

# Knox County Commission

Gina Oster, 3<sup>rd</sup> District, *Madam Chair*  
Kim Frazier, At-Large Seat 11, *Vice-Chair*

Damon Rawls, 1<sup>st</sup> District  
Courtney Durrett, 2<sup>nd</sup> District  
Shane Jackson, 4<sup>th</sup> District  
Angela Russell, 5<sup>th</sup> District  
Terry Hill, 6<sup>th</sup> District  
Rhonda F. Lee, Esq., 7<sup>th</sup> District  
Adam Thompson, 8<sup>th</sup> District  
Andy Fox, 9<sup>th</sup> District  
Larsen Jay, At-Large Seat 10



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Knoxville, TN 37902

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## NOTICE

TO: MEMBERS OF THE KNOX COUNTY COMMISSION  
ALL DEPARTMENTS AND AGENCIES  
NEWS MEDIA

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

### ***PRELIMINARY ZONING AGENDA FOR REVIEW***

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL JUNE ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, JUNE 4, 2025 VIA EMAIL AND TELEPHONE CONFERENCE WITH THE COMMISSION OFFICE.

PLEASE SUBMIT ANY REQUESTED AGENDA CHANGES, ADDITIONS, QUESTIONS OR COMMENTS TO THE COMMISSION OFFICE.

## AGENDA

### **A. Zoning Requests**

1. 5-H-25-RZ Request of Dorin Miaun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2715 Bakertown Road / Parcel ID 105 204. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**  
*(Commission District 3)*

2. 5-E-25-PA Request of Gabriella Sharman for a Comprehensive Plan Amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0 Consent.**  
*(Commission District 3)*
3. 5-L-25-RZ Request of Gabriella Sharman for rezoning from RA (Low Density Residential) to CA (General Business). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
*(Commission District 3)*
4. 5-Q-25-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential), up to 10 dwelling units per acre. Property located at 1439, 1445, 1447 Ebenezer Road / Parcel ID 144 096, 097, 095 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 10 dwelling units per acre because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 13-0.**  
*(Commission District 4)*
5. 5-G-25-RZ Request of Adam and Ashley Fernandez for rezoning from A (Agricultural) to PR (Planned Residential), up to 2 dwelling units per acre. Property located at 12321 Buttermilk Road / Parcel ID 129 10901. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because the owner has two septic permits on the property, by a vote of 11-2.**  
*(Commission District 6)*
6. 4-I-25-RZ Request of Trueline Land Surveying, LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1311 W Beaver Creek Drive / Parcel ID 056 131. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 14-0 Consent. (DEFERRED FROM MAY DUE TO NO-SHOW OF APPLICANT)**  
*(Commission District 7)*

7. 4-O-25-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential), up to 4 dwelling units per acre. Property located at 8022 Hill Road / Parcel ID 028 132. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 14-0. (DEFERRED FROM MAY AT REQUEST OF COMMISSIONER RHONDA LEE)**  
(Commission District 7)
  
8. 5-J-25-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential), up to 5 dwelling units per acre. Property located at 7734 Majors Road / Parcel ID 020 160. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition, by a vote of 13-0.**  
(Commission District 8)
  
9. 5-M-25-RZ Request of Noah Hudson for rezoning from A (Agricultural) and CA (General Business) to RA (Low Density Residential). Property located at 2217 Shiptown Road / Parcel ID 042JD008. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**  
(Commission District 8)
  
10. 5-G-25-PA Request of Matthew Regas for a Comprehensive Plan Amendment from RL (Rural Living) to RA (Rural Agriculture). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
(Commission District 8)
  
11. 5-R-25-RZ Request of Matthew Regas for rezoning from I (Industrial) to RA (Low Density Residential). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
(Commission District 8)

12. 5-P-25-RZ Request of Brad Pruitt for rezoning from A (Agricultural) to PC (Planned Commercial). Property located at 0 Asheville Highway / Parcel ID 072 002 (part of). **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan, by a vote of 12-1.**  
*(Commission District 8)*

