

REZONING REPORT

► **FILE #:** 10-C-26-RZ

AGENDA ITEM #: 11

AGENDA DATE: 10/1/2026

► **APPLICANT:** GARRETT SHEA

OWNER(S): Garrett Shea

TAX ID NUMBER: 57 02013, 02014

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 167 OVERTON LN (171 OVERTON LN)

► **LOCATION:** North eastern terminus of Overton Ln, west of I-75

► **APPX. SIZE OF TRACT:** 2.78 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Overton Lane, a local street with 19-21.50 ft of pavement width within a right-of-way width that varies from 49.50-52 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **CURRENT ZONING:** A (Agricultural), F (Floodway)

► **REQUESTED ZONING:** RA (Low Density Residential), F (Floodway)

► **EXISTING LAND USE:** Single Family Residential

►
EXTENSION OF ZONING: No, it is not an extension

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Agriculture/forestry/vacant land - AG (General Agricultural), F (Floodplain Overlay) in the City

South: Single family residential - RA (Low Density Residential) in the County

East: Agriculture/forestry/vacant land - C-G-1 (General Commercial), F (Floodplain Overlay) in the City

West: Single family residential - A (Agricultural) in the County

NEIGHBORHOOD CONTEXT: This area is comprised of single-family dwellings on a range of lot sizes and townhouse developments. Commercial and office uses are concentrated along E Emory Road. Beaver Creek runs along the north side of this property. The Collier Nature Preserve and Powell Public Library are 0.66 miles to the west.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:

1. There have been several rezonings in this neighborhood along Overton Ln and Verton Dr from A to RA since 2020. Also, a mile north is the I-75 Interchange at Emory Road where TDOT is undergoing a major construction project to convert this diamond interchange into a Diverging Diamond in order to move high volumes of traffic.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes and garage apartments on 12,000 sq ft lots with use on review approval by the Planning Commission.

2. Rezonings 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 primarily allows residential uses, which aligns with the existing residential character of the area.

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. Beaver Creek and the Floodway zone run across the rear of the property. No structures are allowed within the Floodway zone.

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. The property is within the SR (Suburban Residential) place type and SP (Stream Protection) area on the Future Land Use map. RA is considered directly related, meaning the zoning district is appropriate to consider in this place type.

2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes, duplexes, and garage apartments.

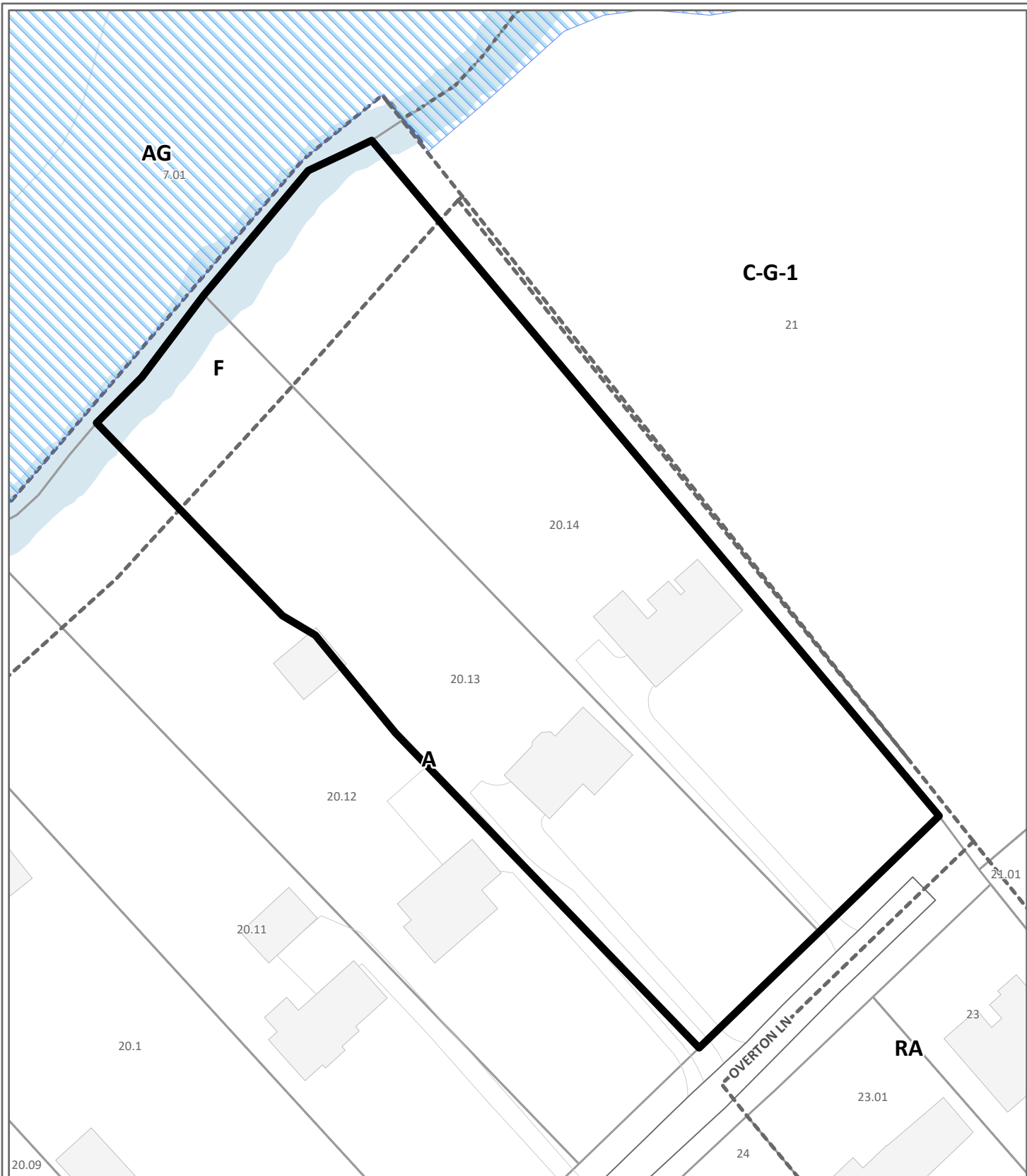
3. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 11/9/2026. 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

10-C-26-RZ

Petitioner: Garrett Shea

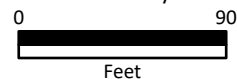


From: A (Agricultural), F (Floodway)

To: RA (Low Density Residential), F (Floodway)

Map No: 57

Jurisdiction: County



Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



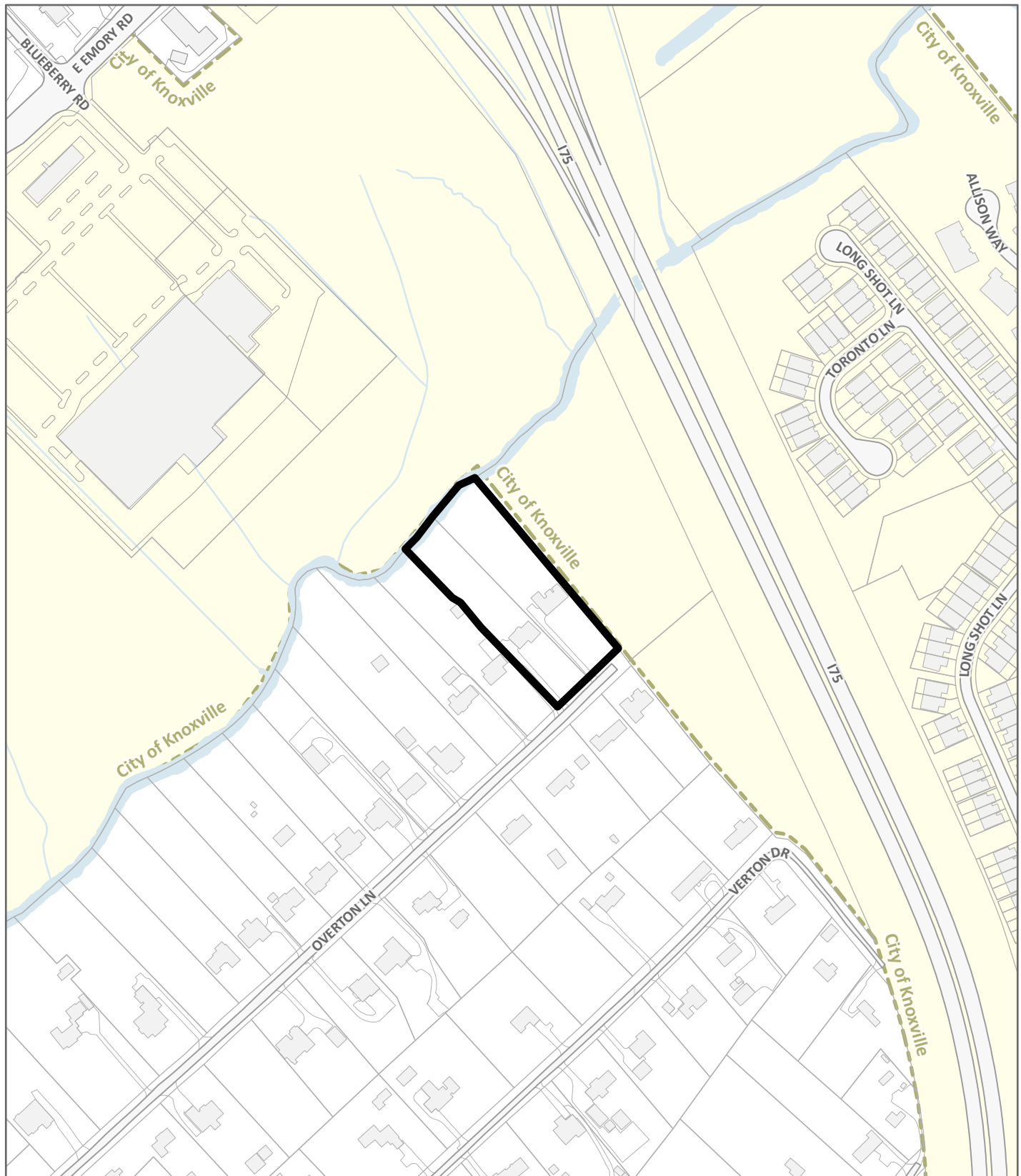
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

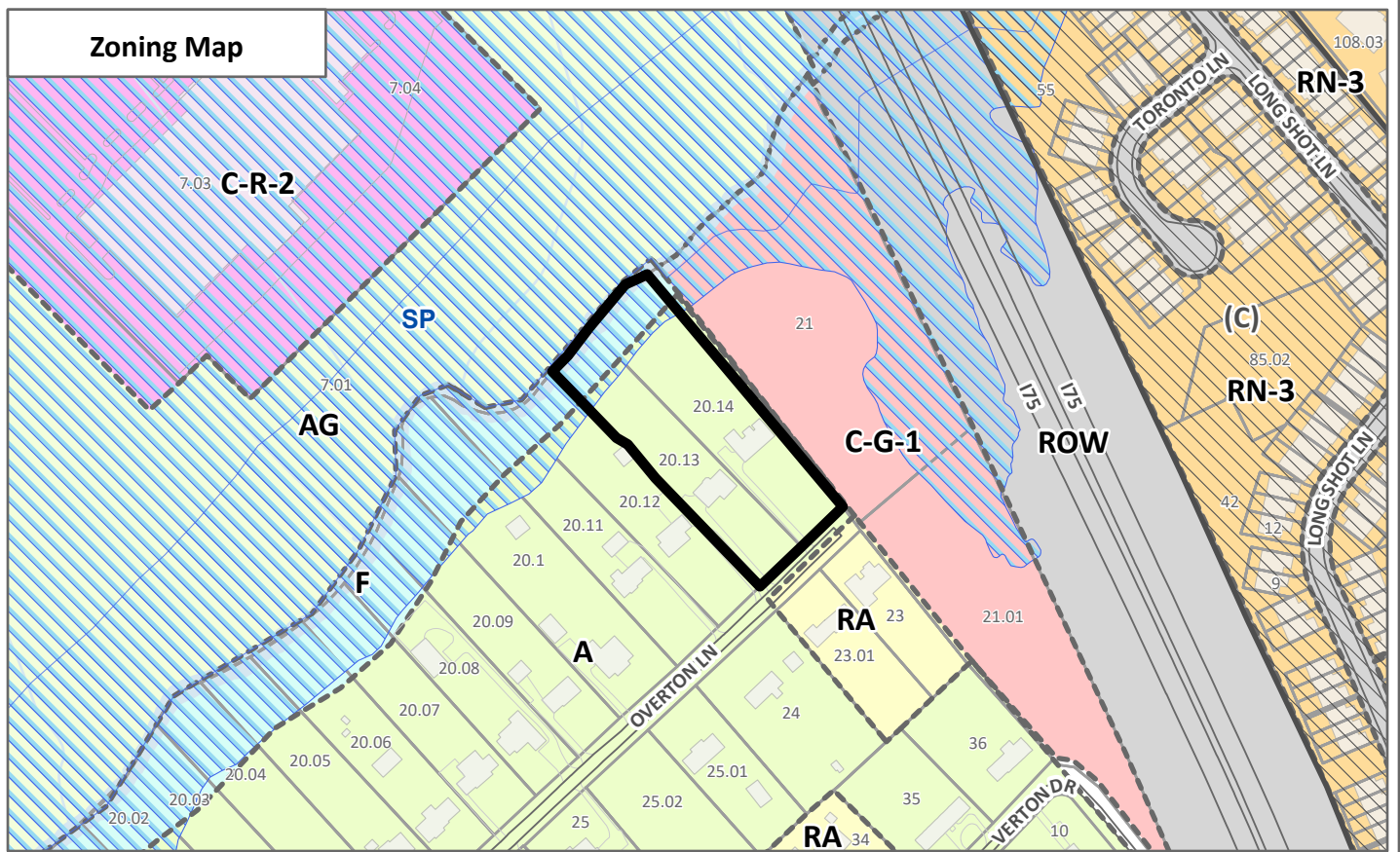
10-C-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

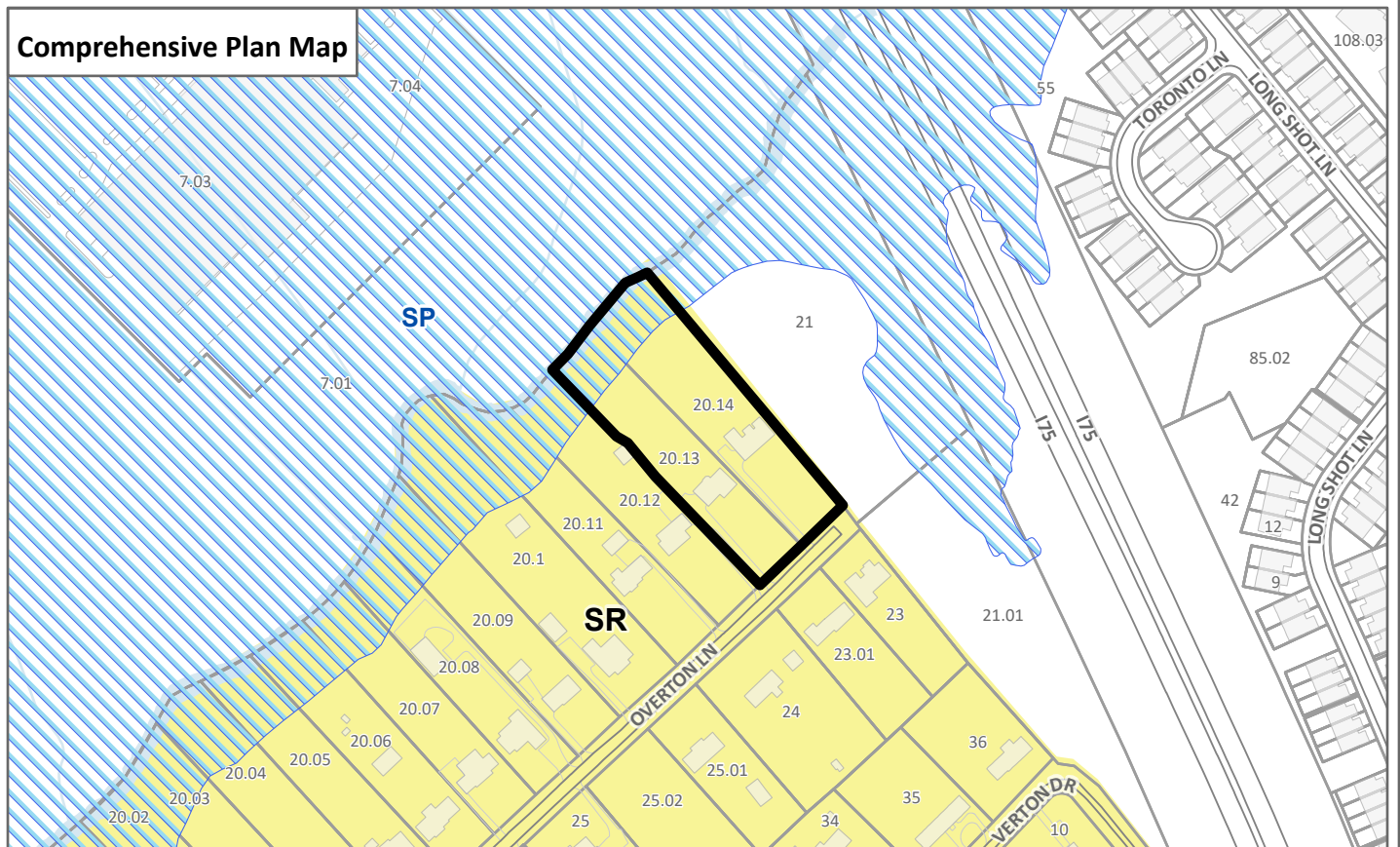


EXHIBIT A, CONTEXTUAL MAPS

10-C-26-RZ



Case boundary



Existing Land Use Map

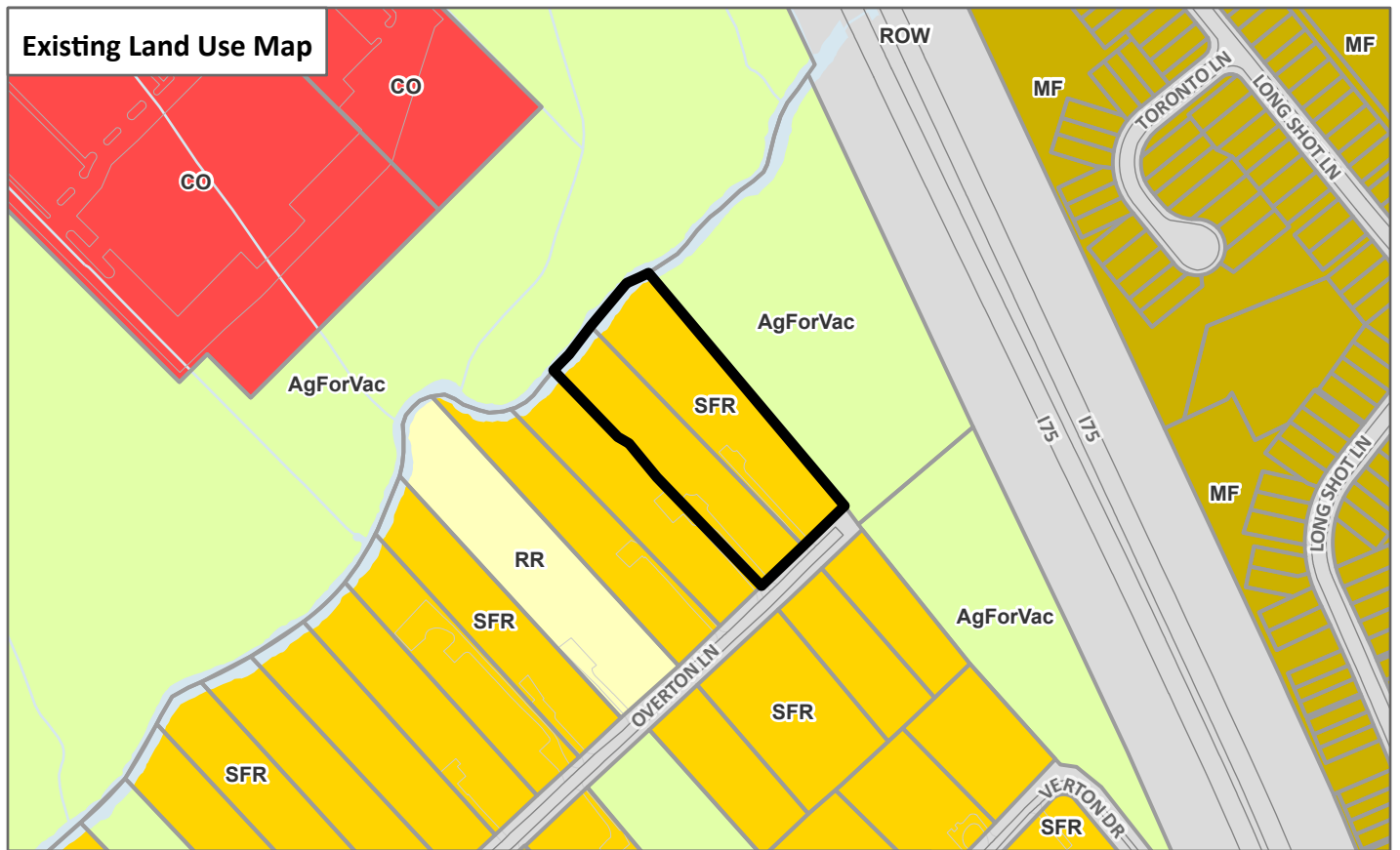


EXHIBIT A, CONTEXTUAL MAPS

10-C-26-RZ



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.

9/15/2026 9/19/2026

10/2/2026

Date to be Posted

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

Garrett Shea

8/4/2026

Applicant Signature

Applicant Name

Date