

REZONING REPORT

► **FILE #:** 7-N-22-RZ

AGENDA ITEM #: 21

AGENDA DATE: 7/14/2022

► **APPLICANT:** WALLY AKINS

OWNER(S): Isaac Reed Webb

TAX ID NUMBER: 78 08901

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7222 Old Blacks Ferry Ln.

► **LOCATION:** East side of Old Blacks Ferry Ln., north of W. Beaver Creek Dr., west of Weaver Rd.

► **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Old Blacks Ferry Lane, a local street with an 11-ft pavement width within a 34-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:** RA (Low Density Residential)

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

►

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - A (Agricultural)

South: Rural residential - A (Agricultural)

East: Single family residential - A (Agricultural)

West: Agricultural/forestry/vacant - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural residential area with farmland and single family detached homes. Beaver Creek is nearby to the north.

STAFF RECOMMENDATION:

► **Approve RA (Low Density Residential) zoning because it is consistent with the sector plan.**

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. The surrounding area has been transitioning from agricultural to low density residential uses since the late 1990s.

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

1. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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 proposed RA zoning is not anticipated to cause any adverse impacts and is consistent with the low-density residential character of the surrounding 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. RA zoning is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan.

2. The subject property is in the Planned Growth Area of the Growth Policy Plan.

3. The proposed rezoning is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/22/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

Exhibit A. 7-N-22-RZ Contextual Images

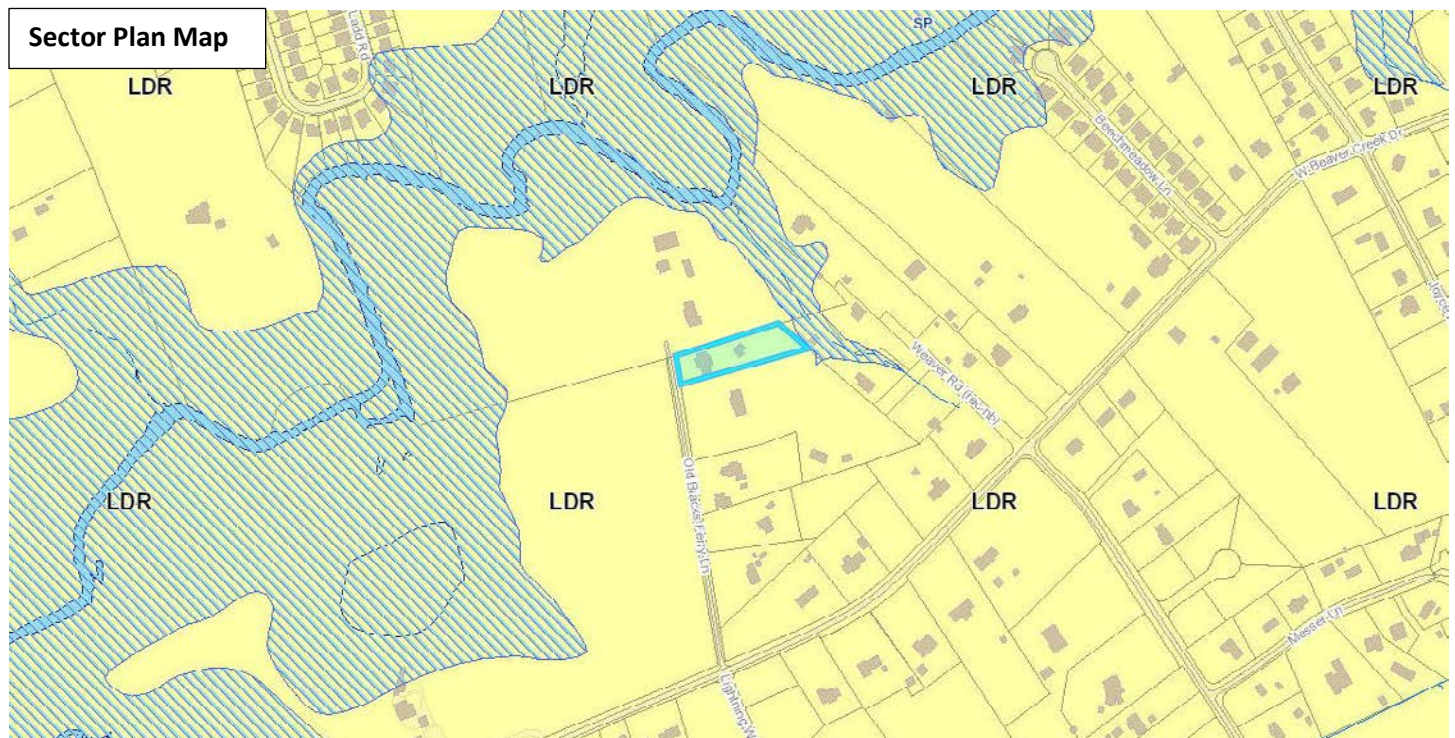
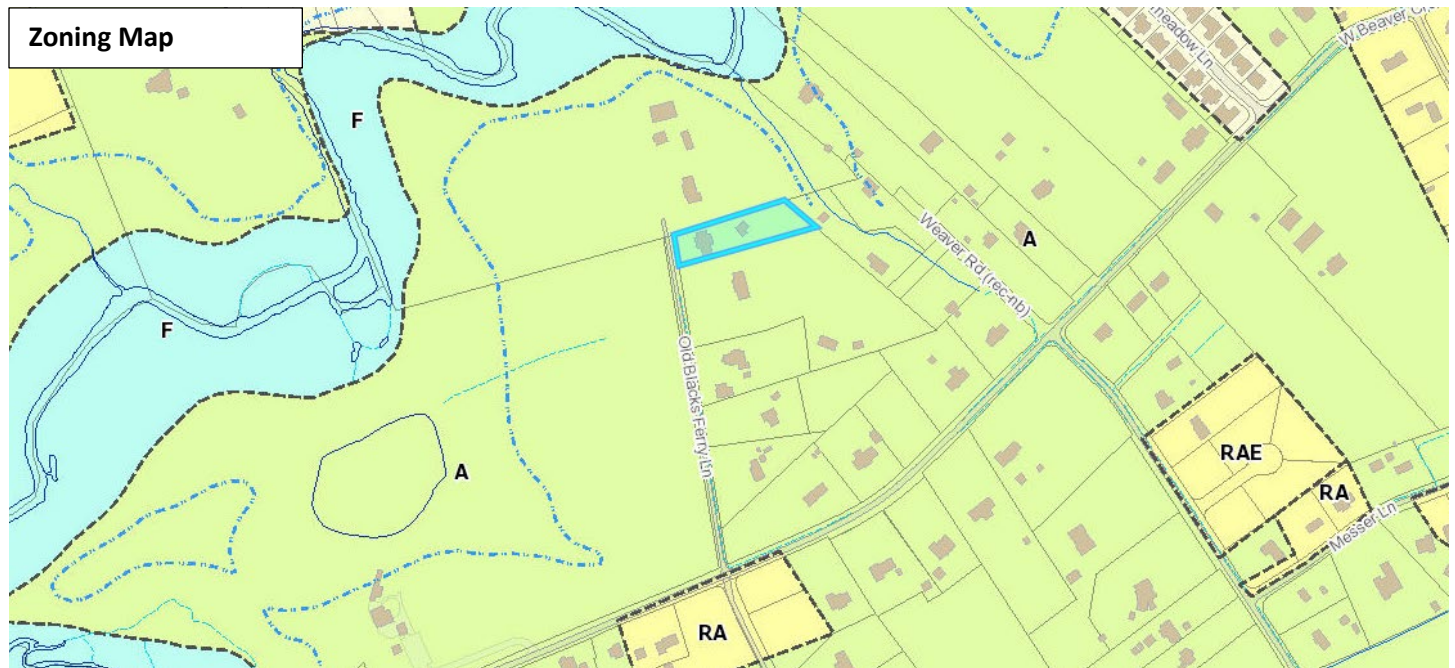
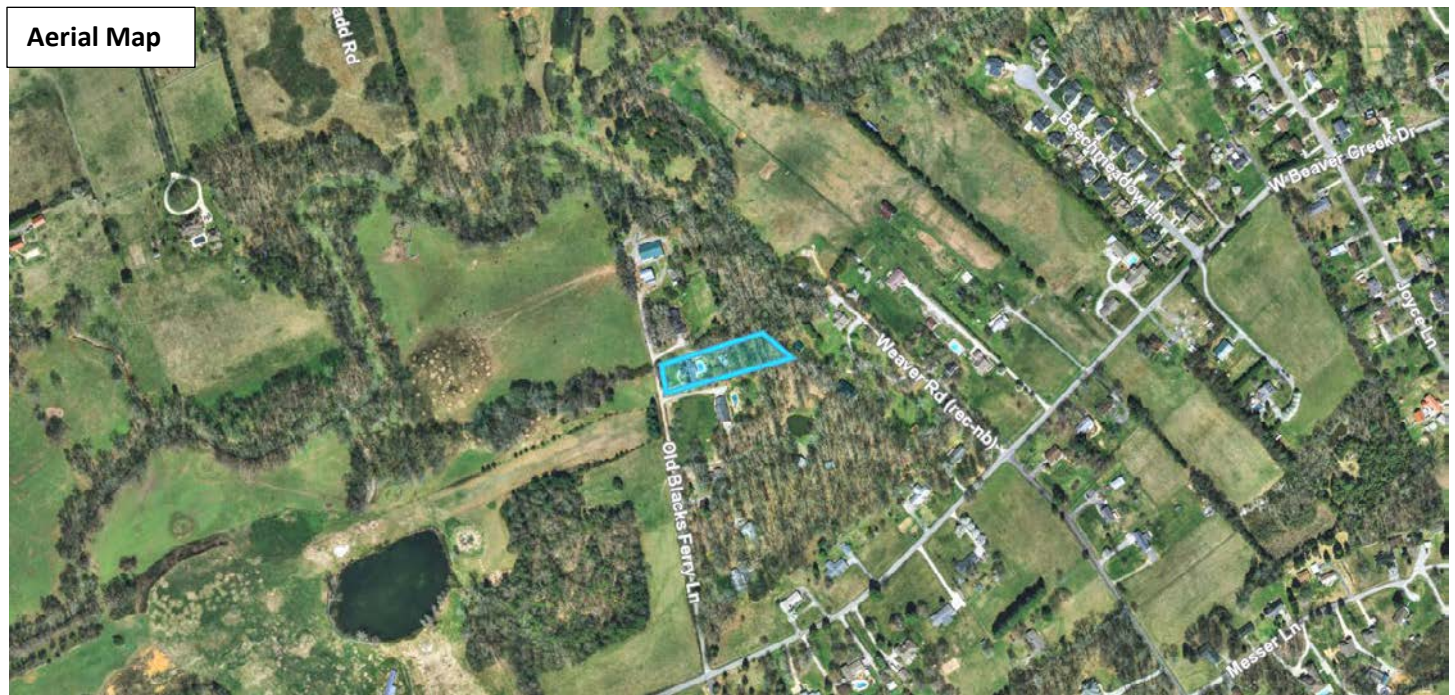


