

REZONING REPORT

► **FILE #:** 2-C-25-RZ

AGENDA ITEM #: 11

AGENDA DATE: 2/13/2025

► **APPLICANT:** RANDY GUIGNARD

OWNER(S): Café International LLC

TAX ID NUMBER: 48 070

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 RIFLE RANGE DR

► **LOCATION:** North side of Rifle Range Rd, east of Magnum Ln

► **APPX. SIZE OF TRACT:** 5.72 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rifle Range Drive, a minor arterial road with 20 ft of pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District, Knoxville Utilities Board

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **PRESENT ZONING:** PR (Planned Residential) up to 5 du/ac

► **ZONING REQUESTED:** PR (Planned Residential) up to 10 du/ac

► **EXISTING LAND USE:** Rural Residential

EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: In 2022 the property was rezoned from A to PR up to 5 du/ac (4-N-22-RZ). In 1994 a rezoning request from A to RB was denied (1-G-94-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural), RB (General Residential)

South: Rural residential - RA (Low Density Residential)

East: Rural residential, multifamily residential - PR (Planned Residential) up to 5 du/ac, RB (General Residential)

West: Single family residential - A (Agricultural), PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: This is a residential area comprised of detached single family homes and multifamily homes, and there are mobile home neighborhoods from the 1980s to the east. The forested slopes of Black Oak Ridge are to the south, and Hines Branch runs through the north of the property.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 10 du/ac because it provides a transition of residential intensity that is consistent with the Comprehensive 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. This property is located between the Logan's Landing single-family subdivision to the west and the established Woodvale Mobile Home Park to the east. The requested PR (Planned Residential) zoning at a density of 10 du/ac provides a transition of land use intensity from PR zoning at a density of 5 du/ac to RB (General Residential) zoning moving west to east.
2. Rifle Range Drive saw a significant increase in residential development in 2003, when the Logan's Landing subdivision was built along with the Logan's Landing and Sunview Estates townhouse developments. In recent years there has been a marked population increase in the Knox County area, coinciding with an increase in demand for a variety of housing options. The requested zone and density is compatible with existing residential development. It would enable a range of housing forms to meet local demand in an area with amenities such as the commercial corridor along Maynardville Pike.

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

1. The purpose of the PR zone is to provide optional methods of development that encourage innovative solutions to environmental design problems. Residential density can be clustered in the more optimal portions of a property to preserve more environmentally sensitive areas.
2. While not in the Hillside Protection area, the rear of the subject property includes some steep, wooded slopes leading down to Hines Branch Creek. The PR zone would enable development that conserves existing vegetation along the rear to protect this tributary to Beaver Creek, which is a Knox County Blueway Trail for kayaking and paddling. Conditions on the subject property are aligned with the intent of the PR zone.

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 Rifle Range Drive intersection with Maynardville Pike nearby to the east may experience some longer queues due to the absence of a turn lane at that light. That may become a necessary capital improvement if residential intensity continues to increase along the Rifle Range Drive corridor.

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 PR zone at 10 du/ac is partially related to the SMR (Suburban Mixed Residential) place type. It meets the additional criteria for a partially related zone by being compatible with adjacent zoning districts.
2. The SMR place type is intended to provide for a mix of housing that includes duplexes, multiplexes and townhomes that have the scale of a single-family home. This intent is aligned with the requested increase in PR density from 5 to 10 du/ac.
3. This rezoning request to increase residential density is consistent with Implementation Policy 5 in the Comprehensive Plan to create neighborhoods with a variety of housing types and amenities in close proximity. It is also aligned with Implementation Policy 6 to promote attainable housing that meets the needs of current and future residents.
4. The property is located within the Planned Growth Area of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development with a wide range of housing choices.

