

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-D-26-RZ

Related File Number:

Application Filed: 1/20/2026

Date of Revision:

Applicant: MARTY BRANUM

PROPERTY INFORMATION

General Location: North side of Blacks Ferry Rd, south of Cate Rd

Other Parcel Info.:

Tax ID Number: 66 063 (PARTIAL)

Jurisdiction: County

Size of Tract: 3.59 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7704 BLACKS FERRY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes, it would be an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Kelsey Bousquet

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

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.

Action: Denied

Meeting Date: 3/5/2026

Details of Action:

Summary of Action: Deny the RA (Low Density Residential) zone due to safety concerns with access.

Date of Approval: **Date of Denial:** 3/5/2026 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: