

REZONING REPORT

► **FILE #:** 12-F-24-RZ

AGENDA ITEM #: 29

AGENDA DATE: 12/12/2024

► **APPLICANT:** RANDY GUIGNARD

OWNER(S): Randy Guignard, Cafe International LLC

TAX ID NUMBER: 60 P C 014

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 PARKERHILL LN

► **LOCATION:** Western terminus of Parkerhill Ln, northwest of North Parkridge Dr

► **APPX. SIZE OF TRACT:** 6.42 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Parkerhill Lane a local residential street with a 25-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District, Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Loves Creek

► **PRESENT ZONING:** RA (Low Density Residential)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONE: No.

HISTORY OF ZONING: The parcel was approved for rezoning from the A (Agricultural) to RA (Low Density Residential) zone in 2014 (10-E-14-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - RN-1 (C) (Single-Family Residential Neighborhood, Previously Approved Planned District), HP (Hillside Protection Overlay) in the City

South: Single family residential - RA (Low Density Residential), RB (General Residential) in the County

East: Rural residential, single family residential - RB (General Residential) in the County

West: Railroad right-of-way, public/quasi-public land (Loves Creek Greenway) - ROW (Right of Way), OS (Parks and Open Space) in the City

NEIGHBORHOOD CONTEXT: This property is at the edge of the Spring Place neighborhood, a single-family residential subdivision connected to the property by the stub-out of Parkerhill Lane. To the west is an active railroad line, and on the other side of the tracks is Loves Creek and a greenway trail.

► **STAFF RECOMMENDATION:**

Approve the PR (Planned Residential) zone with a density of up to 3 du/ac because it is consistent with surrounding development and amenities.

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. The subject property is a forested parcel at the end of a stub out from Parker Hill Lane in the established single-family Spring Place subdivision. There has been a significant increase in residential development near this property to the north, and more intensive residential rezonings have occurred recently nearby to the west. A regional commercial node to the northwest has seen substantial commercial infill development and expansion as well.
2. Loves Creek is located near the property to the west, and there is a greenway trail leading to Spring Place Park to the southwest. The City of Knoxville has plans to expand this trail north around the commercial center.
3. These changing conditions and residential amenities support consideration of the requested PR (Planned Residential) zone at a density of 3 du/ac.

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

1. The PR zone is intended to provide development flexibility in response to environmental conditions on a property, such as undisturbed forest and steep slopes. More environmentally sensitive areas can be conserved by clustering residential density in the more suitable areas of a lot.
2. The subject property is entirely forested with an approximately 40-ft change in topography. These conditions align with the intent of the PR zone.

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. The requested density of 3 du/ac is less intensive than the residential development attainable with the existing RA (Low Density Residential) zone. The RA zone has a minimum lot size of 10,000 sq ft, which equates to approximately 4 du/ac.
2. Unlike the RA zone, the PR zone requires development plan review by the Planning Commission, which provides residents of the Spring Hill neighborhood with the opportunity to review and provide feedback on future development connecting to their subdivision.
3. With these considerations, the requested rezoning is not anticipated to have an adverse impact on the surrounding area.

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

1. The subject property is designated as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The SR place type lists single family residential development as the optimal primary land use and attached residential as a secondary land use. Both uses are aligned with the PR zone, which calls for residential development.
2. The PR zone is partially related to the SR place type. The lot meets the additional criteria required to be considered of partially related zones by being compatible with the current RA and RB (General Residential) zoning of the adjacent neighborhood.
3. This rezoning to the PR zone is consistent with Comprehensive Plan policies, including Implementation Policy 2 to ensure that development is sensitive to existing community character and Policy 7 to encourage development practices that conserve and connect natural features and habitat.