Exhibit A. 7-N-22-RZ Contextual Images





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

Wally Akins

son in law

Applicant Name

Affiliation

May 31

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-N-22-RZ

CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Wally Akins

self

Name

Company

151 Scenic View Lane

Lenoir City

Tn.

37771

Address

City

State

ZIP

423-618-1054

jamesakins1055@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Isaac Reed Webb

7222 Old Blacks Ferry Road, Powell, Tn. 378 865-603-1488

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7222 Old Blacks Ferry Lane, Powell, Tn. 37849

078-08901

Property Address

Parcel ID

n/a

Hallsdale Powell

Yes

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

eastern side of Old Blacks Ferry Ln, north of W Beaver Creek Dr, west of Weaver Rd

1 acre

General Location

Tract Size

☐ City ☒ County 6
District

A (Agricultural)

SFR (Single Family Residential)

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) Single family

Other (specify) Wish to establish living space in detached garage.

Related City Permit Number(s)

SUBDIVISION REQUEST

n/a

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 RA
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

2/acre

n/a

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)

Pending Plat File Number

Unknown

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		Total
0324	\$600.00	
Fee 2		
Fee 3		
		\$600.00

AUTHORIZATION

James W. Akins
Applicant Signature

Wally Akins

Please Print

May 31, 2022

Date

423-618-1055

Phone Number

jamesakins1055@gmail.com

Email

Reed Webb
Property Owner Signature

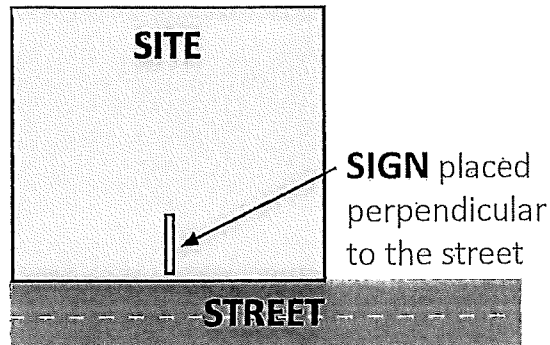
Reed Webb

Please Print

May 31, 2022

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Wally Akins

Date: May 31 2022

File Number: 7-N-22-RZ



Sign posted by Staff



Sign posted by Applicant