ESTIMATED TRAFFIC IMPACT: 576 (average daily vehicle trips)

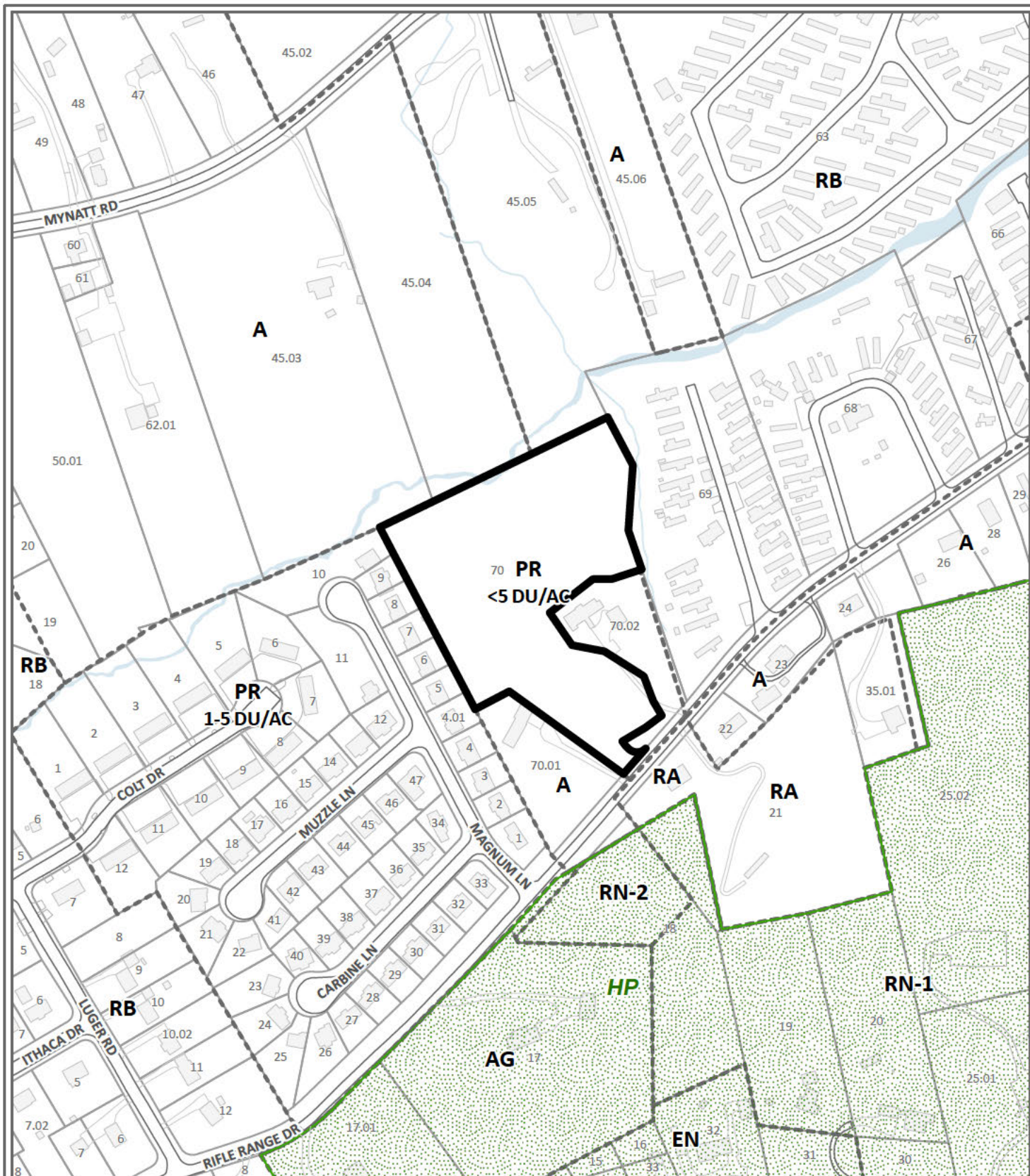
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (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 3/24/2025. 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

2-C-25-RZ

Petitioner: Randy Guignard



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

To: RB (General Residential)