**B. Zoning Appeals**

**C. Amendments to the Knox County Zoning Ordinance**

**D. Other Business**

**RLA-17351**

**5-H-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Dorin Miaun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2715 Bakertown Road / Parcel ID 105 204.  
**Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**  
*(Commission District 3)*

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**Attachments**

Dorin Miaun

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:20 PM

FILE NUMBER: 5-H-25-RZ

*APPLICANT:* DORIN MIAUN

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

*COMM. RECOMMENDATION:* **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 2715 BAKERTOWN RD / Parcel ID 105 204

*ACREAGE:* 1.91 acres

*DISTRICT:* Commission District 3

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Dorin Miaun  
100 Tommotley Dr  
Loudon, TN 37774

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, RA (Low Density Residential) is directly related to the SMR (Suburban Mixed Residential) placetype.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-H-25-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** DORIN MIAUN

OWNER(S): Dorin Miaun

TAX ID NUMBER: 105 204

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2715 BAKERTOWN RD

▶ **LOCATION:** Southeast side of Bakertown Rd, southwest of Sage Ln

▶ **APPX. SIZE OF TRACT:** 1.91 acres

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

ACCESSIBILITY: Access is via Bakertown Road, a minor collector with 19 ft of pavement width within a right-of-way width that varies from 48 ft to 55 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

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

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

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

▶ EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential - PR (Planned Residential) up to 8 du/ac

South: Multifamily residential - RB (General Residential)

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area primarily composed of single family and multifamily subdivisions interspersed with single family houses on large 1+ acre lots. Undeveloped tracts with steep, forested slopes lie to the north, and Middlebrook Pike lies to the south.

**STAFF RECOMMENDATION:**

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

**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. Development trends in the surrounding area have been residential in nature, consisting of single family and multifamily subdivisions that feature townhouses and apartment complexes. There is some commercial development along Middlebrook Pike to the south.
2. The area has been transitioning to higher density residential development since the early 1980s, with rezonings from A (Agricultural) to RB (General Residential), RA (Low Density Residential), and PR (Planned Residential) with densities ranging from 3.5 du/ac to 12 du/ac within a mile radius. Multiple apartment complex developments in the vicinity were built in the 1980s.

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. It is compatible with the surrounding residential zoning, which includes properties zoned RA, RB, and PR with up to 5 du/ac and 8 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 primarily allows residential and civic 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 AN AMENDMENT.

1. The RA zone is a low density residential zone that allows single family houses and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on Bakertown Road, a minor collector, would be minimally affected by a development of this size, and traffic would not be routed through side streets.
3. The subject property is within the Hillside Protection area and is relatively steep, with slopes generally in the 15-25% range and some spots in the 25-40% range (Exhibit B). All proposed developments must comply with the Knox County Stormwater Management Ordinance.

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 property is within the SMR (Suburban Mixed Residential) place type, which lists the RA zone as being directly related. The housing mix of the SMR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

