STAFF ONLY

[Signature]
Staff Signature

Michael Reynolds
Please Print

7/26/2022 ☐ No Fee
Date Paid

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022



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

Zenith Homes

Applicant Name

6/27/2022

Date Filed

8/11/2022

()

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

8-SC-22-C

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Randy Guignard Zenith Homes

Owner Name (if different)

5408 Fountain Gate Rd. Rd. Knoxville TN 37918

Owner Address

865-244-8050 / randy@foursea

Owner Phone / Email

3009 Rifle Range Drive (Rev 8/18/22)

Property Address

48 070 / 070.01

Parcel ID

6.52 acres

Tract Size

HALLSDALE POWELL SEWER

Sewer Provider

HALLSDALE POWELL WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Rifle Range Drive, east of Magnum Lane

General Location

☐ City **Commission District 7** **PR (Planned Residential), A (Agricultural)**

☒ County District

Zoning District

Single Family Residential, Rural Residential

Existing Land Use

North County

Planning Sector

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

Sector Plan Land Use Classification

Planned Growth Area

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**Zenith Homes on Rifle Range Drive**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

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

\$1,610.00

Fee 2

Fee 3

Total

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Randy Guignard Zenith Homes, 5408 Fountain Gate Rd. Rd. Knoxville TN****6/27/2022**

Application Authorized By

Affiliation

Date

865-244-8050 / randy@fourseasonscorp.com

Phone / Email

Cameron Taylor

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

ZENITH HOMES c/o RANDY GUIGNARD
Applicant Name

Affiliation

6/17/2022
Date Filed

August 11, 2022
Meeting Date (if applicable)

File Number(s)

8-SC-22-C
8-H-22-DP

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

DAVID HARBIN
Name

BATSON Himes Norvell + Pals
Company

4334 PAPER MILL DR
Address

Knoxville
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

5408 Fountain Gate RD
Knoxville, TN 37918

Property Owner Address

865-244-1050
Property Owner Phone

3009 RIFLE RANGE RD
Property Address

TAX MAP 48 PARCELS 70 ~~70-0~~
Parcel ID

MR 8/18/2022

HPUD
Sewer Provider

HPUD
Water Provider

no
Septic (Y/N)

STAFF USE ONLY

North side of Rifle Range Drive, east of Magnum Lane
General Location

6.52 acres
Tract Size

☐ City ☒ County 7th District
☐ City ☒ County PR Zoning District
RR & SFR Existing Land Use

North County
Planning Sector

LDR & HP
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUESTZenith Homes on Rifle Range Drive

Proposed Subdivision Name

Related Rezoning File Number

4-N-22-RZ
7-J-22-RZ☐ Combine Parcels ☒ Divide Parcel37 Lots
Total Number of Lots Created☐ Other (specify) Attached residential subdivision☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

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

108

Concept Plan

Fee 2

Fee 3

Total

\$1,610 MR**AUTHORIZATION**

Applicant Signature

DAVID HARBIN

Please Print

6.17.22

Date

865-588-6472

Phone Number

harbin@bhn-p.com

Email

SENDING CONTRACT

Property Owner Signature

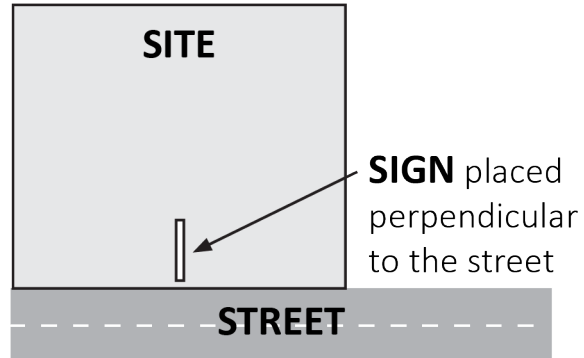
RANDY GUIGNARD

Please Print

6.17.22

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant