

# REZONING REPORT

► **FILE #:** 9-H-21-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 9/9/2021

► **APPLICANT:** MATTHEW BLACKMON / BLACKMON CONSTRUCTION SERVICES, INC.

OWNER(S): Lynn & Harold Whited

TAX ID NUMBER: 29 051

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4826 E. Emory Rd.

► **LOCATION:** Southeast side of E. Emory Road, due southwest of Thomas Lane

► **APPX. SIZE OF TRACT:** 1.66 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Road a Major Arterial road with a pavement width of 24-ft in a 70-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Single-family residential.

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, Planned Residential is located to the south-east.

HISTORY OF ZONING: None noted for this property.

SURROUNDING LAND USE AND ZONING: North: Single-family residential, multi-family residential, single-family residential - RA (Low density residential), A (Agricultural)

South: Single-family residential - A (Agricultural)

East: Single-family residential - PR (Planned residential)

West: Single-family residential - RA (Low density residential), PR (Planned residential)

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family and multi-family dwellings. There is a Church located adjacent to the south of the property along E. Emory Road.

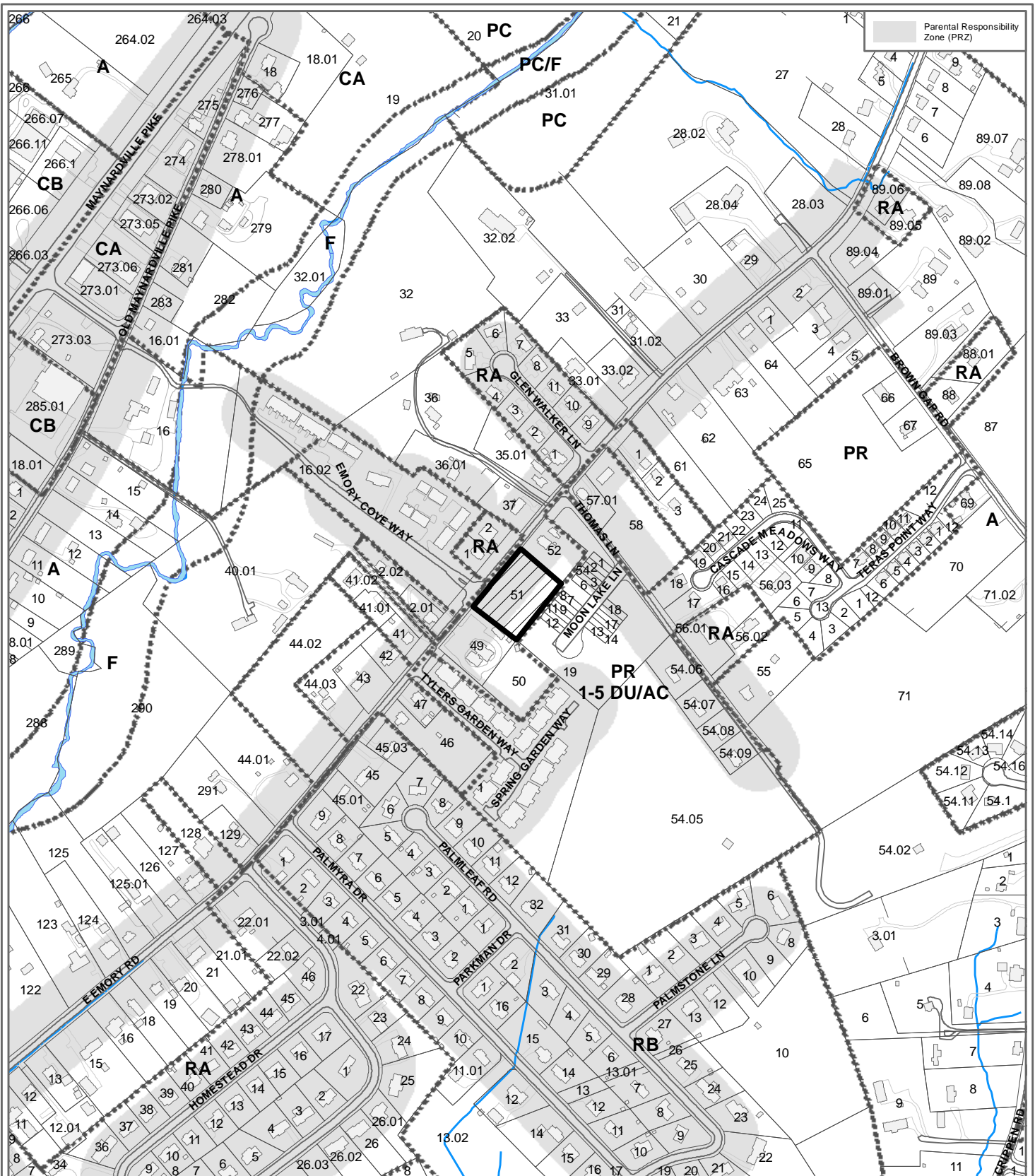
## STAFF RECOMMENDATION:

► Applicant requested withdrawal of the application on August 6, 2021.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to for action on . If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have to appeal a Planning Commission decision in the County.



### 9-H-21-RZ REZONING

From: A (Agricultural)

To: PR (Planned Residential)



Original Print Date: 8/4/2021  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Blackmon / Blackmon  
Construction Services, Inc.,  
Matthew

Map No: 29

Jurisdiction: County

0 500  
Feet



Download and fill out this form at your convenience.  
Sign the application digitally (or print, sign, and scan).

Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

Matthew Blackmon / Blackmon Construction Services, Inc.

Applicant Name

07/26/2021

09/09/2021

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

9-H-21-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  
Matthew Blackmon Blackmon Construction Services, Inc.

Name

7303 Emory pointe Ln.

Company

Knoxville

TN

37918

Address

865-803-3610

City

blackmonconstructioninc@gmail.com

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

Lynn & Harold Whited

PO Box 422 Andersonville TN 37705

Owner Name (if different)

4826 E. Emory Road

Owner Address

029 051

Owner Phone

Property Address

Hallsdale Powell

Parcel ID

Hallsdale Powell

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Southeast side of E Emory Rd, due Southwest of Thomas Lane

1.66 ac.

General Location

Tract Size

☐ City ☒ County

7th

District

A

Zoning District

SFR

Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number \_\_\_\_\_

**ZONING REQUEST**☒ Zoning Change

PR 1-5 DU/AC

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number \_\_\_\_\_

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)

Fee 1

0324

\$600.00

Total

Fee 2

Fee 3

\$600.00

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

Applicant Signature

865-803-3610

Matthew Blackmon / Blackmon Construction Services, Inc.

07/26/2021

Please Print

Date

blackmonconstructioninc@gmail.com

Phone Number

Email

Marc Payne

7/26/2021 ak

Please Print

Date

Staff Signature