

REZONING REPORT

▶ **FILE #:** 9-J-23-RZ

AGENDA ITEM #: 20

AGENDA DATE: 9/14/2023

▶ **APPLICANT:** **BLACKMON CONSTRUCTION**
OWNER(S): Blackmon Construction Services, Inc.

TAX ID NUMBER: 29 058,057.01 029 05701 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4900 E EMORY RD (4904 E EMORY RD)

▶ **LOCATION:** **Southeast side of East Emory Road, northeast of Thomas Lane**

▶ **APPX. SIZE OF TRACT:** **2.27 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:** **PR (Planned Residential) 5 du/ac**

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

▶ **EXISTING LAND USE:** **Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ **DENSITY PROPOSED:** **5.4 du/ac**

EXTENSION OF ZONE: Yes, extension of the PR zone.

HISTORY OF ZONING: 1-6-22-RZ (5/12/2022)

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RA (Low Density Residential)

South: Single-family residential - PR (Planned Residential)

East: Single-family residential - RA (Low Density Residential)

West: Single-family residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has developed with a mix of uses, including single-family and multifamily dwellings on relatively flat topography.

STAFF RECOMMENDATION:

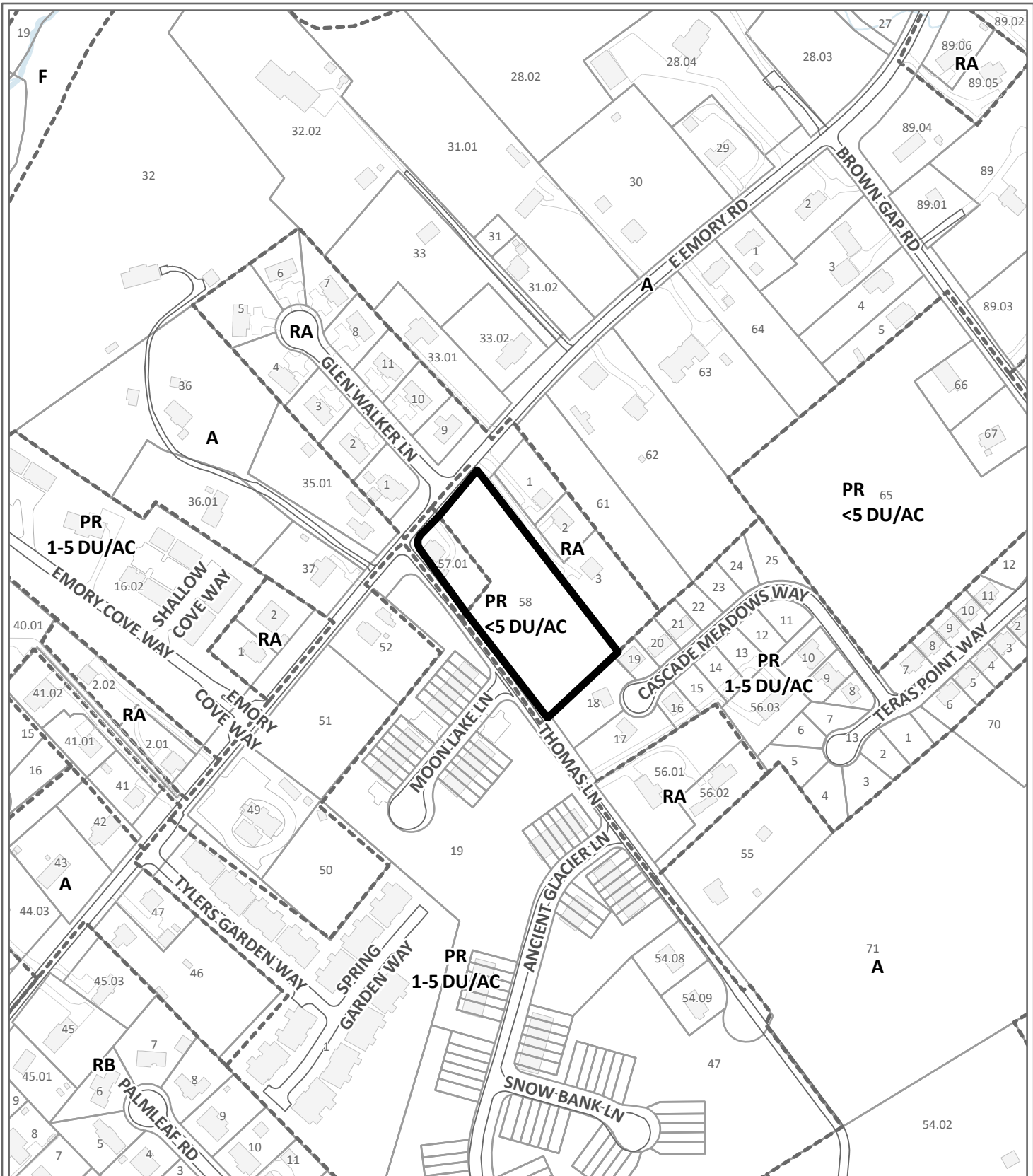
▶ **Postpone this request for 30 days to be heard at the October 5, 2023 Planning Commission meeting.**

ESTIMATED TRAFFIC IMPACT: 143 (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: 5 (public school children, grades K-12)

If approved, this item will be forwarded to Knox County Commission for action on 10/23/2023. 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.



REZONING

9-J-23-RZ

Petitioner: Blackmon Construction



From: PR (Planned Residential), A (Agricultural)

To: PR (Planned Residential)

Map No: 29

Jurisdiction: County

Original Print Date: 8/18/2023

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

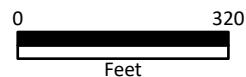
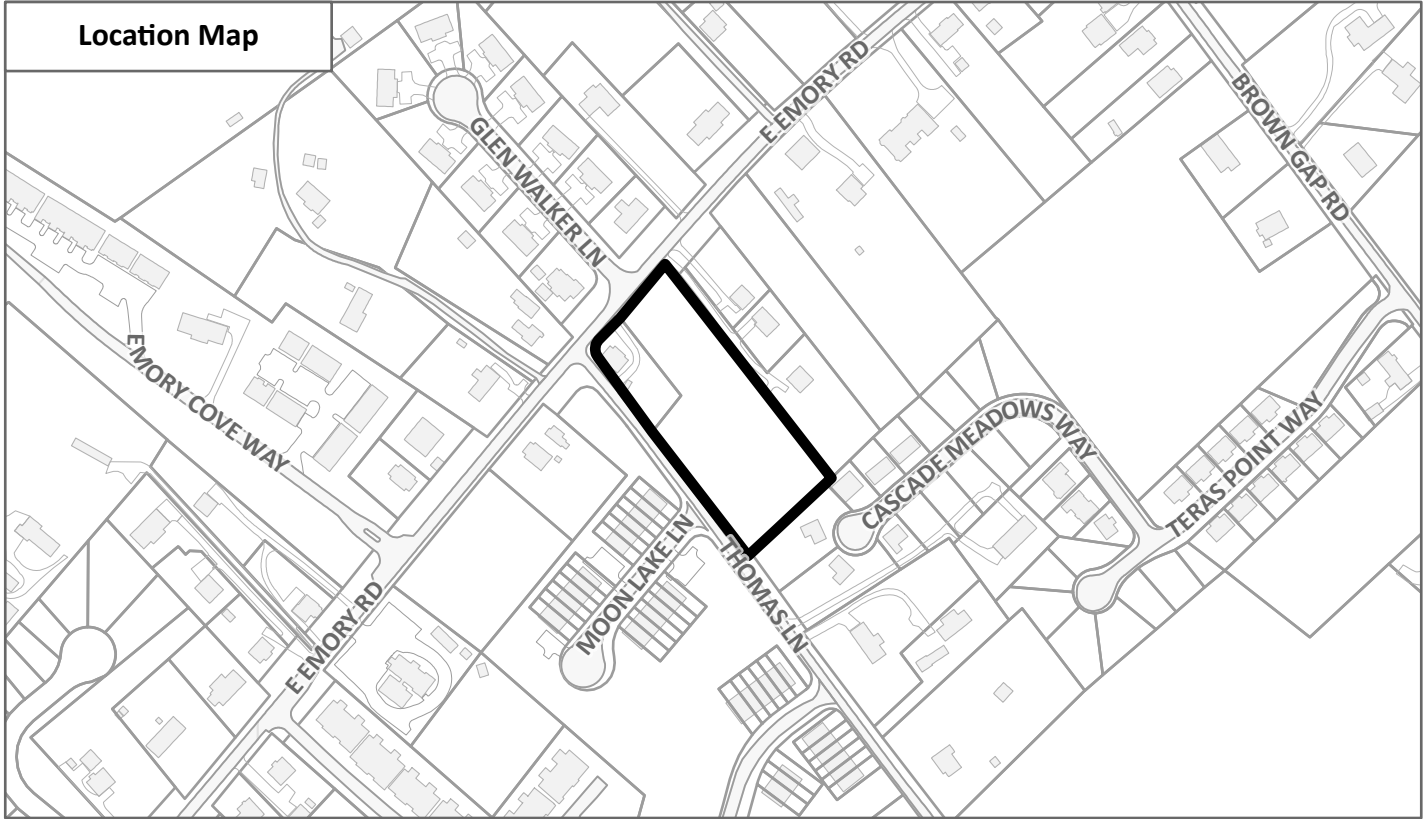


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

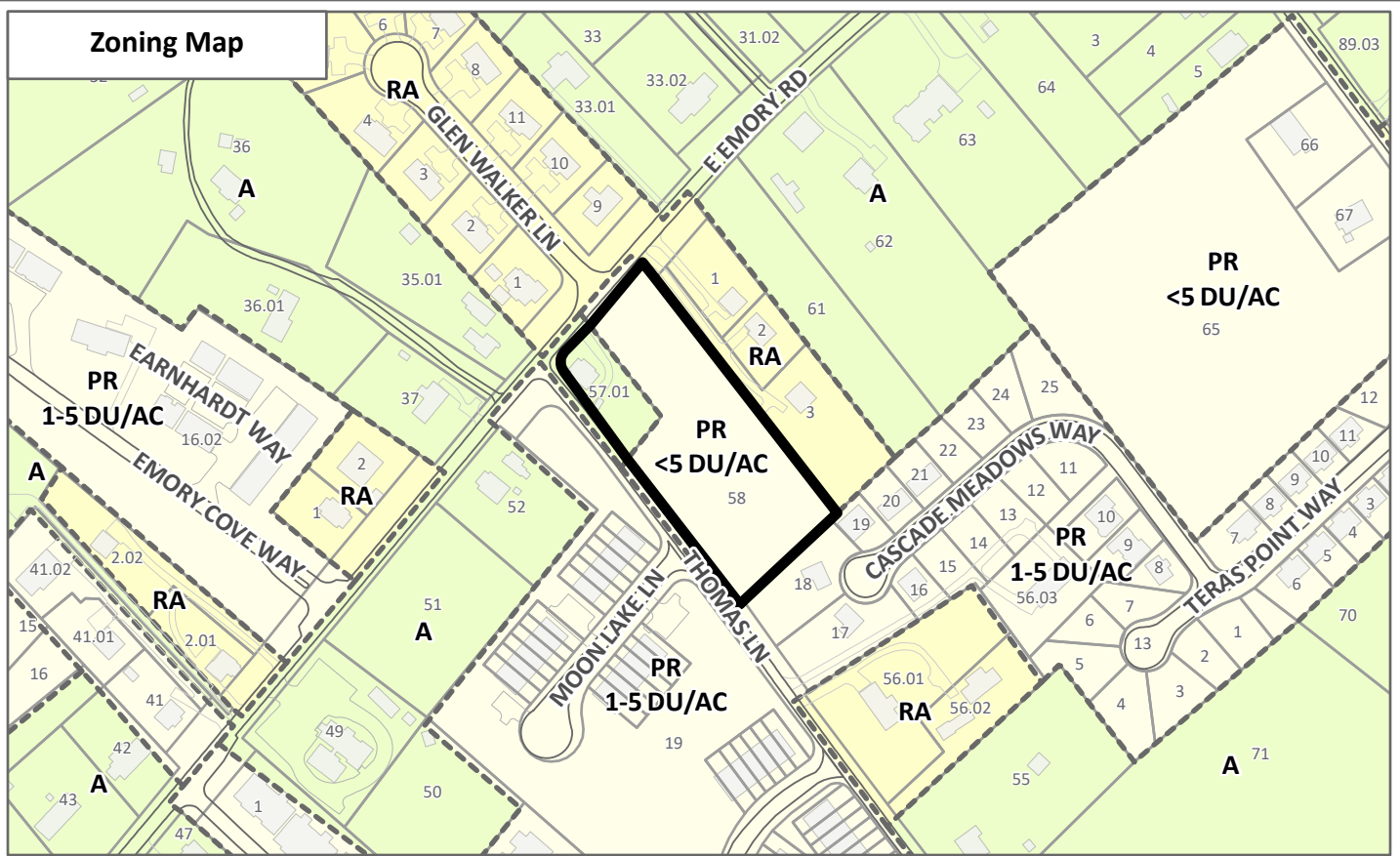
9-J-23-RZ



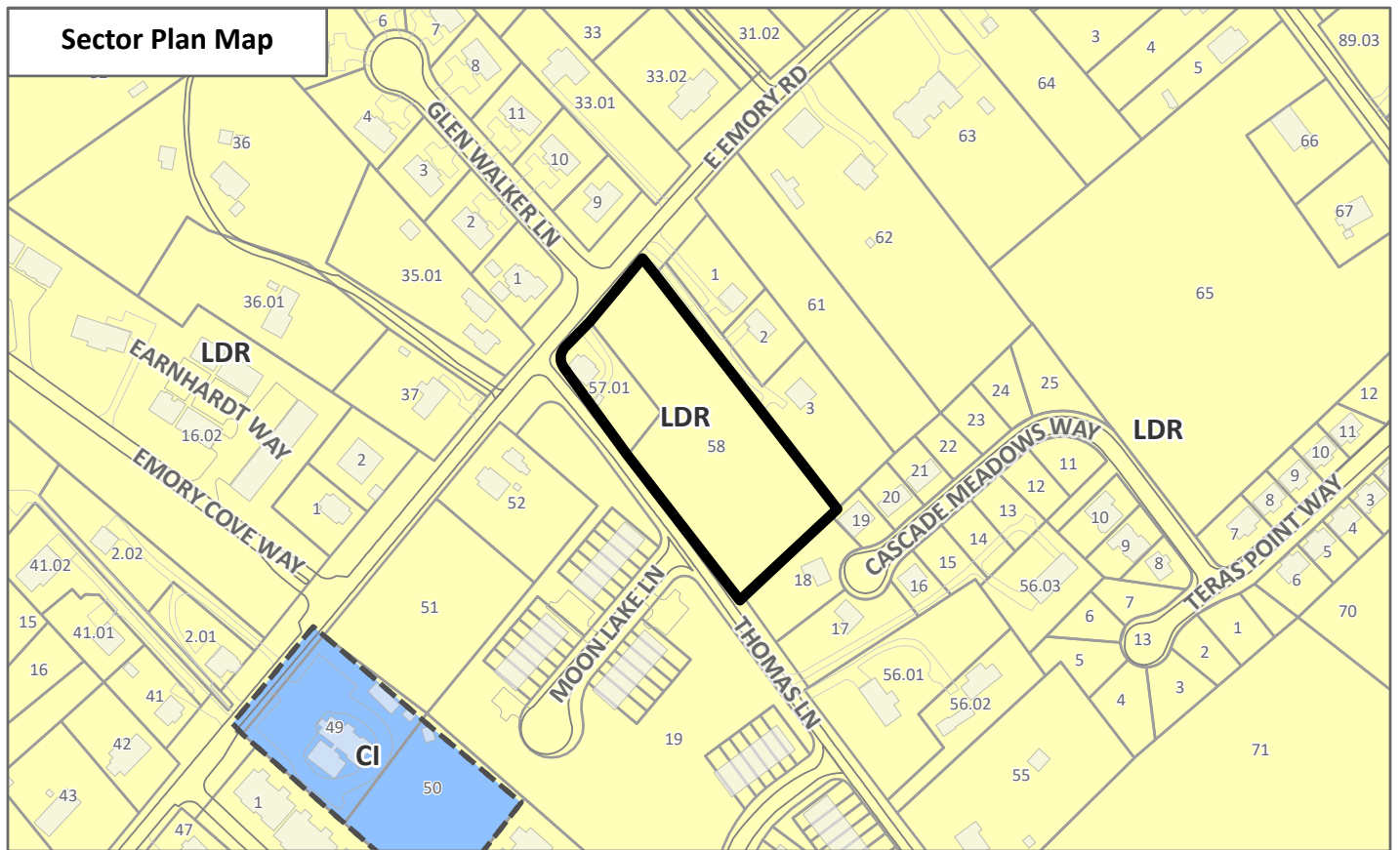
Case boundary



Zoning Map



Sector Plan Map

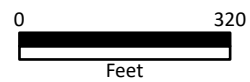


CONTEXTUAL MAPS 2

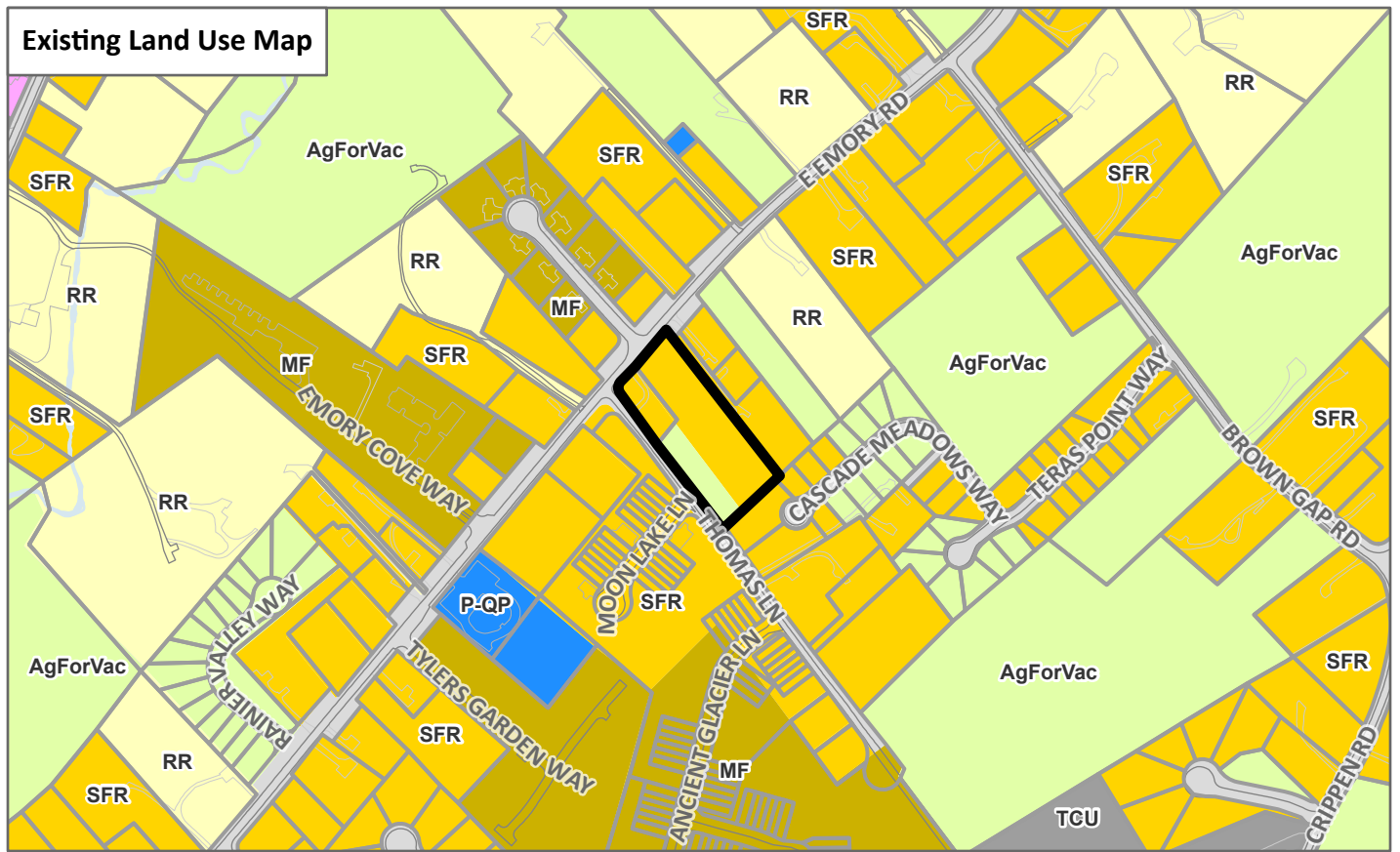
9-J-23-RZ



Case boundary



Existing Land Use Map

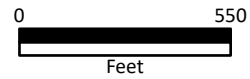


CONTEXTUAL MAPS 3

9-J-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

Blackmon Construction

Applicant Name Affiliation

7/28/2023 **9/14/2023** **9-J-23-RZ**
 Date Filed Meeting Date (if applicable) File Number(s)

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

Robert G. Campbell, PE Robert G. Campbell and Associates
 Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938
 Address

865-947-5996 / rcampbell@rgc-a.com
 Phone / Email

CURRENT PROPERTY INFO

Blackmon Construction Services, Inc. **7303 Emory Pointe Ln. Ln. Knoxville TN 37918** **865-803-3610 / blackmonconstr**
 Owner Name (if different) Owner Address Owner Phone / Email

4900 E EMORY RD / 4904 E EMORY RD
 Property Address

29 058,057.01 **2.27 acres**
 Parcel ID Part of Parcel (Y/N)? Tract Size

Hallsdale-Powell Utility District **Hallsdale-Powell Utility District**
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Southeast side of East Emory Road, northeast of Thomas Lane
 General Location

City **Commission District 7** **PR (Planned Residential), A (Agricultural)** **Single Family Residential, Agriculture/Forestry/Vacant Land**
 County District Zoning District Existing Land Use

North County **LDR (Low Density Residential)** **Planned Growth Area**
 Planning Sector Sector Plan Land Use Classification 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 PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

5.4 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
\$650.00	
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: **Blackmon Construction** Please Print **7/28/2023** Date

Phone / Email

Property Owner Signature: **Blackmon Construction Services, Inc.** Please Print **7/28/2023** Date

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

Reset Form



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

Blackmon Construction

Owner/Developer

Applicant Name

Affiliation

7/19/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Robert G. Campbell

RGC&A

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Blackmon Construction Services, Inc

7303 Emory Pointe Lane Knoxville 37918

865-803-3610

