

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-B-25-DP Related File Number:

Application Filed: 3/17/2025 Date of Revision:

Applicant: CAFE INTERNATIONAL LLC C/O RANDY GUIANARD

PROPERTY INFORMATION

General Location: East side of Ridgeview Rd, north of Booher Rd

Other Parcel Info.:

Tax ID Number: 21 159 (PART OF) Jurisdiction: County

Size of Tract: 1 acres

Accessibility: Access is via Ridgeview Road, a minor collector on the northeast segment relative to this property and a minor arterial on the southeast segment, that has a pavement width that varies from 17 ft to 21 ft within a right-of-way width that varies from 40 ft to 64 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: One single family lot Density: 0.067 du/ac

Planning Sector: Northeast County Plan Designation: RL (Rural Living), HP (Hillside Ridgeline Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: This is a single family residential area with large 1+ acre lots interspersed with forested slopes and pastures.

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

Street: 7600 RIDGEVIEW RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: In 2022 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (7-K-22-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: Whitney Warner
Staff Recomm. (Abbr.): Approve the development plan for 1 single family house, subject to 3 conditions.
Staff Recomm. (Full): 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

Comments: With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.
This proposal is to subdivide the 15.03-acre property on Ridgeview Rd and Fairview Rd to create a 1-acre lot that currently accommodates a single family house.

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 2 du/ac:
A. The PR zone allows single family houses 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. The lot is a part of a 15.03-acre PR (Planned Residential) zoning district. The proposed density is 0.067 du/ac, which is in conformance with the approved density of 2 du/ac.
C. The peripheral boundary in the PR zone applies to all exterior roads. The existing house and shed lie in the 35 ft peripheral boundary. This subdivision plan does not increase the non-conforming status of the existing structures.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family residence and the proposed lot size are similar to the other single-family residences in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as RL (Rural Living). Rural Living place types are appropriate for single family residences on a wide range of lot sizes. The 1-acre lot meets the A (Agricultural) minimum lot size, the predominant zoning in rural areas.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Rural Area of the Growth Policy Plan, adjacent to the Planned Growth area. The PR zone up to 2 du/ac is consistent with residential development in the rural area.

Action: Approved with Conditions Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the development plan for 1 single family house, subject to 3 conditions.

Date of Approval:5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

Date of Legislative Action:

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: