

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-K-22-RZ                      Related File Number: 7-E-22-SP  
Application Filed: 5/27/2022              Date of Revision:  
Applicant: RANDY GUIGNARD

## PROPERTY INFORMATION

General Location: East of Ridgeview Rd., north of Booher Rd.  
Other Parcel Info.:  
Tax ID Number: 21 159                      Jurisdiction: County  
Size of Tract: 15.03 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density: 2 du/ac  
Sector Plan: Northeast County              Sector Plan Designation: AG & HP  
Growth Policy Plan: Rural Area  
Neighborhood Context:

## 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: A (Agricultural)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) & HP (Hillside Protection)  
Requested Plan Category: RR (Rural Residential) & HP (Hillside Protection)

**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zone up to 2 du/ac because it is consistent with the surrounding area.

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 area has continued to see residential growth, particularly with the establishment of new schools in the Gibbs Community.
- 2. Road improvements in the community have also occurred, particularly within the Harbinson Crossroads Mixed Use Special District, as noted in the Northeast County Sector Plan.

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

- 1. The PR zone is intended to provide for optional methods of land development that encourage more imaginative solutions to environmental design problems. This property is bisected by a high voltage electrical utility easement and the site is mostly forested and there are some closed depressions on the site that may indicate the presence of sinkholes.

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 PR zone district will require review of development plan to help alleviate potential impacts that could arise from additional residential development in this area.

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. The proposed amendment is consistent with the recommended RR (Rural Residential) sector plan amendment.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zone up to 2 du/ac because it is consistent with the surrounding area.

Date of Approval:

8/11/2022

Date of Denial:

Postponements: 7/14/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

9/26/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**