

# REZONING REPORT

▶ **FILE #:** 9-I-23-RZ **AGENDA ITEM #:** 20  
 POSTPONEMENT(S): 9/14/2023 **AGENDA DATE:** 11/9/2023  
 ▶ **APPLICANT:** DALE AKINS  
 OWNER(S): Pips Land Company, LP Paul Pipkin

TAX ID NUMBER: 132 098.01 [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 0 EBENEZER RD  
 ▶ **LOCATION:** Northeast side of Ebenezer Road, northwest side of Westland Drive  
 ▶ **APPX. SIZE OF TRACT:** 9.3 acres  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY: Access is via Ebenezer Road, a minor arterial street with a 60-ft pavement width within a 123-ft right-of-way. Access is also via Westland Drive, a minor arterial street with a 50-ft pavement width within a 66-ft to 76-ft right-of-way.  
 UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District  
 WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** A (Agricultural), F (Floodway), I (Industrial)  
 ▶ **ZONING REQUESTED:** PR (Planned Residential) and F (Floodway)  
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
 ▶ **DENSITY PROPOSED:** 12 du/ac  
 EXTENSION OF ZONE: No, but the property to the south is zoned PR with a density of 12 du/ac set by the MDR land use class.  
 HISTORY OF ZONING: None noted.  
 SURROUNDING LAND USE AND ZONING: North: Industrial, rail right-of-way - I (Industrial), A (Agricultural) in the County  
 South: Multifamily, agriculture/forestry/vacant, public-quasi public land- PR (Planned Residential), PC (Planned Commercial), F (Floodway) in the County  
 East: Agriculture/forestry/vacant - A (Agricultural) in the County  
 West: Private recreation, public-quasi public - OS (Parks and Open Space), F (Floodplain Overlay), AG (Agricultural) in the City  
 NEIGHBORHOOD CONTEXT: This property has active industrial uses adjacent to the north, and is predominantly surrounded by multifamily and single family residential development.

**STAFF RECOMMENDATION:**  
 ▶ Table the case, per the applicant's request.

ESTIMATED TRAFFIC IMPACT: 1111 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 46 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2023. 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.



# Request to Postpone • Table • Withdraw

Dale Akins

10/2/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

November 9, 2023

Scheduled Meeting Date

9-I-23-RZ

File Number(s)

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Dale Akins

Digitally signed by Dale Akins  
DN: cn=Dale Akins, o=The Market Edge, LLC, ou,  
email=dakins@themarketedge.com, c=US  
Date: 2023.10.03 08:10:49 -0400

Dale Akins

Applicant Signature

Please Print

dakins@themarketedge.com

Phone Number

Email

## STAFF ONLY

Jessie Hillman

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

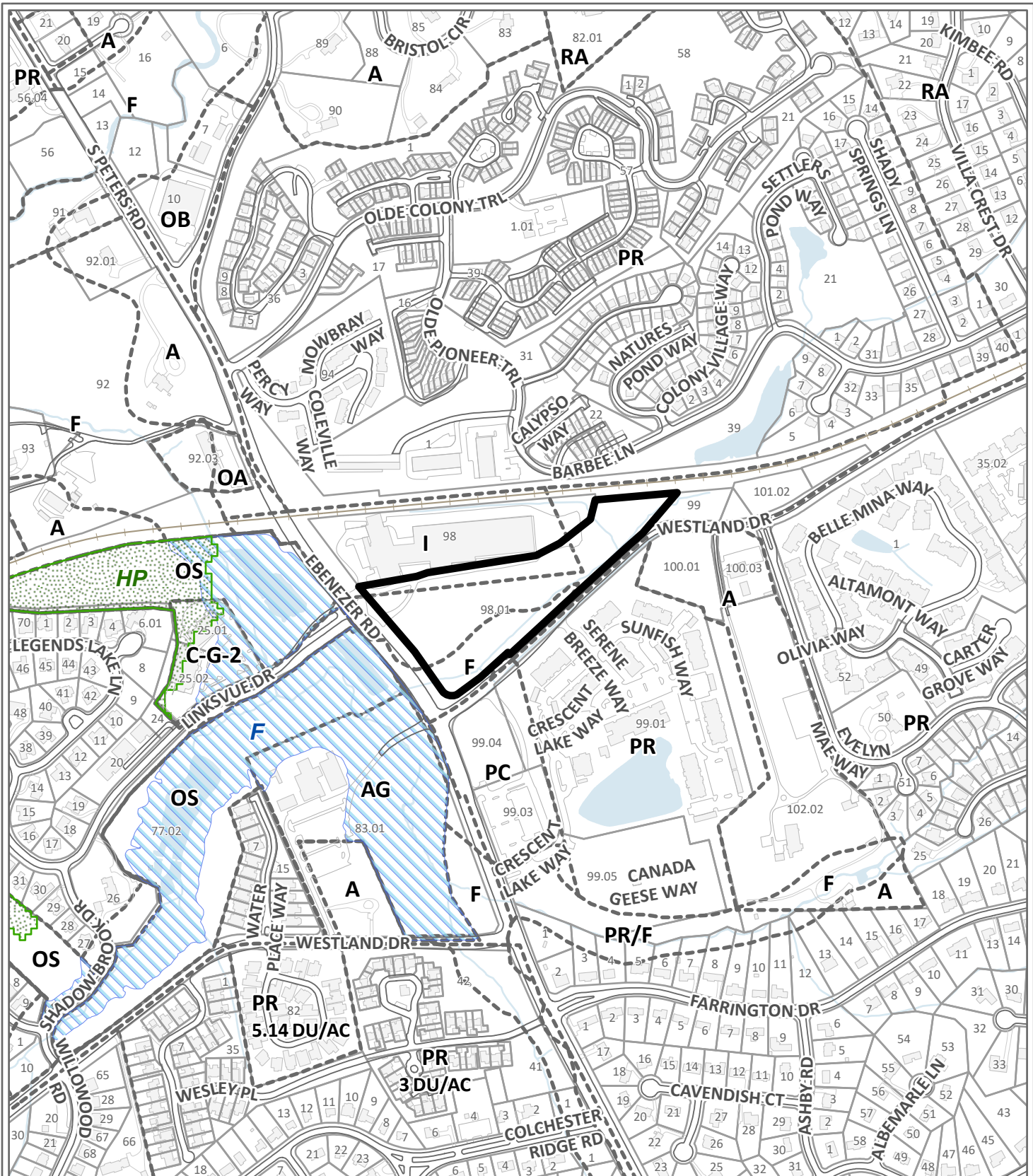
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

**9-I-23-RZ**

**Petitioner: Dale Akins**



**From:** A (Agricultural), F (Floodway), I (Industrial)

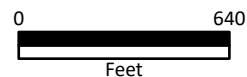
**To:** PR (Planned Residential) and F (Floodway)

**Map No: 132**

**Jurisdiction: County**

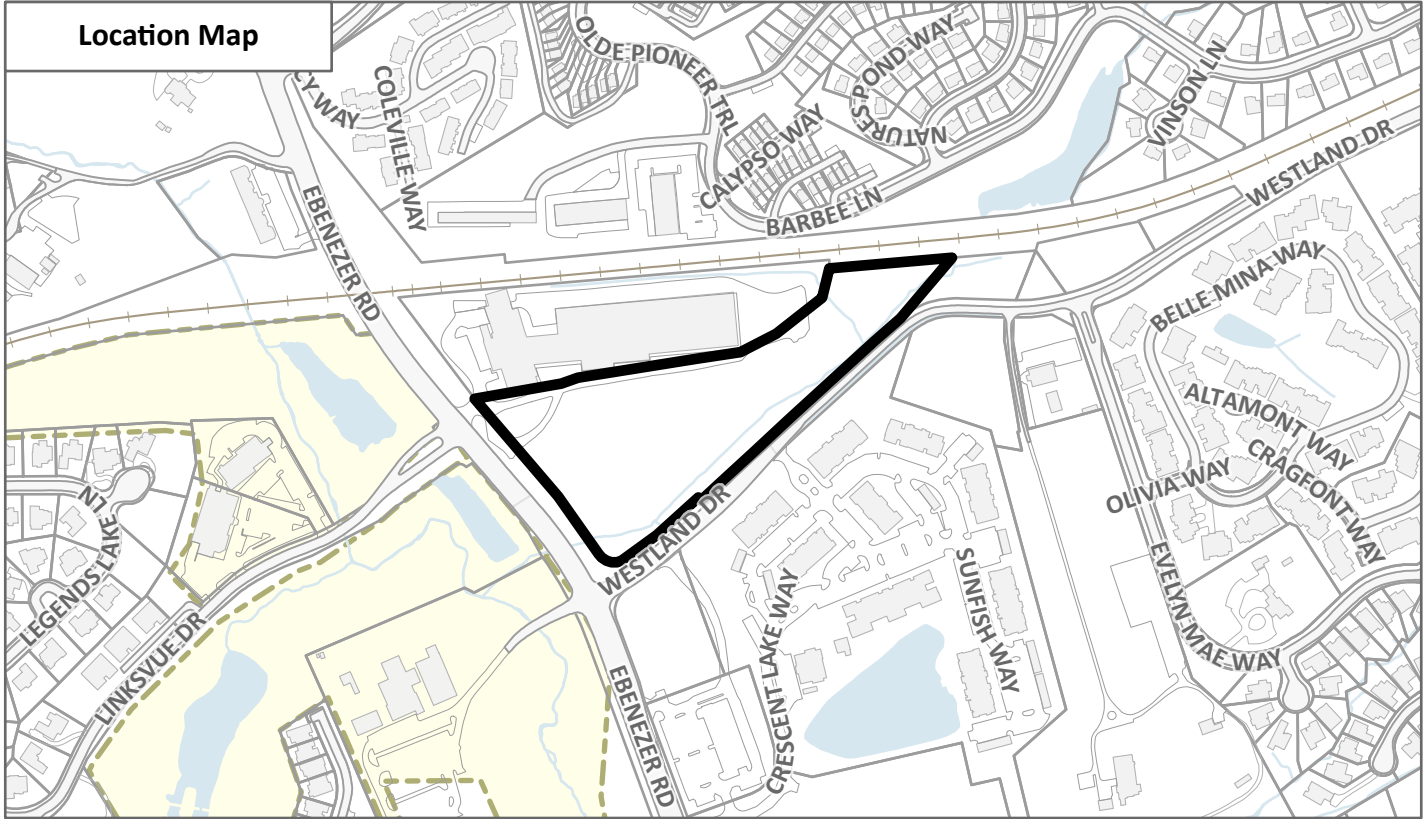
**Original Print Date: 10/4/2023**

*Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902*



# Exhibit A. Contextual Images

Location Map



Aerial Map

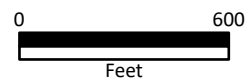


CONTEXTUAL MAPS 1

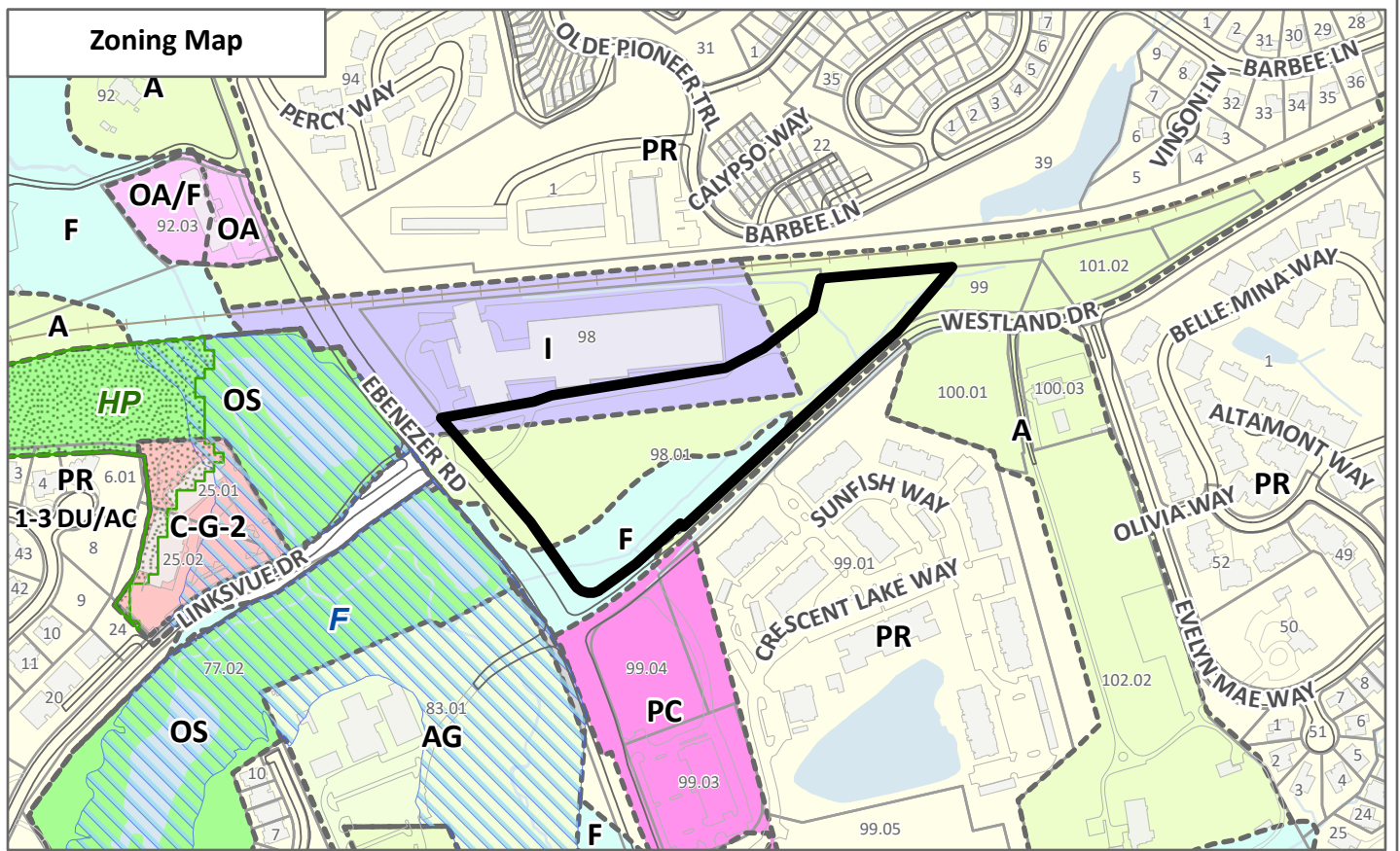
9-1-23-RZ



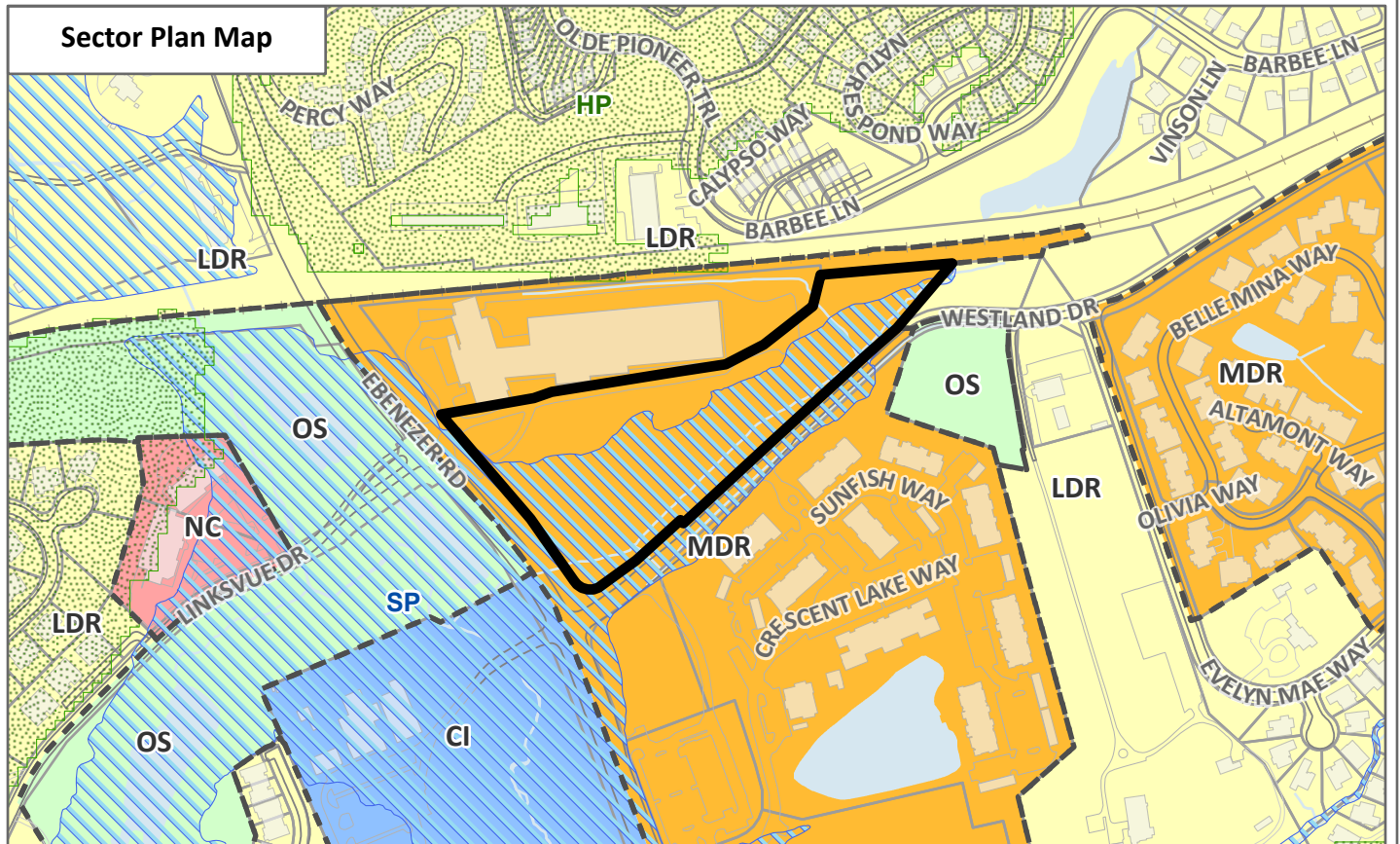
Case boundary



**Zoning Map**



**Sector Plan Map**

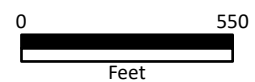


**CONTEXTUAL MAPS 2**

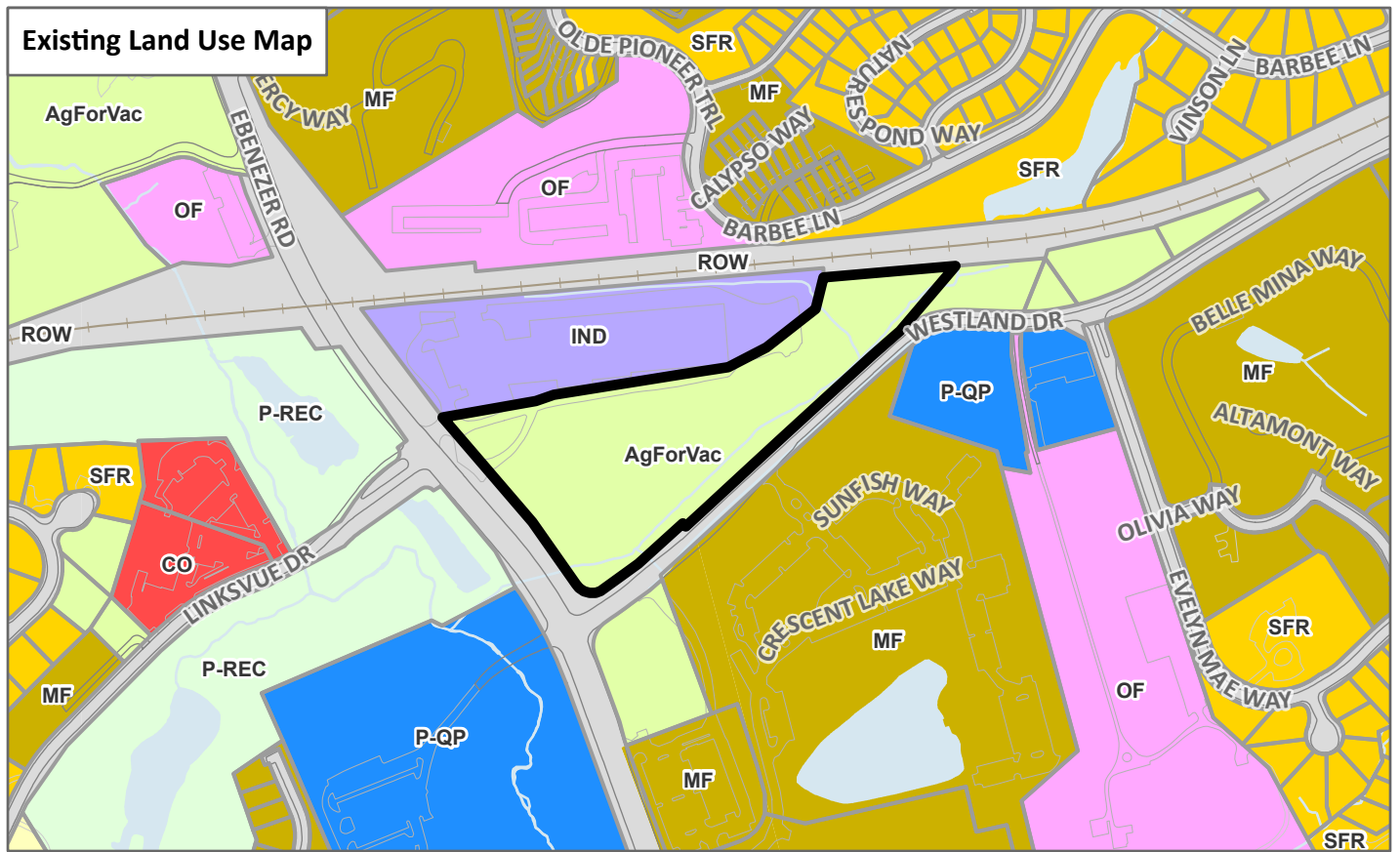
9-I-23-RZ



Case boundary



Existing Land Use Map

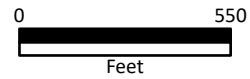


CONTEXTUAL MAPS 3

9-1-23-RZ



Case boundary





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Dale Akins**

Applicant Name

Affiliation

**7/28/2023**

Date Filed

**9/14/2023**

Meeting Date (if applicable)

**9-I-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Dale Akins**

Name / Company

**10433 Hickory Path Way Knoxville TN 37922**

Address

**865-414-9811 / dakins@themarketedge.com**

Phone / Email

