

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-K-22-RZ                      **Related File Number:**  
**Application Filed:** 10/24/2022              **Date of Revision:**  
**Applicant:** CAFE INTERNATIONAL LLC

## PROPERTY INFORMATION

**General Location:** South side of Rifle Range Dr, west of Maynardville Pk  
**Other Parcel Info.:**  
**Tax ID Number:** 48 K A 018                      **Jurisdiction:** City  
**Size of Tract:** 2.85 acres  
**Accessibility:** Access is via Rifle Range Drive, a minor arterial street with a 20-ft pavement width within an 88-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is comprised forested hillside with detached single family and multifamily properties as well as mobile home parks.

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

**Street:** 2990 RIFLE RANGE DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** 6-EE-93-RZ: A to R-1; 11-I-98-RZ: R-1 to R-1A (withdrawn); 5-A-02-RZ: R-1 to R-1A

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)  
**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 RN-2 (Single-Family Residential Neighborhood) zoning for a portion of parcel 048KA018 as shown in Exhibit B because it is consistent with the sector plan, topographic conditions and surrounding development. HP (Hillside Protection Overlay) zoning will remain for the entire parcel.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, 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. <<<FIX THIS SECTION>>> ACCIDENTALLY TYPED OVER.

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

- 1. The RN-2 district is intended to accommodate low density single family development on relatively small lots. Duplexes may be allowed through special use approval.
- 2. The dimensional standards for RN-2 are similar to the lot sizes in the Logans Landing subdivision across the street from the subject property.

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 subject property is forested and located along the Black Oak Ridge. All of the property is within the Hillside Protection (HP) area, and most of the site is sloped greater than 25%. The recommended disturbance budget is approximately 1/4 of the total site. HP area regulations will support mitigation of potential stormwater and erosion issues.
- 2. With consideration for the steep slopes and the sparse development pattern along the ridge, staff recommends the more intensive RN-2 zoning district be granted only for the portion of the property that is within a 240-ft distance from the front property line, as shown in Exhibit B. This area relates to the 1240 contour line and prior disturbance that occurred before the HP Overlay zone was adopted. The 240-ft distance is intended to provide a clear zoning district limit that can be interpreted according to guidance described in Article 3.2.B.3 of the zoning code. This boundary reflects the existing residential development accessing Rifle Range Dr, which generally does not surpass the 1240 contour line.

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. A partial rezoning to the RN-2 district is consistent with the North City Sector Plan's LDR (Low Density Residential) land use designation.
- 2. RN-2 zoning at this location is not in conflict with any other adopted plans or policies.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve RN-2 (Single-Family Residential Neighborhood) zoning for a portion of parcel 048KA018 as shown in Exhibit B because it is consistent with the sector plan, topographic conditions and surrounding development. HP (Hillside Protection Overlay) zoning will remain for the entire parcel.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 1/10/2023

**Date of Legislative Action, Second Reading:** 1/24/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-29-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**