

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-C-25-RZ **Related File Number:**
Application Filed: 12/23/2024 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: North side of Rifle Range Rd, east of Magnum Ln
Other Parcel Info.:
Tax ID Number: 48 070 **Jurisdiction:** County
Size of Tract: 5.72 acres
Accessibility: Access is via Rifle Range Drive, a minor arterial road with 20 ft of pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P
Growth Policy Plan: Planned Growth Area
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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 RIFLE RANGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) up to 10 du/ac
Previous Requests:
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).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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 going 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.

Action: Approved **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: 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.

Date of Approval: 2/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/24/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**