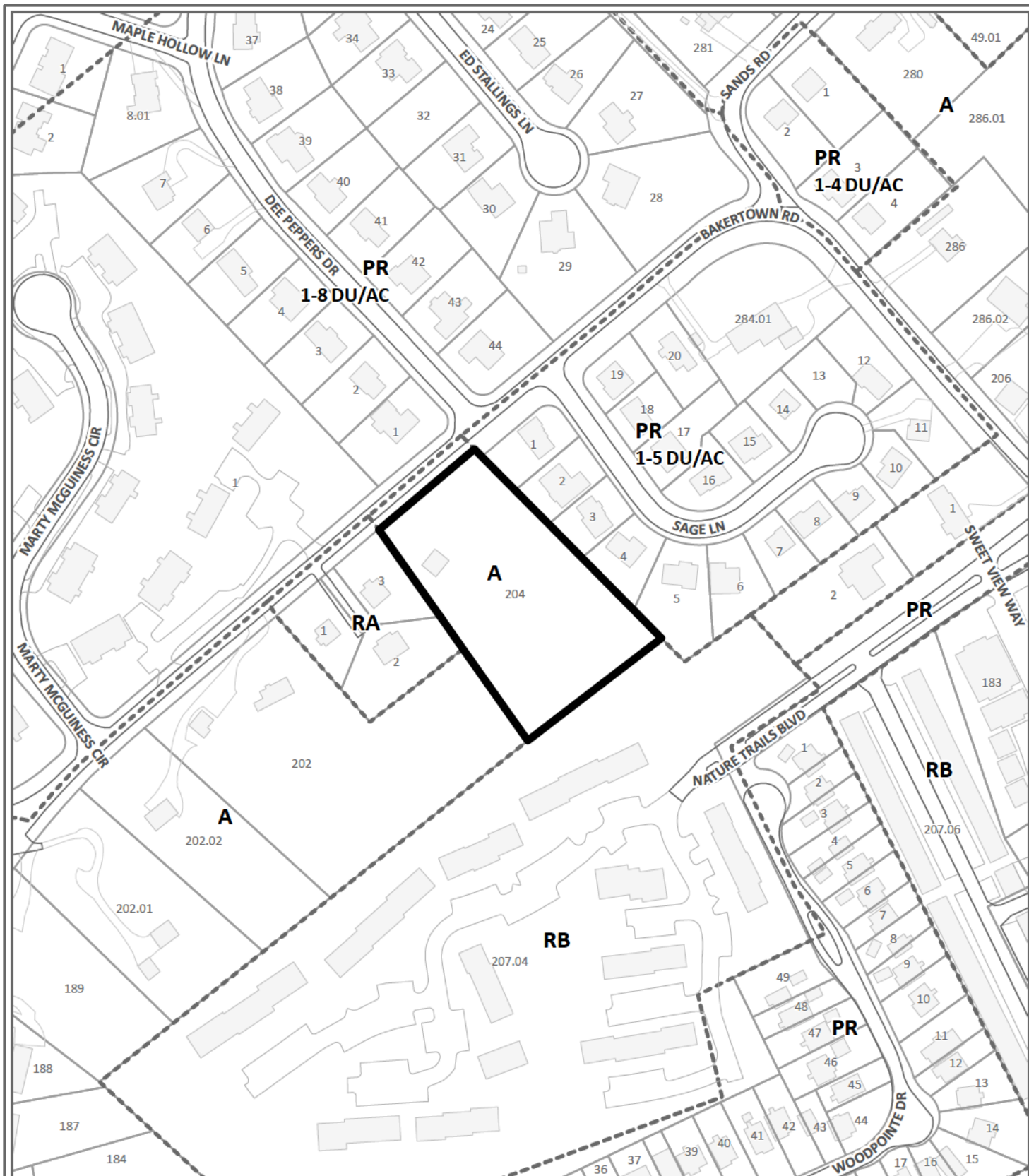
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 6/16/2025. 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**