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4900 E Emory Rd

029 05701

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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

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

PR

Pending Plat File Number

Proposed Zoning

Plan Amendment Change

MDR

6.0
~~6.5~~ du/ac

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*)

Fee 1	Total
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

Blackmon Construction

Please Print

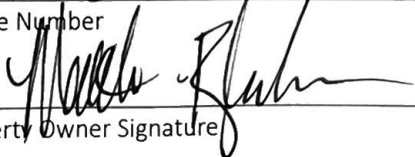
Date

865-803-3610

Phone Number

BLACKMONCONSTRUCTIONINC@GMAIL.COM

Email

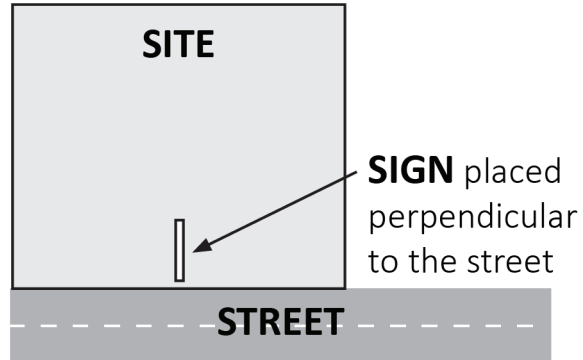

 Property Owner Signature

BLACKMON CONSTRUCTION

Please Print

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: Blackmon Construction

Date: 07/28/2023

File Number: 9-J-23-RZ

- Sign posted by Staff
- Sign posted by Applicant