

REZONING REPORT

▶ **FILE #:** 3-D-26-RZ

AGENDA ITEM #: 25

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** MARTY BRANUM

OWNER(S): Marty Branum

TAX ID NUMBER: 66 063 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7704 BLACKS FERRY RD

▶ **LOCATION:** North side of Blacks Ferry Rd, south of Cate Rd

▶ **APPX. SIZE OF TRACT:** 3.59 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Blacks Ferry Road, a local street with a pavement width which varies between 16 ft and 20 ft within a right-of-way which varies between 45 ft and 50 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Septic

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ EXTENSION OF ZONING: Yes, it would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

South: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential)

East: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a mix of medium-sized rural and small suburban-style lots. Agricultural uses are active near the subject site, and a large church is located at the intersection of Blacks Ferry Road and Old Blacks Ferry Lane to the southeast.

STAFF RECOMMENDATION:

▶ Deny the RA (Low Density Residential) zone due to safety concerns with access.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the late 1980s, there has been a gradual transition from A (Agricultural) zoning to RA (Low Density Residential) and PR (Planned Residential) from up to 3 to 5 du/ac.
2. Development trends in the area have been primarily residential in nature, consisting of single-family houses on a range of lot sizes and duplexes.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which consists of properties zoned RA and PR with up to 3 to 5 du/ac.
2. Rezoning 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. The RA zone allows residential and limited civic uses and is consistent with the surrounding development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The subject property is accessed from a shared driveway on Blacks Ferry Road, where there is limited sight distance to the east due to a vertical curve on Blacks Ferry Road. The limited sight distance at this site does not support increasing residential intensity.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

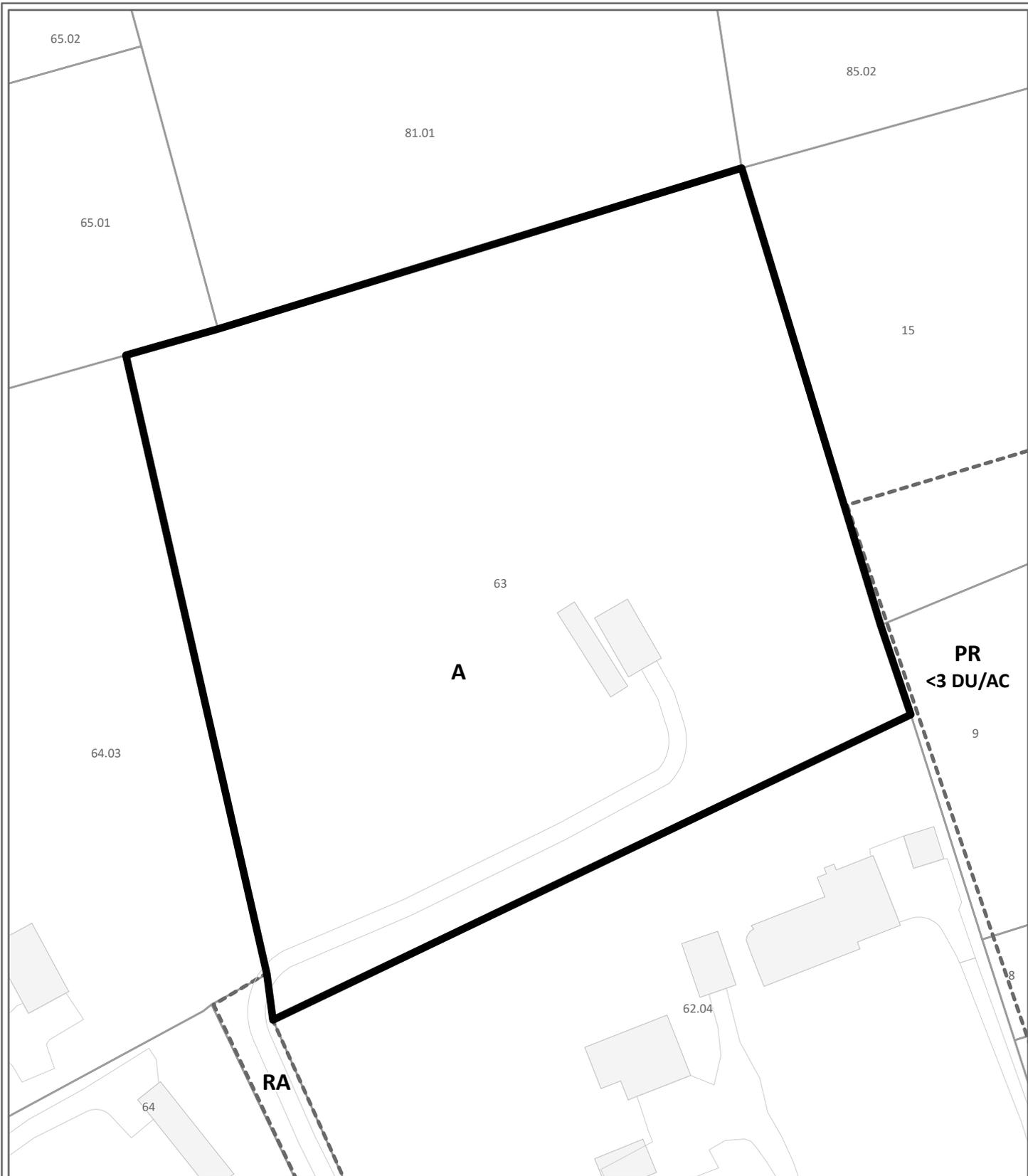
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The proposed rezoning is not consistent with the Comprehensive Plan's Implementation Policy 9.3: Focus growth in areas already served by adequate infrastructure. The limited sight distance due to the vertical curve on Blacks Ferry Road does not support a rezoning of this site.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types in the RA zone support the intent of the Planned Growth Area.
4. The Knoxville-Knox County Planning Subdivision Regulations require sight distance to be met with subdividing property (Section 3.03 pertaining to access standards, subsections C.6, D.1.c, and Section 3.04 pertaining to streets, subsection J.5 and 6). Subdivision of the property would require a variance, but since it is a safety issue, a variance is unlikely to be supported by staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. 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

3-D-26-RZ

Petitioner: Marty Branum



From: A (Agricultural), RA (Low Density Residential)

To: RA (Low Density Residential)

Map No: 66

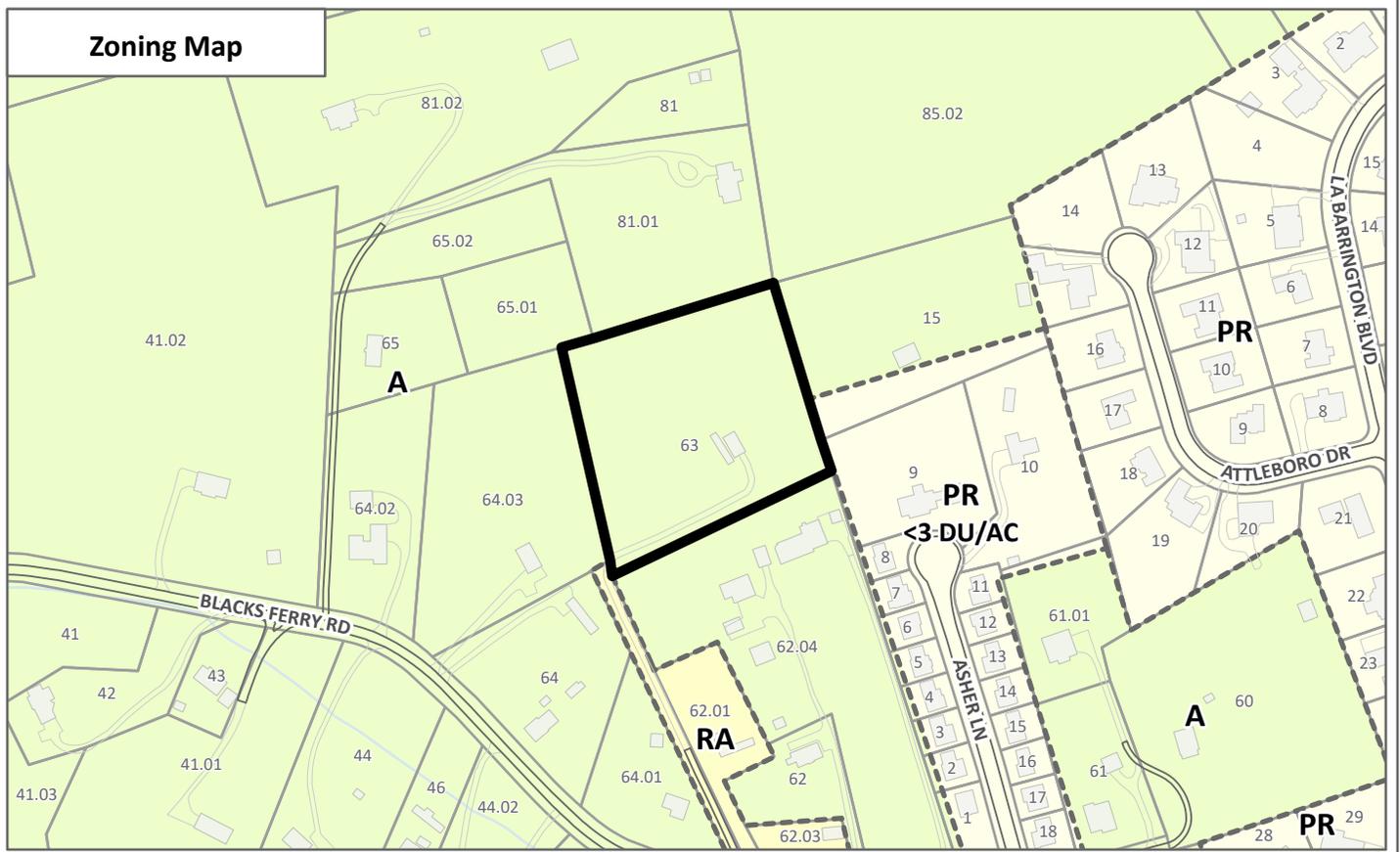
Jurisdiction: County



Original Print Date: 2/3/2026

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

Zoning Map



Comprehensive Plan Map

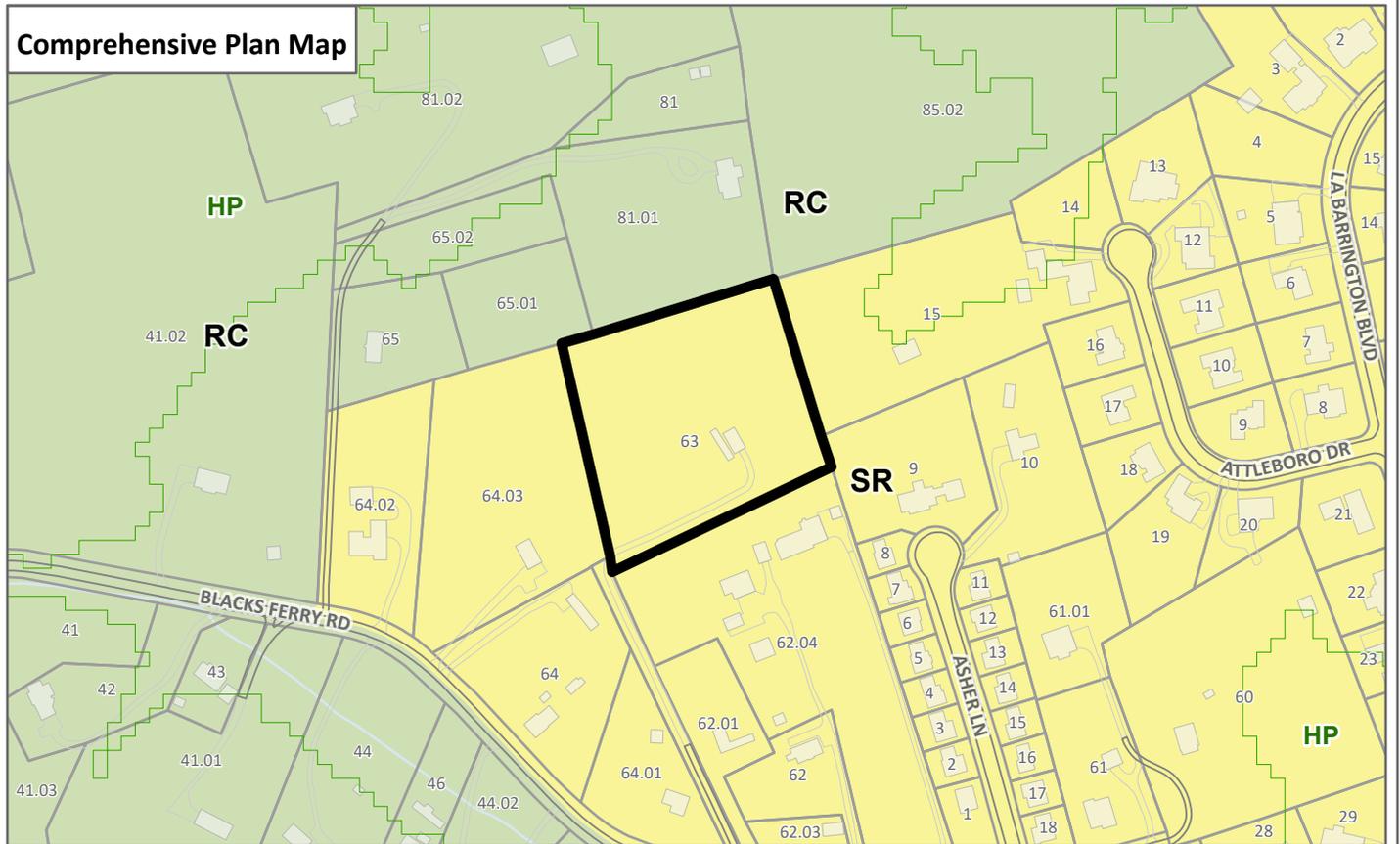
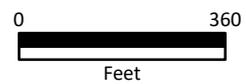