## CURRENT PROPERTY INFO

**Pips Land Company, LP Paul Pipkin**

Owner Name (if different)

**900 Ebenezer Rd Knoxville TN 37923**

Owner Address

**865-539-4766 / cheesewhiz@th**

Owner Phone / Email

**0 EBENEZER RD**

Property Address

**132 098.01**

Parcel ID

**9.3 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northeast side of Ebenezer Road, Northwest side of Westland Drive**

General Location

City **Commission District 5 A (Agricultural), F (Floodway), I (Industrial)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Southwest County**

Planning Sector

**MDR (Medium Density Residential), SP (Stream Protectio**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential) and F (Floodway)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### 12 du/ac

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,115.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Dale Akins    Please Print    7/28/2023    Date

Phone / Email \_\_\_\_\_

Property Owner Signature: Pips Land Company, LP Paul Pipkin    Please Print    7/28/2023    Date



# 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

Dale Akins

Tenant

Applicant Name

Affiliation

07/27/23

09/14/23

File Number(s)

Date Filed

Meeting Date (if applicable)

**9-I-23-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

Dale Akins

Name

Company

10433 Hickory Path Way

Knoxville

TN

37922

Address

City

State

ZIP

865-414-9811

dakins@themarketedge.com

Phone

Email

### CURRENT PROPERTY INFO

Pips Land Company, LP

900 Ebenezer Road, Knoxville, TN

(865)539-4766

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Ebenezer Road (Owner is adjacent parcel)

132 09801

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

Northeast side of Ebenezer Road, Northwest side of Westland Drive

930 acres

General Location

Tract Size

5

A

AgForVac

City  County

District

Zoning District

Existing Land Use

Southwest County

MDR

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

Related City Permit Number(s)

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

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

### SUBDIVISION REQUEST

Related Rezoning File Number

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

Unit / Phase Number  Combine Parcels  Divide Parcel \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

### ZONING REQUEST

Zoning Change PR  
Proposed Zoning

Pending Plat File Number

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

12

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	Total
0802      \$1,115.00	
Fee 2	\$1,115.00
Fee 3	

### AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:  
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
Applicant Signature

Dale Akins

Please Print

07/27/23

Date

865-414-9811

Phone Number

cheesewhiz@thechefsworkshop.com

Email

  
Property Owner Signature

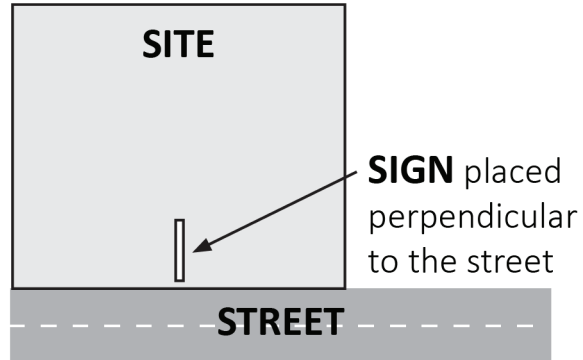
Paul Pipkin

Please Print

SG, 07/28/2023

Date Paid

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:*

\_\_\_\_\_ 09/01/2023 \_\_\_\_\_ and \_\_\_\_\_ 09/15/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dale Akins

Date: 07/28/2023

File Number: 9-I-23-RZ

- Sign posted by Staff
- Sign posted by Applicant