REZONING REPORT

FILE #: 12-D-20-RZ

APPLICANT: RANDY GUIGNARD
OWNER(S): Café International, Inc.

TAX ID NUMBER: 59 P A 003, 00204 & 00203
JURISDICTION: City Council District 4
STREET ADDRESS: 3107 3117, & 3123 Greenway Dr.

LOCATION: North side of Greenway Dr., northeast of Josephine Rd.

APPX. SIZE OF TRACT: 5.5 acres
SECTOR PLAN: North City
GROWTH POLICY PLAN: Within City limits
ACCESSIBILITY: Greenway Drive is a major collector with a 19-ft pavement width inside a 40-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Whites Creek

PRESENT ZONING: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts

ZONING REQUESTED: RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) Districts

EXISTING LAND USE: Single family residential and vacant land

EXTENSION OF ZONE: No
HISTORY OF ZONING: None noted for this property
SURROUNDING LAND USE AND ZONING:

North: Public-quasi public land - OS (Open Space) and HP (Hillside Protection Overlay) Districts
South: Single family residential - RN-1 (Single Family Residential Neighborhood) District
East: Agricultural/forestry/vacant - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts
West: Single family residential - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

NEIGHBORHOOD CONTEXT: Greenway Drive is bordered by large-lot (1 acre and greater) single family detached residential on the north and by a mix of large and small-lot (down to 1/4 acre) single family residential on the south.

STAFF RECOMMENDATION:

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and would not cause adverse impacts.

Removal of the HP (Hillside Protection Overlay) District is not part of this request and the HP zoning would be
REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 GENERALLY:
1. There is an increased need for small-scale housing. The proposed rezoning would create an opportunity for this need to be met.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RN-2 (General Residential Neighborhood) District is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. RN-2 allows similar uses to RN-1, but can result in a higher density due to the smaller minimum lot size. RN-1 has a minimum lot size of 10,000 square feet, while RN-2 allows a 5,000 square foot lot.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. The property directly across the street was just rezoned to RN-2 in November (Case 10-G-20-RZ). No adverse impacts are anticipated from additional RN-2 zoning in this area.
2. Plans to subdivide this property into multiple smaller lots per the RN-2 zoning could potentially result in multiple access points located close together across this stretch of land. The applicant has stated that his site plan will feature shared driveways and few access points on Greenway Drive. This cannot be a condition for the rezoning, but it is staff’s recommendation to require shared driveways or some other mechanism to limit the access points as a condition of site plan approval with the City of Knoxville.
3. When more than 6 lots is created, the development is considered a major subdivision and requires concept plan review by planning staff.

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 North City Sector Plan’s current LDR (Low Density Residential) designation supports RN-2 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/12/2021 and 1/26/2021. If denied, Knoxville-Knox County Planning Commission’s action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.
12-D-20-RZ
EXHIBIT A. Contextual Images
Development Request

Development
- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

Subdivision
- Concept Plan
- Final Plat
- Plan Amendment
- SP
- OYP
- Rezoning

Applicant Name: Randy Guignard
Date Filed: 10-29-20
Meeting Date (if applicable): December 10, 2020
Affiliation: Owner
File Number(s): 12-D-20-RZ

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name: Randy Guignard
Company: Cafe' International LLC
Address: 5408 Fountain Gate Rd
City: Knoxville
State: TN
ZIP: 37918
Phone: 865-244-8050
Email: randy@fourseasonscoasp.com

CURRENT PROPERTY INFO

Owner Name (if different): Cafe' International LLC
Owner Address: 5408 Fountain Gate Rd
Owner Phone: 059 PA 0034 0.9 ac

Property Address: 3107 / 3117 / 3123 Greenway Dr.
Parcel ID: 059 PA 00 204 8 ac

STAFF USE ONLY

Before Recode - 3117 and 3123 were in a denser zone 5.5 ac.

Owner Name (if different): Cafe' International LLC
Owner Address: 5408 Fountain Gate Rd
Owner Phone: 059 PA 00 203 17 ac

Property Address: 3107 / 3117 / 3123 Greenway Dr.
Parcel ID: 059 PA 00 204 8 ac

General Location: Greenway Drs, NE of Josephine Rd
Tract Size: 5.5 ac
Jurisdiction (specify district above): City
Zoning District: Bn-1 / HP
Planning Sector: N/A
Sector Plan Land Use Classification: LDR
Growth Policy Plan Designation: N/A
Existing Land Use: BR / vacant
Septic (Y/N): N/A
Sewer Provider: N/A
Water Provider: N/A
DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
  - Residential
  - Non-Residential
Home Occupation (specify)
Other (specify)

SUBDIVISION REQUEST

- Proposed Subdivision Name
- Related Rezoning File Number
- Unit / Phase Number
- Combine Parcels
- Divide Parcel
  - Total Number of Lots Created
- Other (specify)
- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change (RN-2)
  - Proposed Zoning
- Related Plat File Number
- Plan Amendment Change
  - Proposed Plan Designation(s)
- Proposed Density (units/acre)
- Previous Rezoning Requests
- Other (specify)

STAFF USE ONLY

PLAT TYPE
- Staff Review
- Planning Commission

ATTACHMENTS
- Property Owners / Option Holders
- Variance Request

ADDITIONAL REQUIREMENTS
- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Authorization

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature: [Signature]
Phone Number: 865-244-8050
Email: roady@fourspoonscorp.com

Staff Signature: [Signature]
Staff Number: 865-244-8050
Email: Sherry.Michienzi@fourspoonscorp.com

Fee 1: $325.00
Fee 2: $525.00
Fee 3: $550.00
Total: $1,400.00

Date: 10-29-20
REQUIRED SIGN POSTING AGREEMENT
For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY
The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

<table>
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<tr>
<th>Nov. 24, 2020</th>
<th>Dec. 11, 2020</th>
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<td>(15 days before the Planning Commission meeting)</td>
<td>(the day after the Planning Commission meeting)</td>
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Signature: ____________________________
Printed Name: Randy Coignard
Phone: 565-244-8050 Email: randy.coignard@co.schoos.conn
Date: 1/18/20
File Number: 12-D-20-RZ