Original Print Date: 1/3/2025

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

Map No: 48

Jurisdiction: County

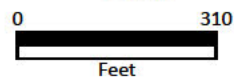
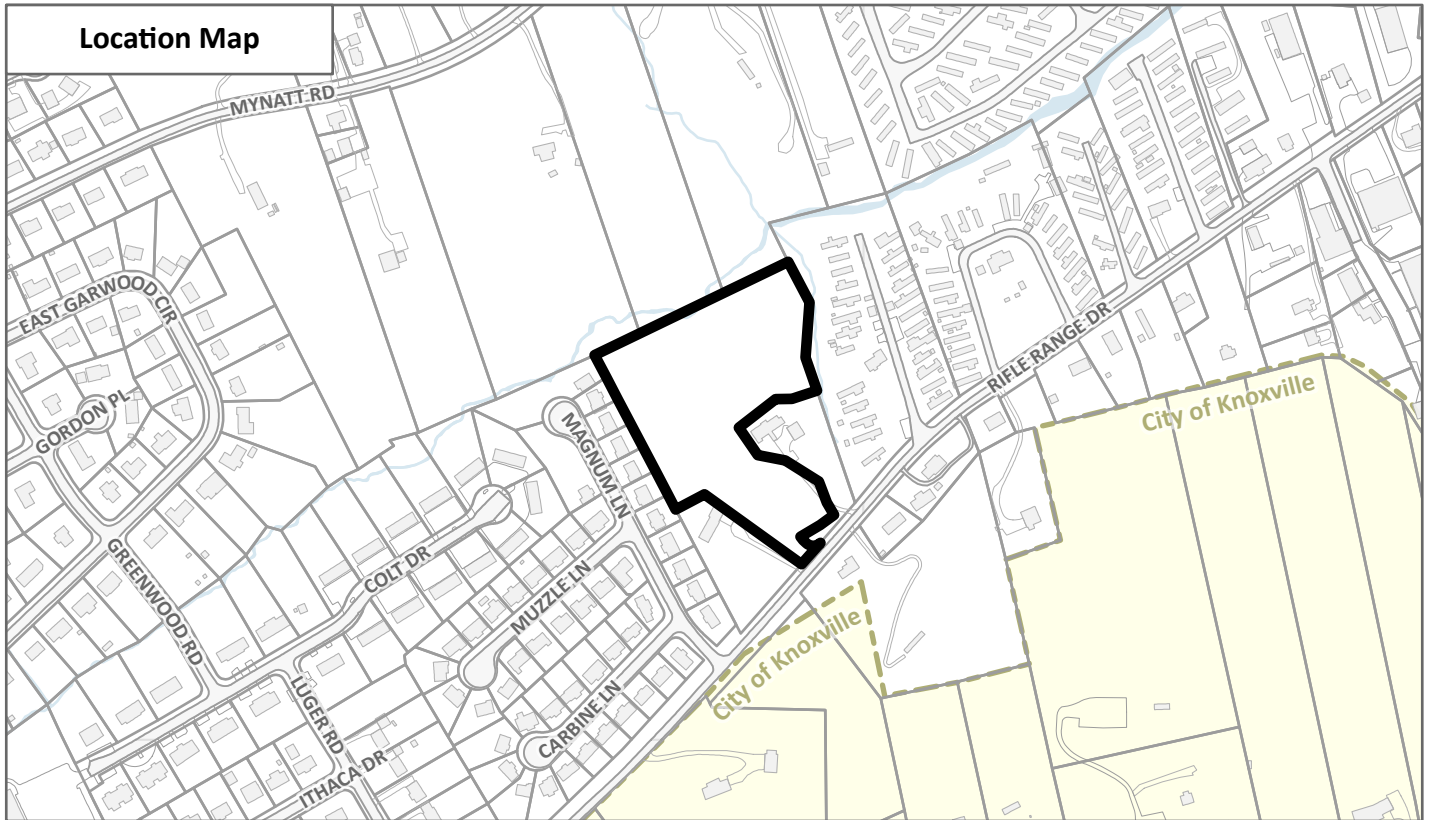


Exhibit A. Contextual Images

Location Map



Aerial Map

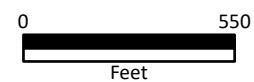


CONTEXTUAL MAPS 1

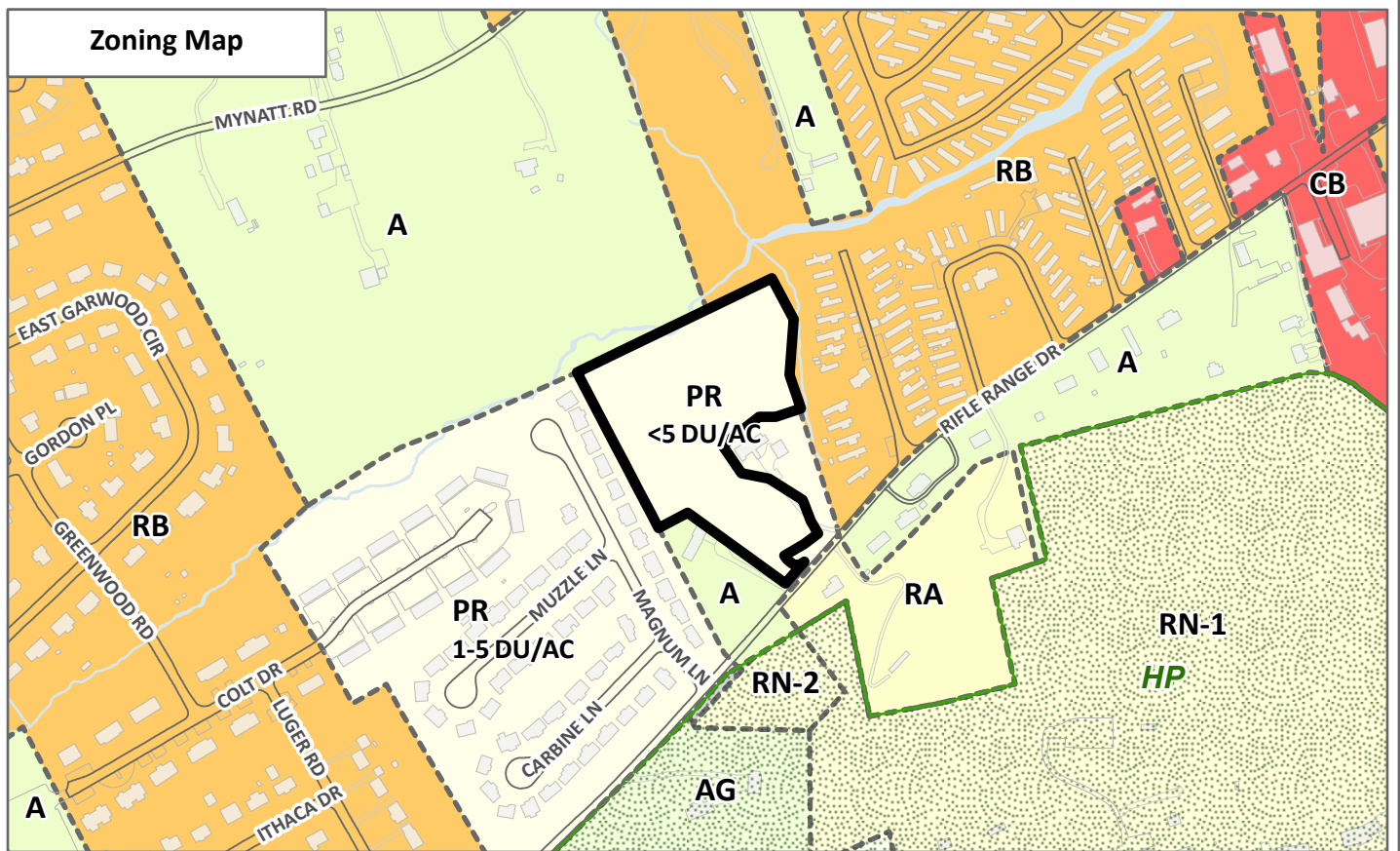
2-C-25-RZ



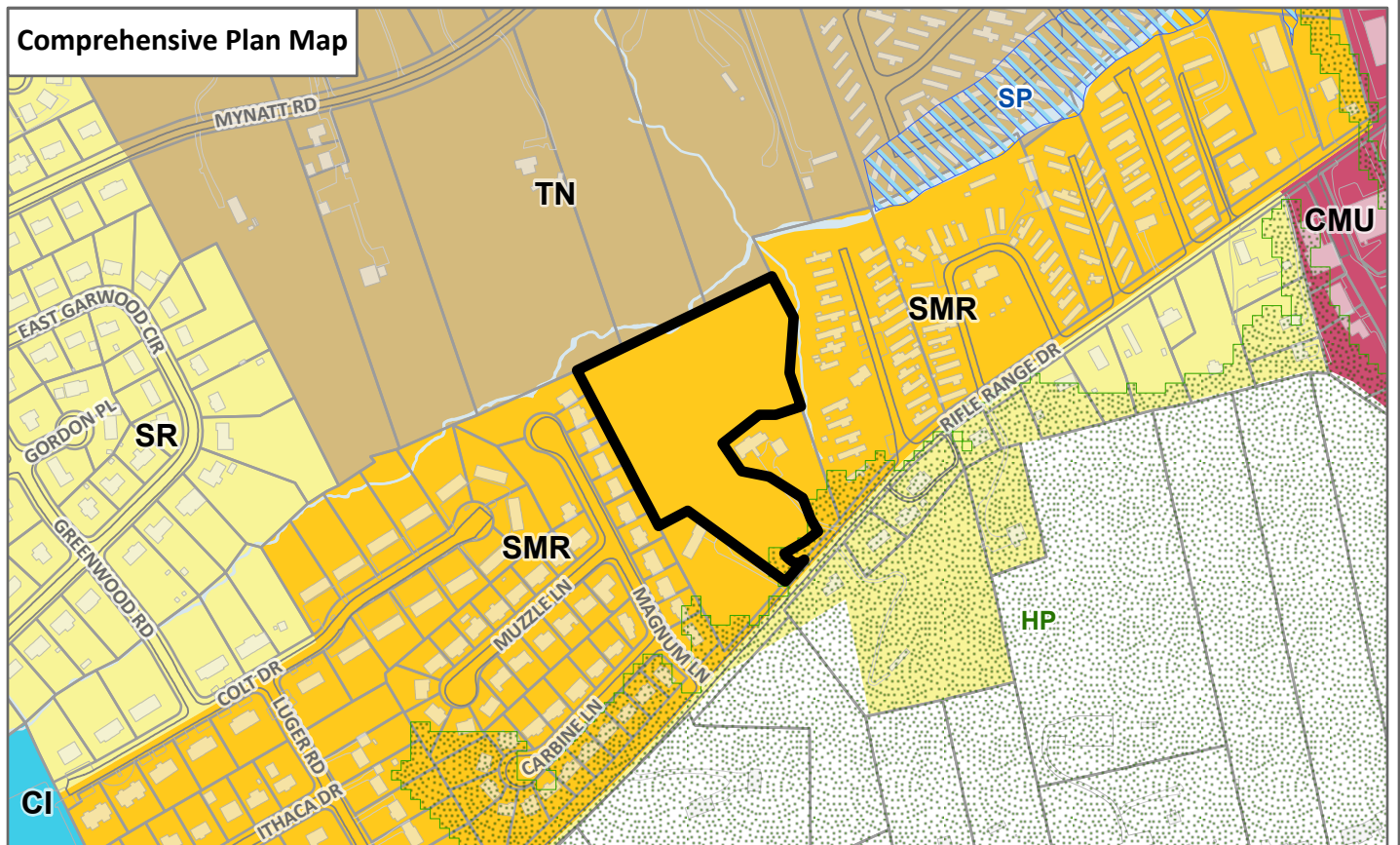
Case boundary



Zoning Map



Comprehensive Plan Map