ESTIMATED TRAFFIC IMPACT: 219 (average daily vehicle trips)

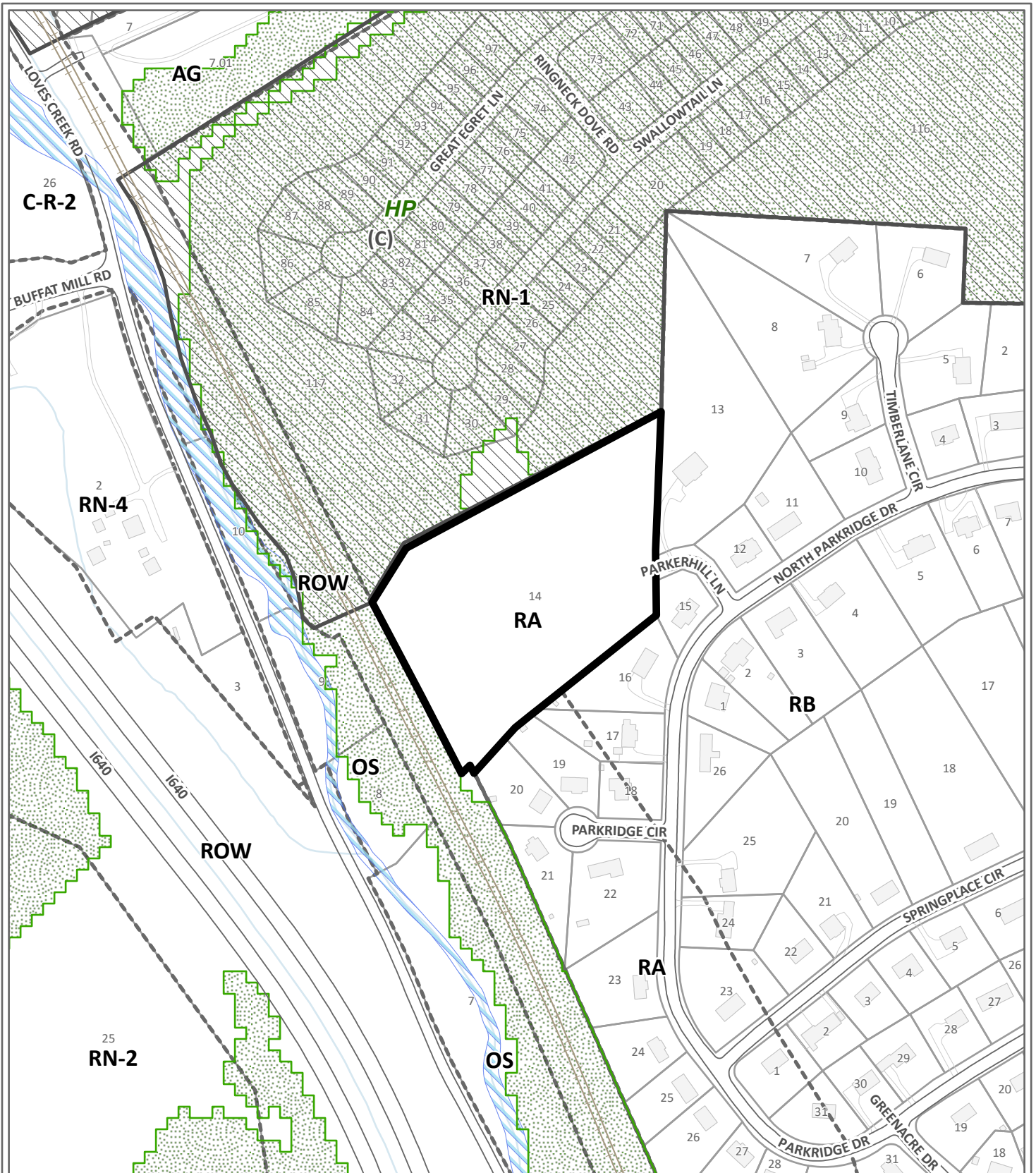
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton 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 1/27/2025. 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.



REZONING

12-F-24-RZ

Petitioner: Randy Guignard



From: RA (Low Density Residential)