EXHIBIT A, CONTEXTUAL MAPS

3-D-26-RZ



Case boundary



Existing Land Use Map

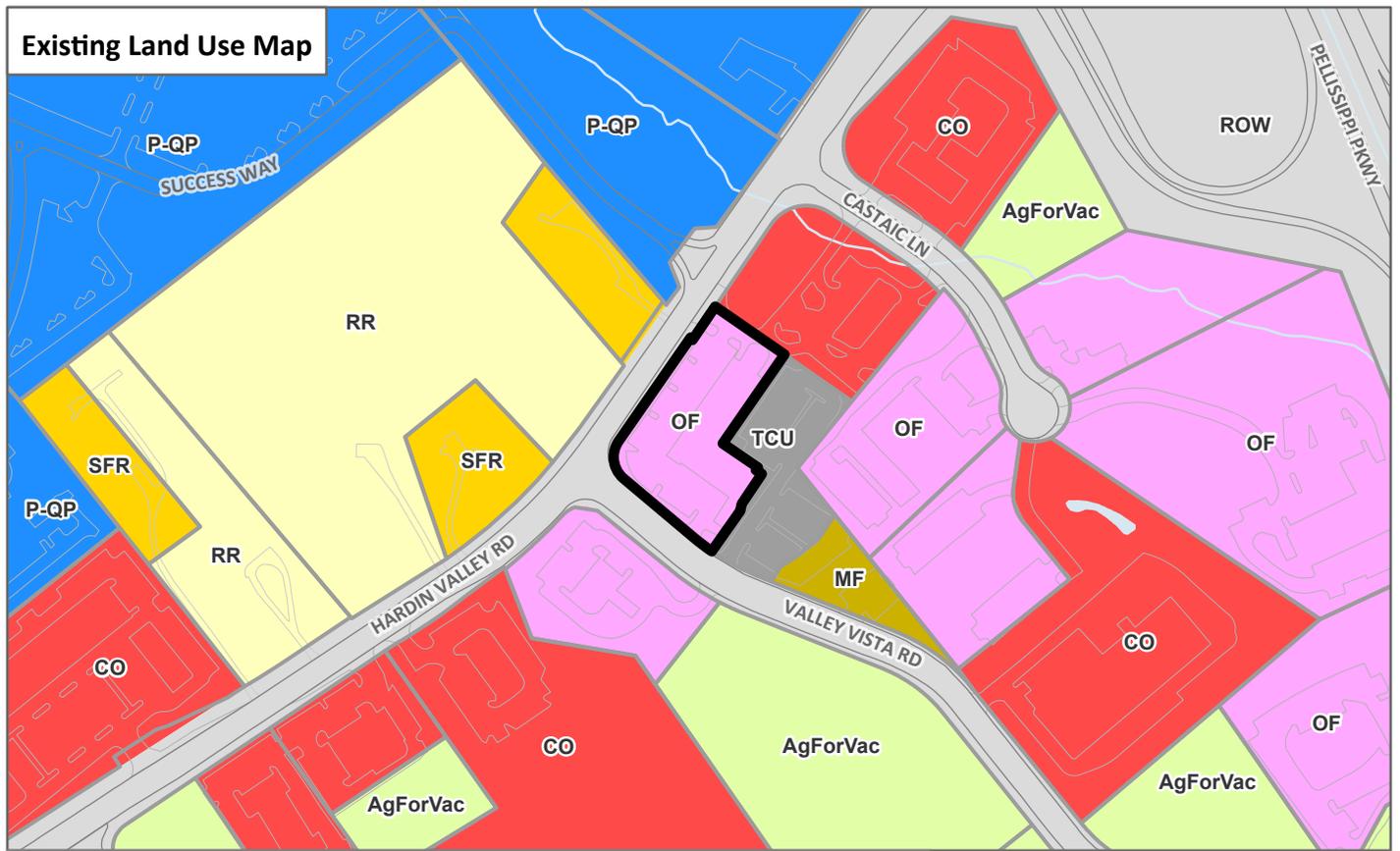


EXHIBIT A, CONTEXTUAL MAPS

1-A-26-TOS



Case boundary

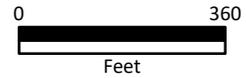
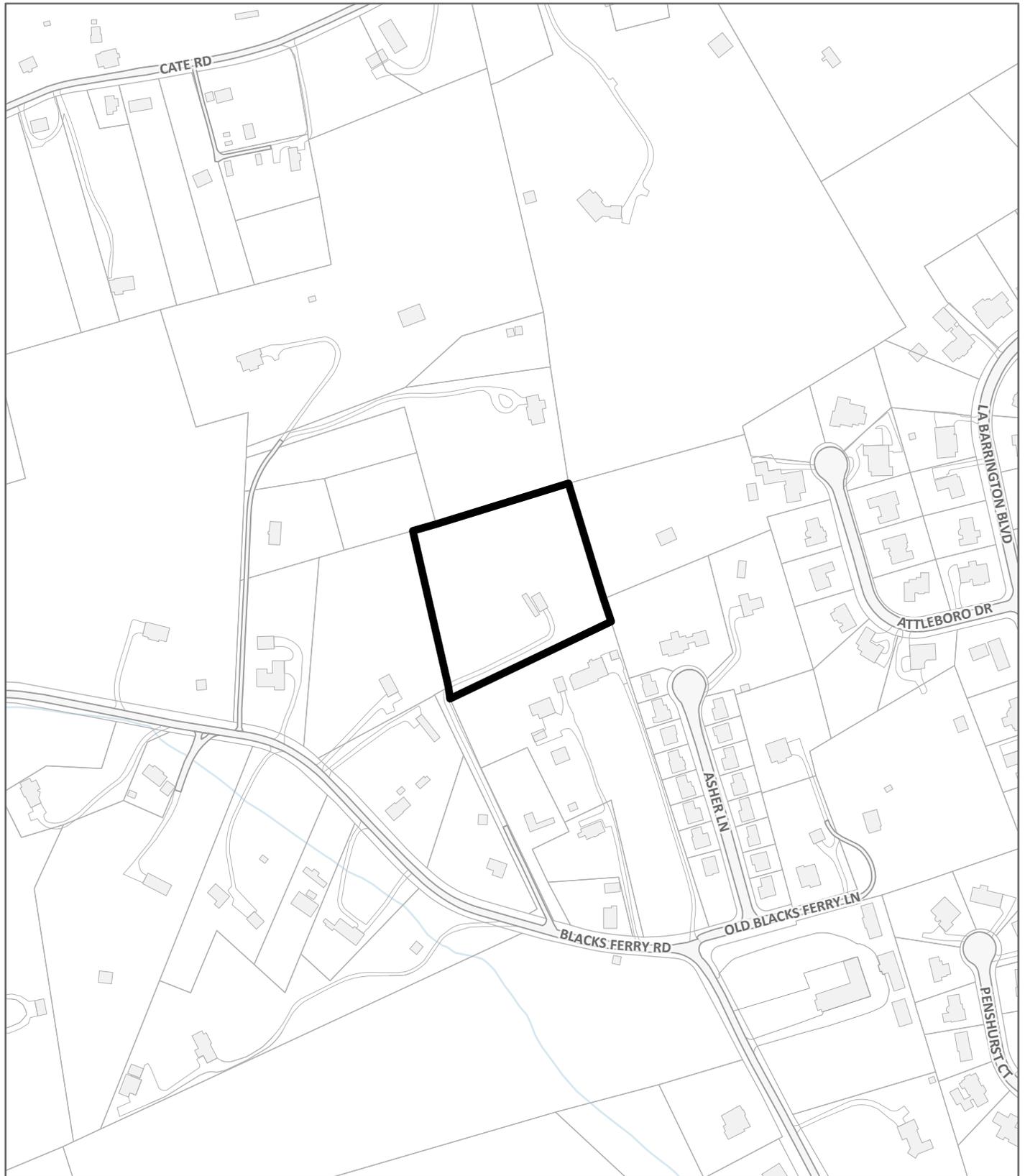


Exhibit A. Contextual Images



LOCATION MAP

3-D-26-RZ



Case boundary

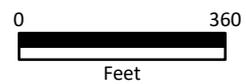


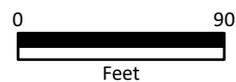
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Marty R. Branum
Applicant Signature

Marty Branum
Applicant Name

1-16-2026
Date