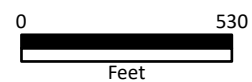


CONTEXTUAL MAPS 2

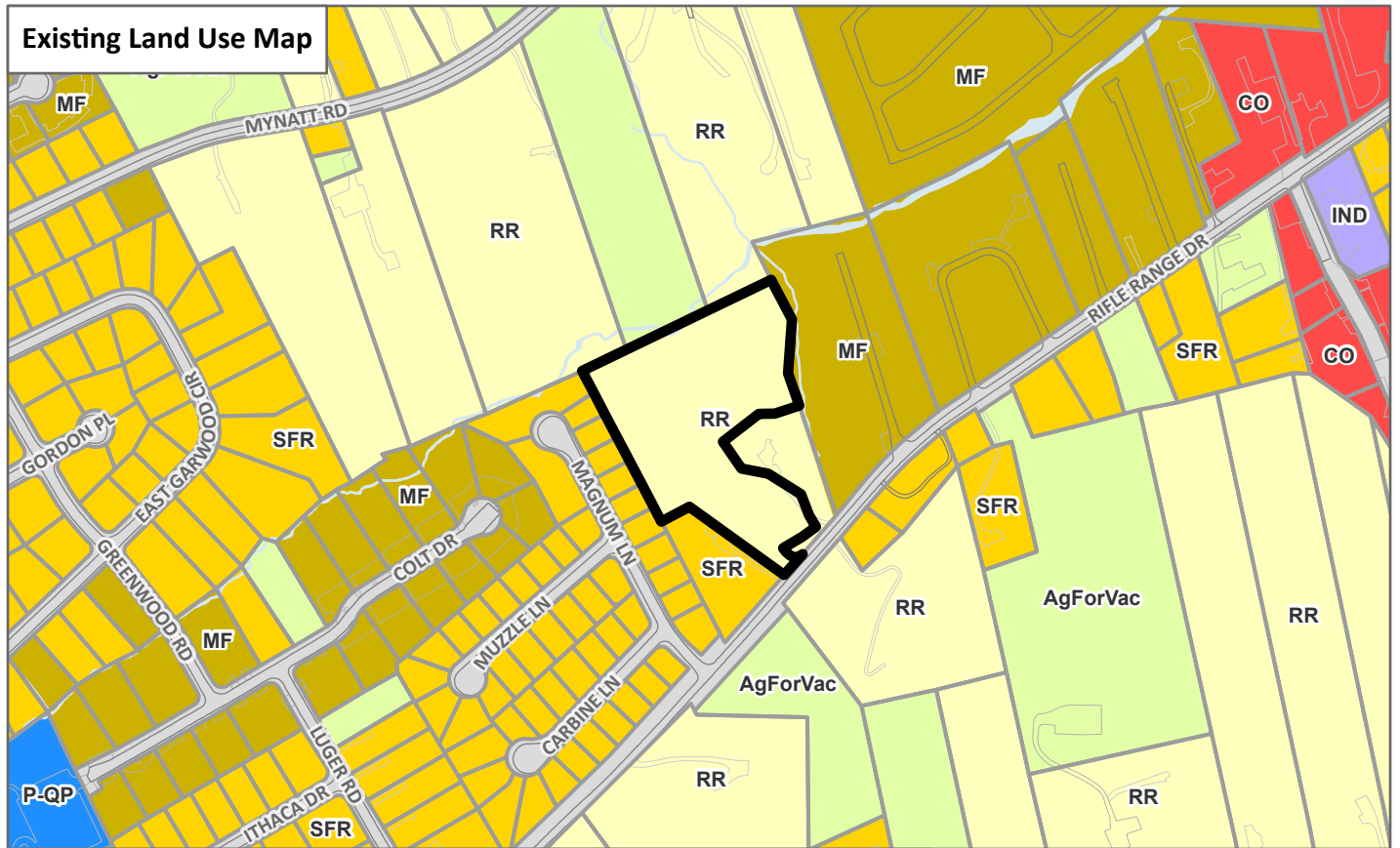
2-C-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

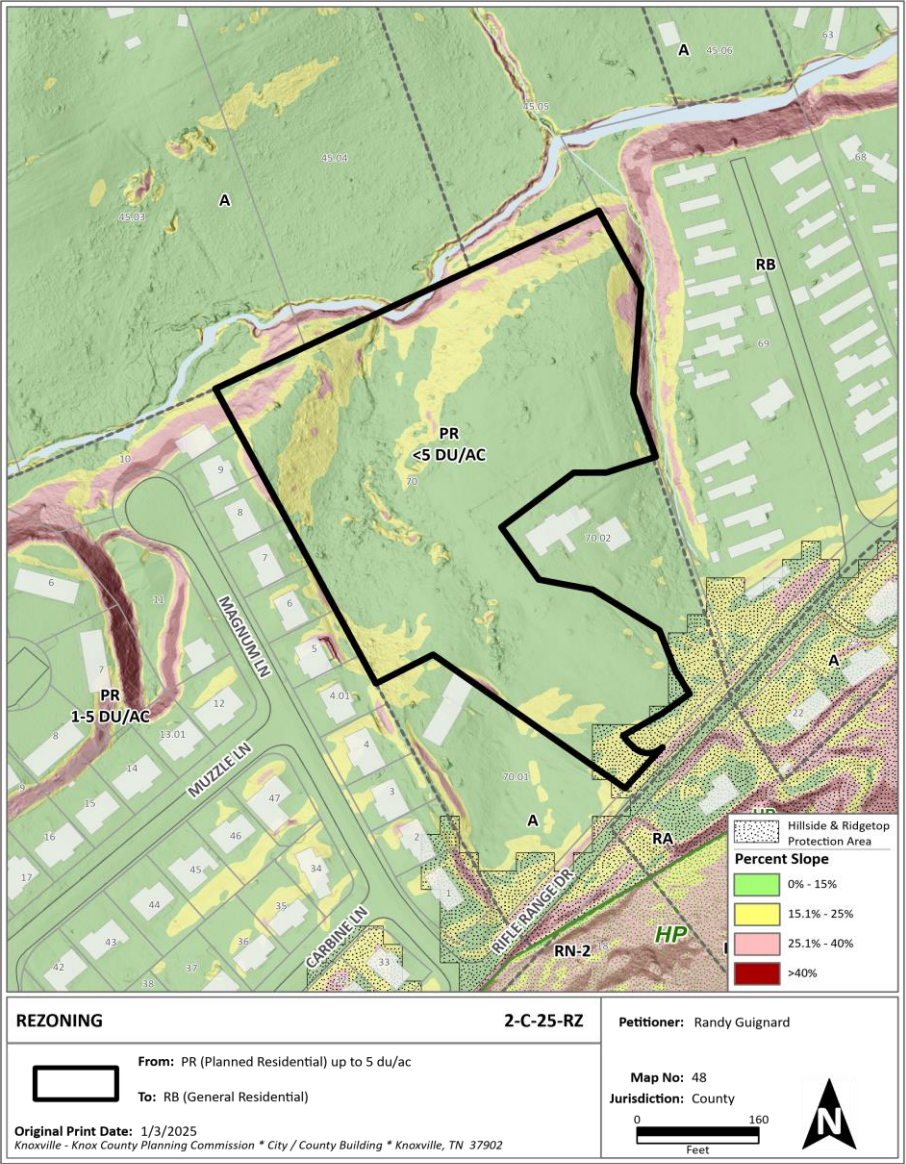
2-C-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.72		
Non-Hillside	5.59	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.08	50%	0.04
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.1	Recommended disturbance budget within HP Area (acres)	0.1
		Percent of HP Area	68.8%





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

owner/developer

Applicant Name	Affiliation
12-23-2025	Feb. 13 2025
Date Filed	Meeting Date (if applicable)
File Number(s)	
2-C-25-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		The Preserves LLC	
Name	Company		
2800 Hoitt Ave.	Knoxville	Tn.	37917
Address	City	State	ZIP
865 244 8050			
Phone	Email		

CURRENT PROPERTY INFO

Cafe interntional LLC	5408 Fountain Gate	865 244 8050
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Riflr range Rd.	048 070	
Property Address	Parcel ID	
Hallsdale Powell	Hallsdale Powell	N
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT Sign and return the **Public Notice & 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 ☐ 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

RB

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

10

4-B-23-DP

4-N-22-RZ

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

Fee 2

\$936.00

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.

Applicant Signature

Randy Guignard

Print Name / Affiliation

12-23-2025

Date

865 244 8050

Phone Number

Email

Randy Guignard

12/23/2024, SG

Property Owner Signature

Please Print

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.

~~January 14,~~ ^{31st} **January 14, 2025**

February 14, 2025

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

Digitally signed by Randy Guignard
Date: 2024.12.23 13:16:20 -05'00'

Randy Guignard

12-23-2025

Applicant Signature

Applicant Name

Date

2-C-25-RZ

FILE NUMBER