To: PR (Planned Residential) 3 du/ac

Map No: 60

Jurisdiction: County

Original Print Date: 11/1/2024

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

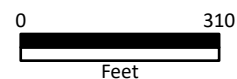
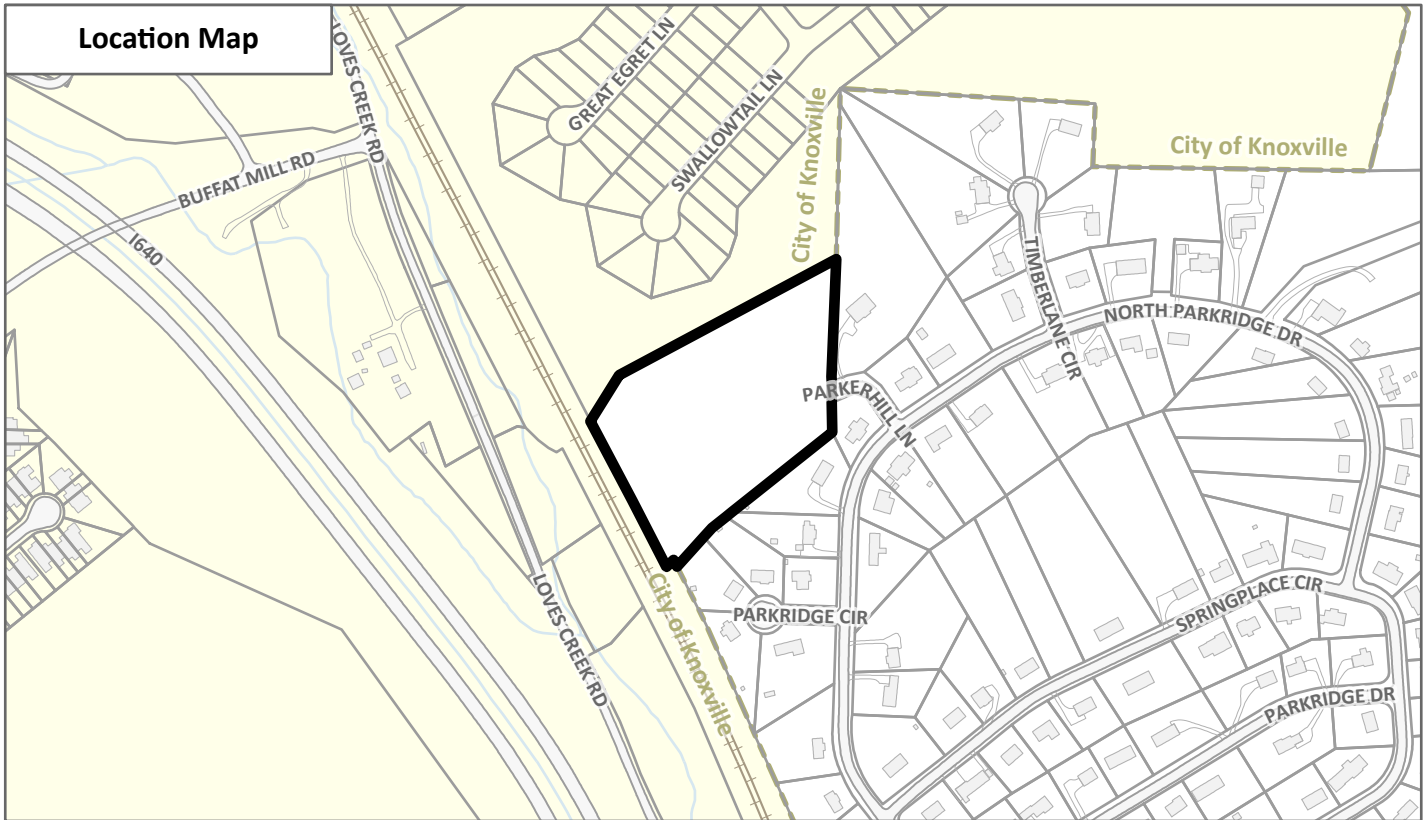
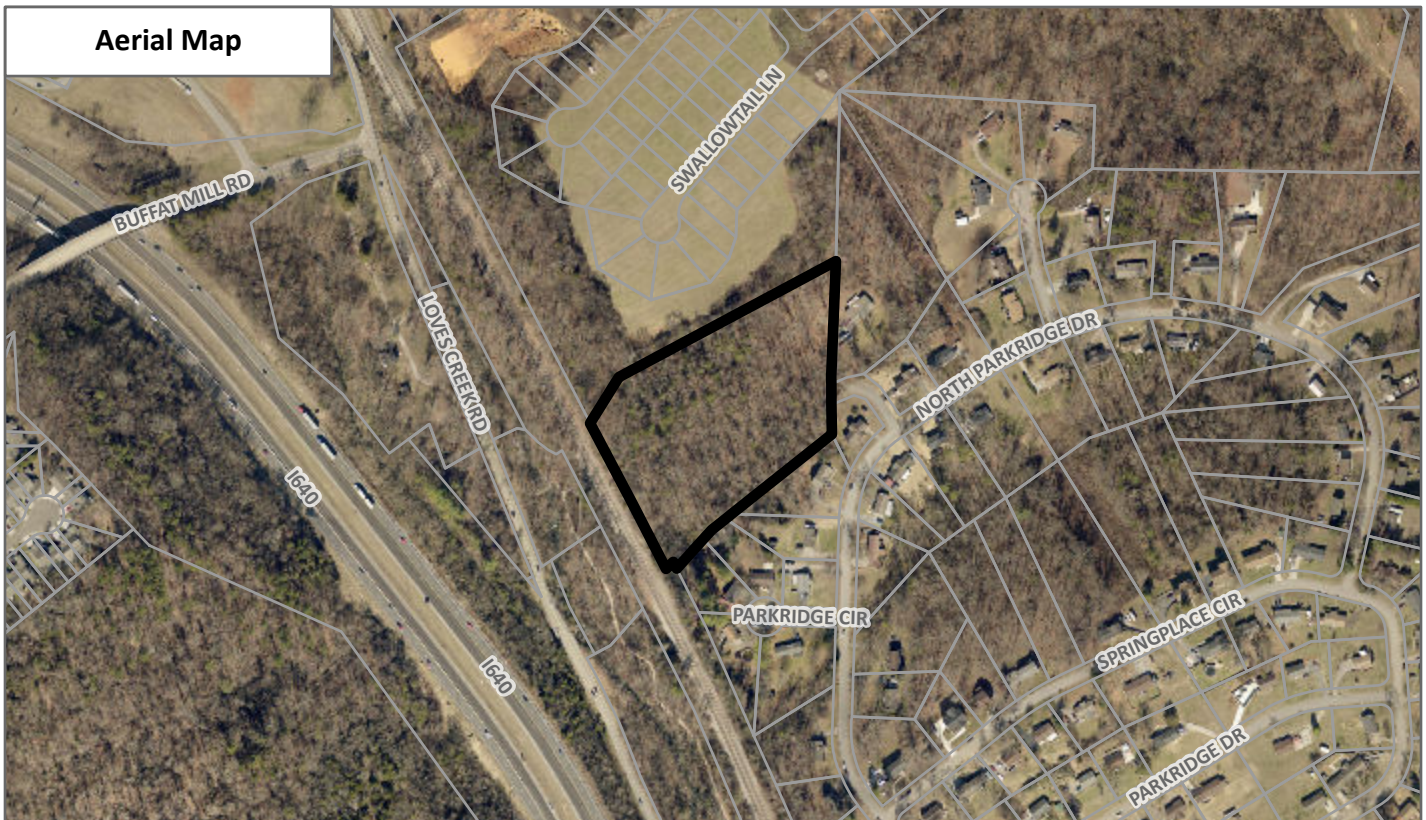


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

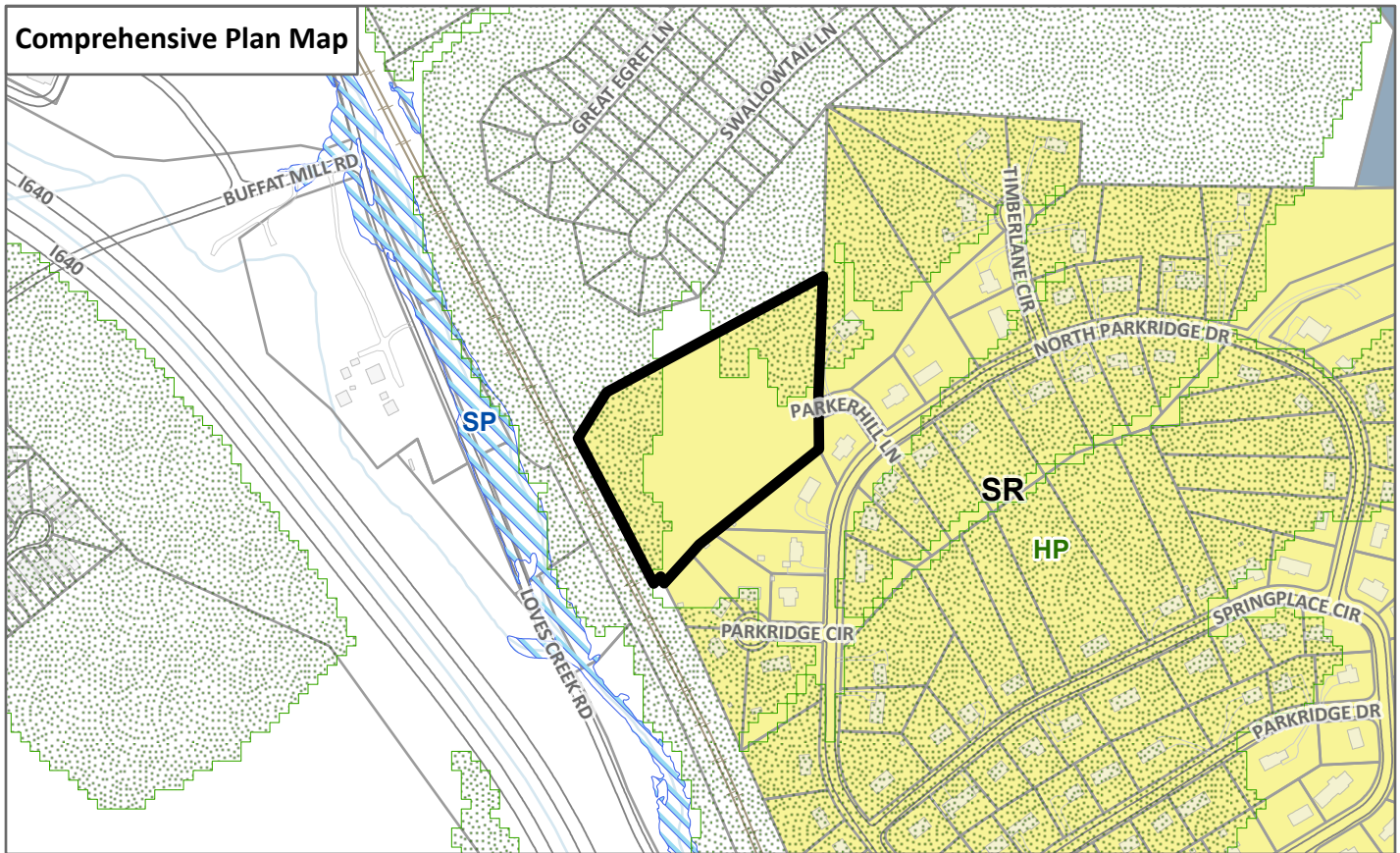
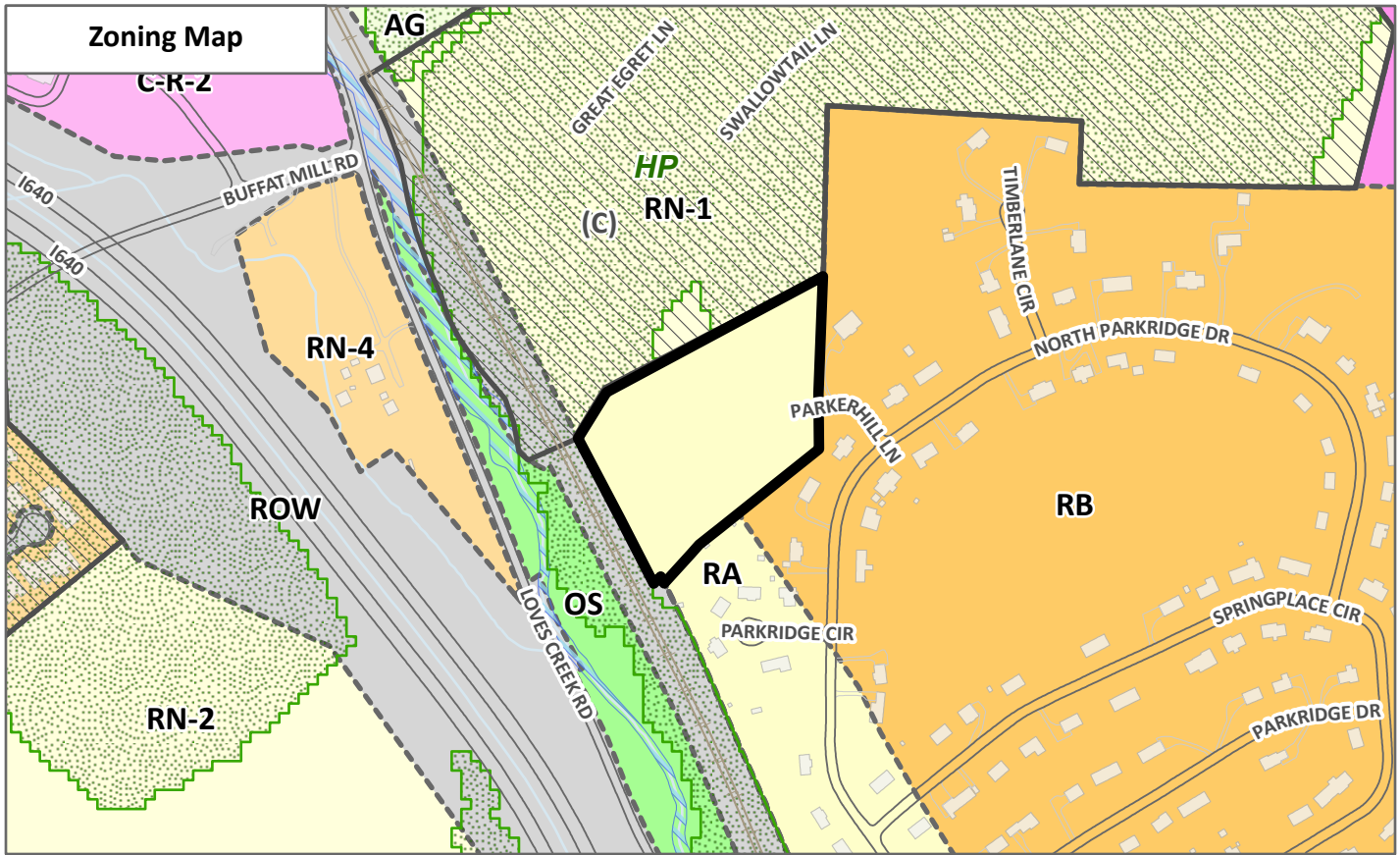
12-F-24-RZ



Case boundary

0 550
Feet



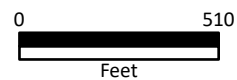


CONTEXTUAL MAPS 2

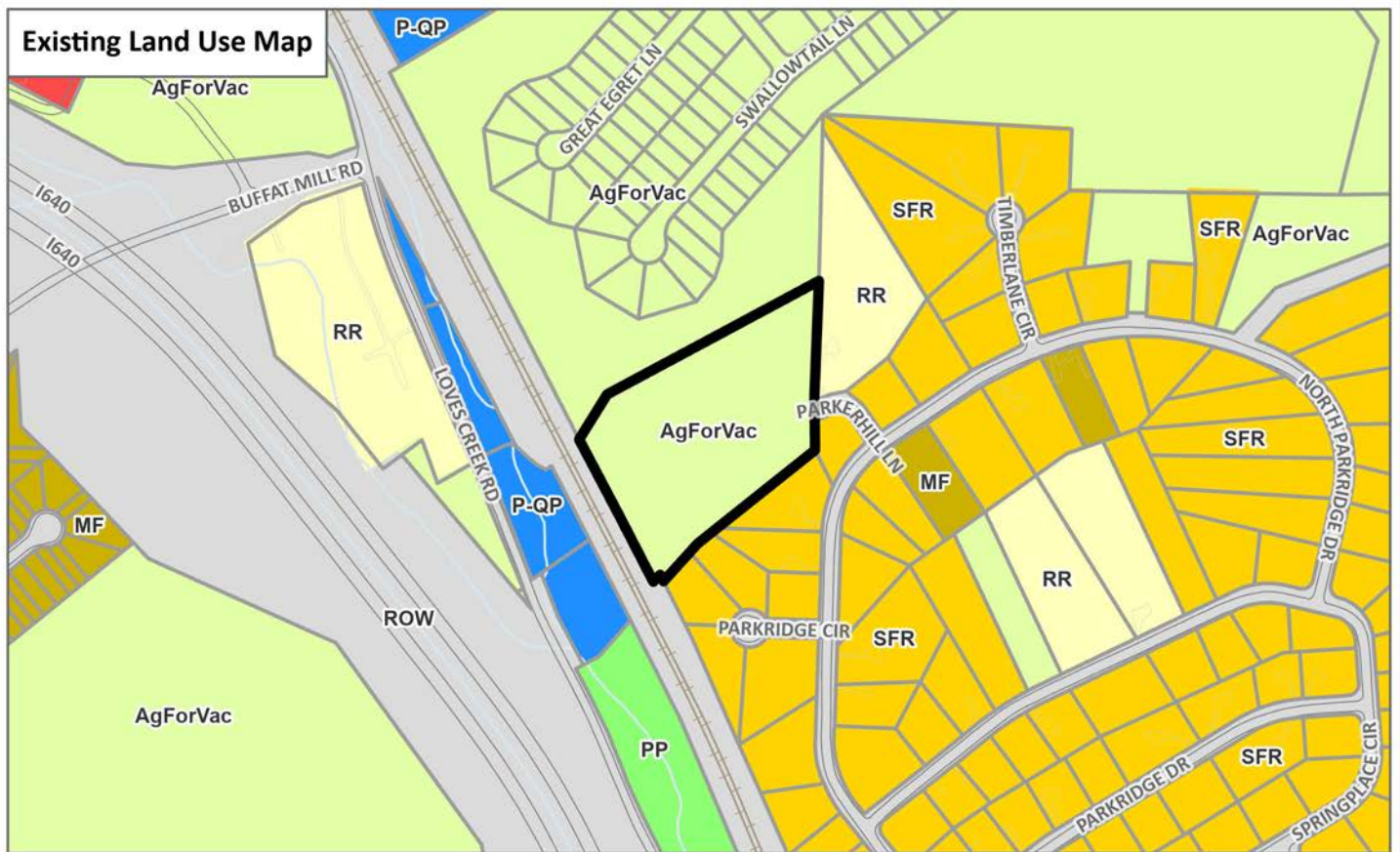
12-F-24-RZ



Case boundary



Existing Land Use Map

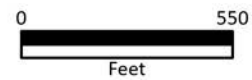


CONTEXTUAL MAPS 3

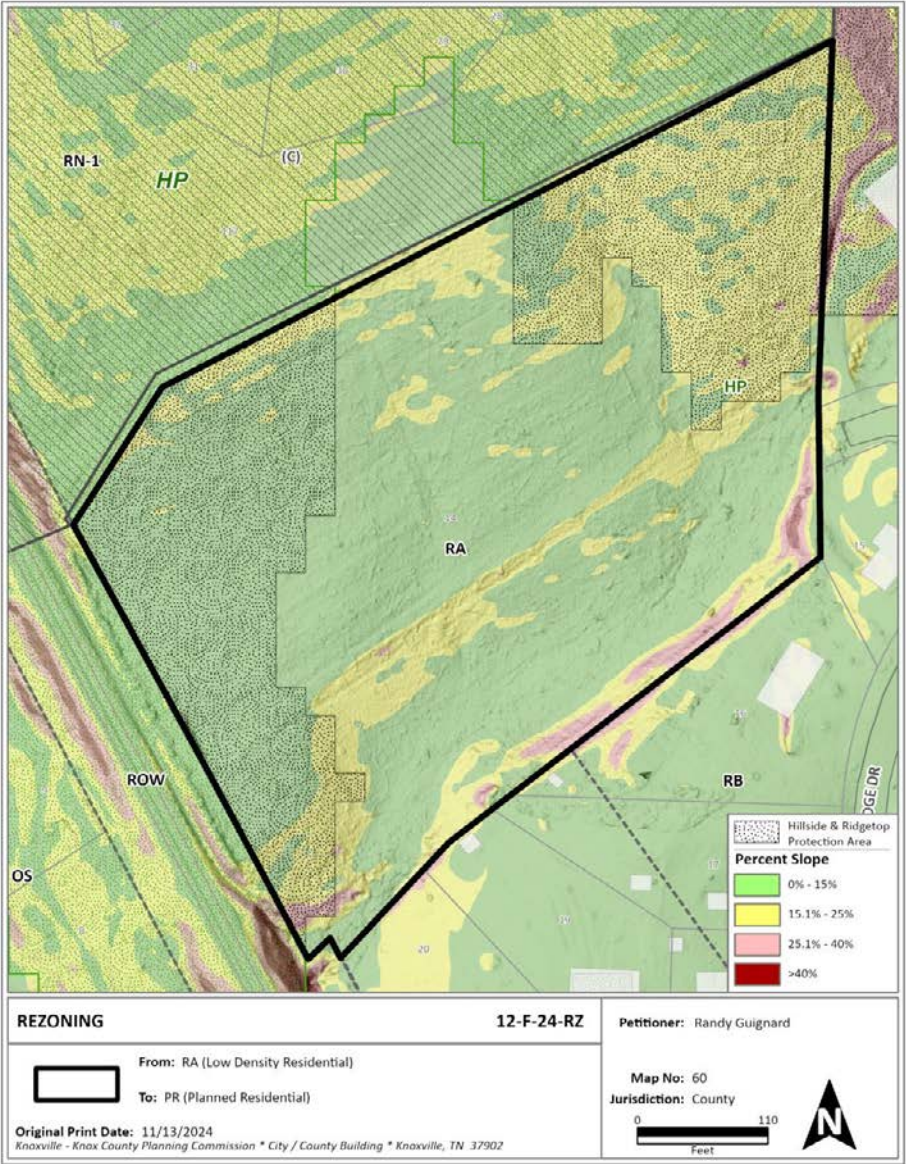
12-F-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.424		
Non-Hillside	3.688	N/A	
0-15% Slope	1.572	100%	1.572
15-25% Slope	1.134	50%	0.567
25-40% Slope	0.028	20%	0.006
Greater than 40% Slope	0.001	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	2.736	Recommended disturbance budget within HP Area (acres)	2.145
		Percent of HP Area	78.4%





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Randy Guignard

Applicant Name

Affiliation

10/28/2024

Date Filed

12/12/2024

Meeting Date (if applicable)

12-F-24-RZ

File Number(s)

CORRESPONDENCE

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

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Surveyor ☐ Engineer ☐ Architect

Randy Guignard Cafe International LLC

Name / Company

5408 Fountaingate Rd Knoxville TN 37918

Address

865-244-8050 / randy@thepreservesllc.com

Phone / Email

CURRENT PROPERTY INFO

Randy Guignard Cafe International LLC

Owner Name (if different)

5408 Fountaingate Rd Knoxville TN 37918

Owner Address

865-244-8050 / randy@thepres

Owner Phone / Email

0 PARKERHILL LN

Property Address

60 P C 014

Parcel ID

6.42 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District, Knoxville Utilities Boar

Water Provider

Yes

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 **PR (Planned Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

up to 3 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$971.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Randy Guignard

10/28/2024

Applicant Signature

Please Print

Date

Phone / Email

Randy Guignard Cafe International LLC

10/28/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP
 - ☐ PA
- ☒ Rezoning

Randy Guignard		Developer
Applicant Name		Affiliation
10/28/2024	12/12/2024	File Number(s) 12-F-24-RZ
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE

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☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Randy Guignard		Cafe International	
Name		Company	
5408 FOUNTAINGATE RD	Knoxville	TN	37918
Address	City	State	ZIP
865-244-8050	randy@thepreservesllc.com		
Phone	Email		

CURRENT PROPERTY INFO

Cafe International	5408 Fountain Gate	865-244-8050
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 PARKERHILL LN	060PC014	
Property Address	Parcel ID	
KUB	KUB	Yes
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

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JULY 2024

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

☒ Zoning Change **PR**
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

3 du per ac

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total \$971.00
Fee 2	
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Randy Guignard
Applicant Signature

Randy Guignard / owner

Print Name / Affiliation

10/28/2024

Date

865-244-8050

Phone Number

randy@thepreservesllc.com

Email

Randy Guignard
Property Owner Signature

Randy Guignard

Please Print

10/28/2024, SG

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

~~11/25/2024~~

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Randy Guignard

Randy Guignard

10/28/2024

Applicant Signature

Applicant Name

Date

12-F-24-RZ

FILE NUMBER