**5-H-25-RZ**

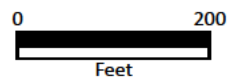
**Petitioner:** Dorin Miaun



**From:** A (Agricultural)  
**To:** RA (Low Density Residential)

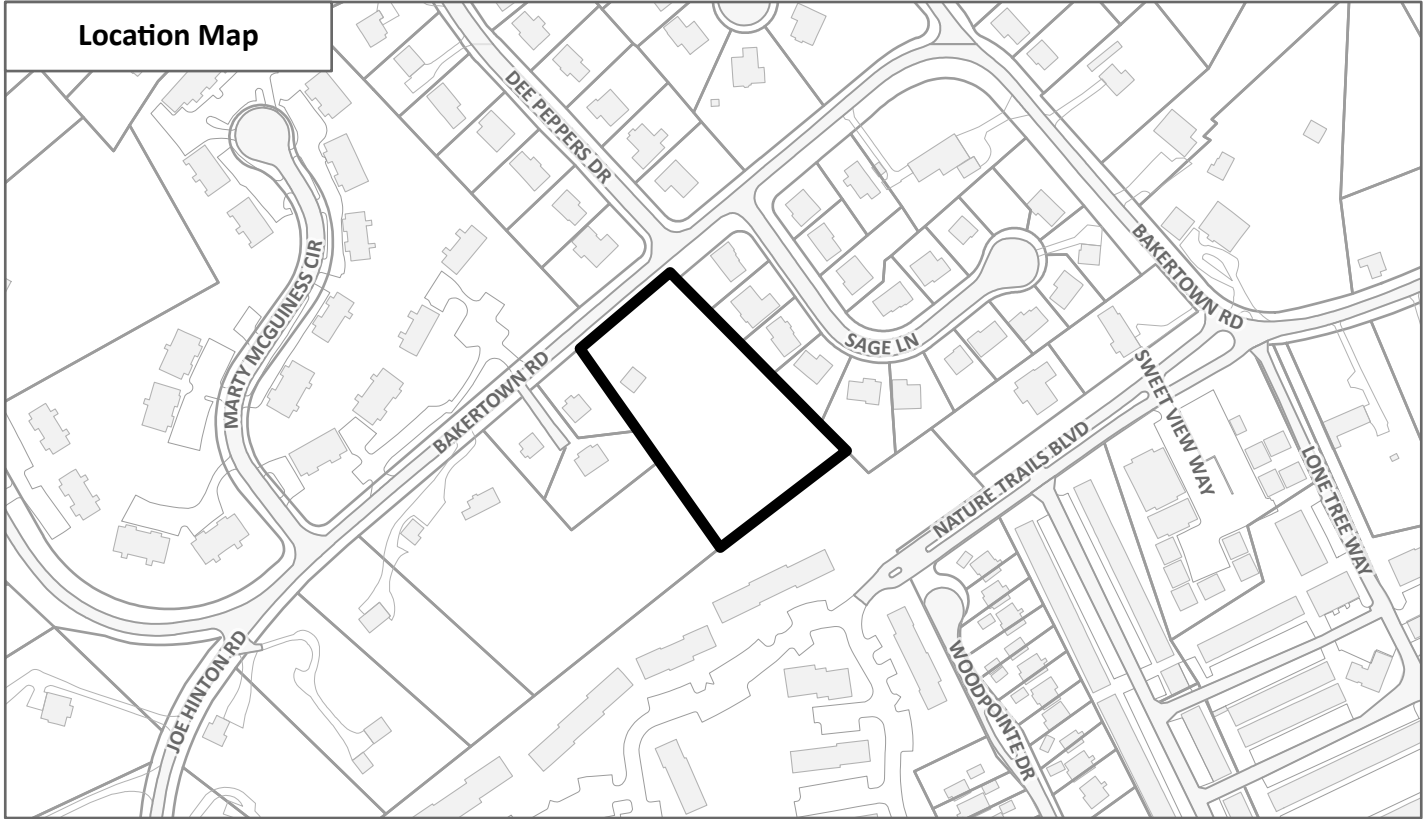
**Map No:** 105  
**Jurisdiction:** County

**Original Print Date:** 3/28/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

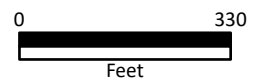


CONTEXTUAL MAPS 1

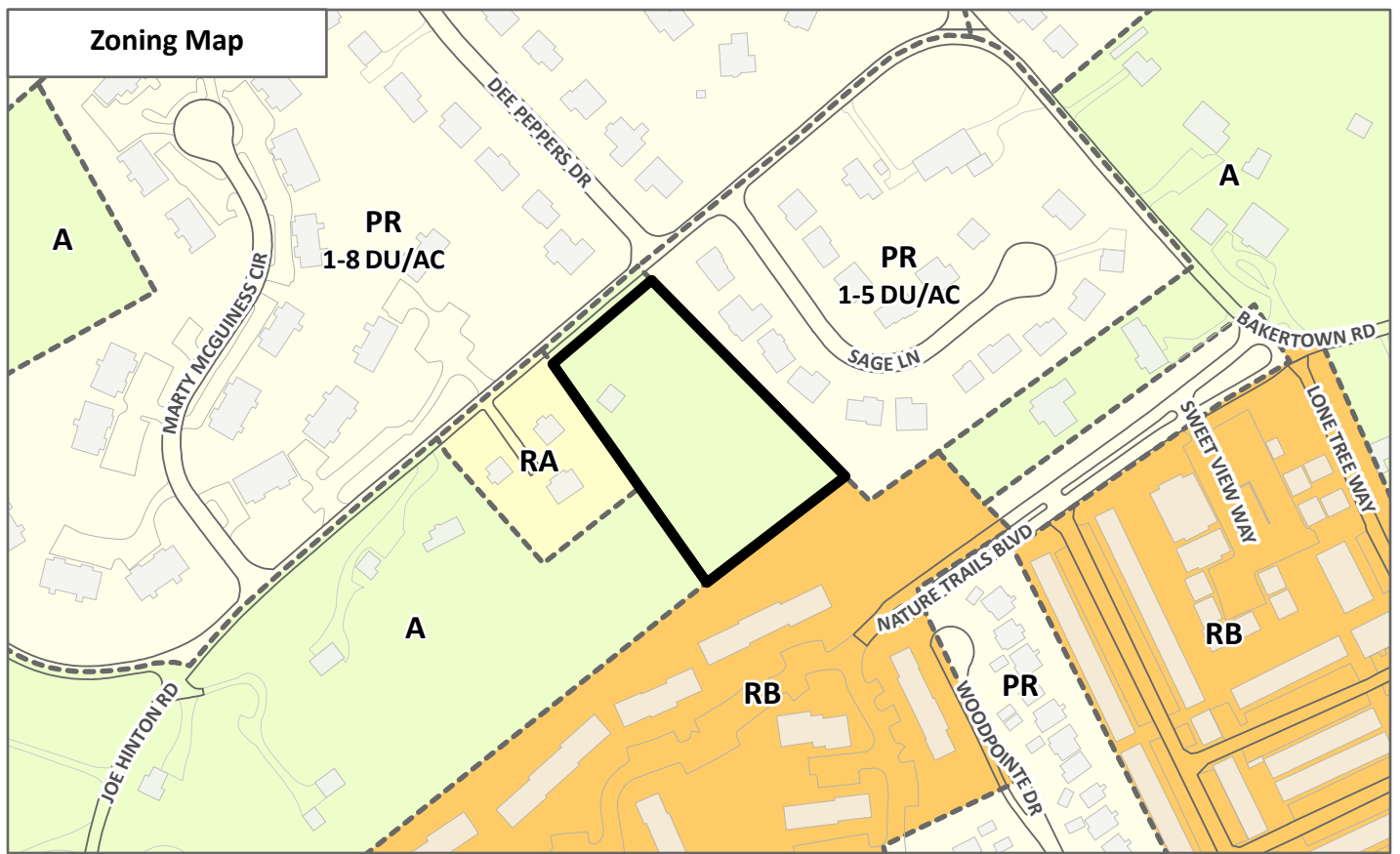
5-H-25-RZ



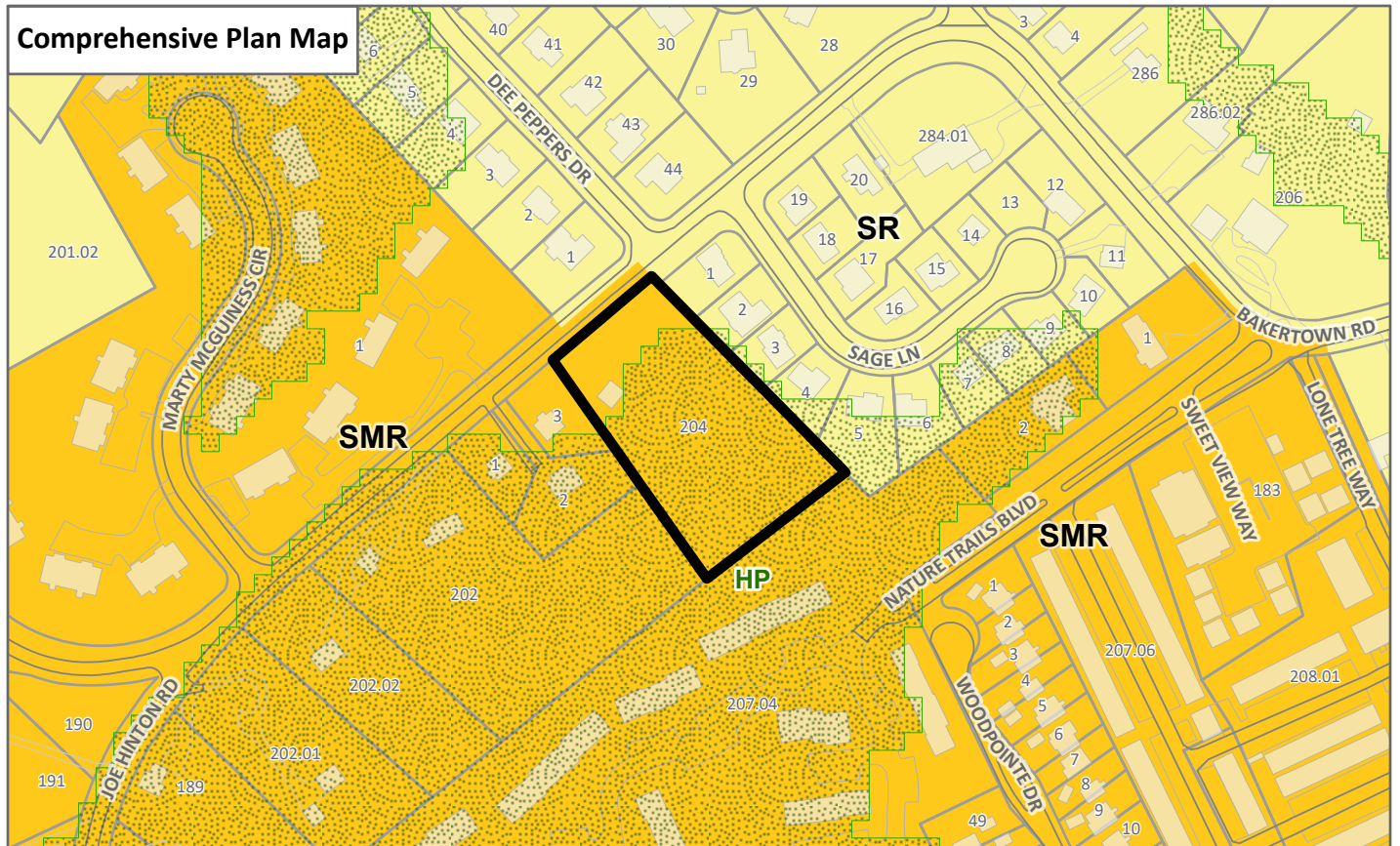
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

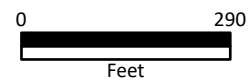


**CONTEXTUAL MAPS 2**

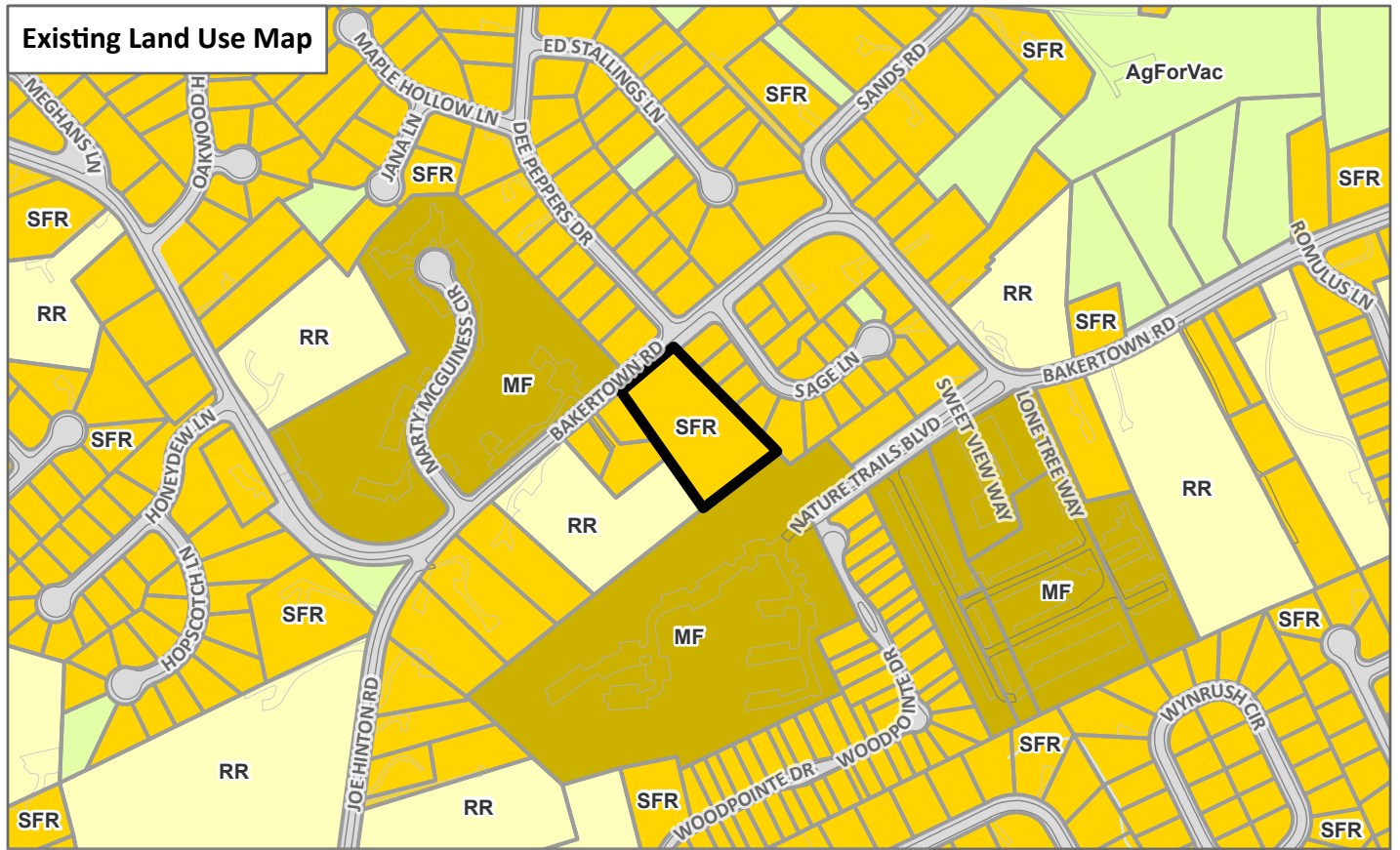
**5-H-25-RZ**



Case boundary



Existing Land Use Map

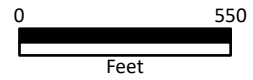


CONTEXTUAL MAPS 3

5-H-25-RZ



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**33. DORIN MIAUN**

**5-H-25-RZ**

2715 Bakertown Road / Parcel ID 105 204, Commission District 3.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto: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
  - PA
- Rezoning

Dorin Miaun

Applicant Name		Affiliation
3/19/25	5/8/25	File Number(s)
Date Filed	Meeting Date (if applicable)	5-H-25-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

Dorin Miaun

Name	Company		
100 Tommotley Dr	Loudon	TN	37774
Address	City	State	ZIP
865-307-1202	[REDACTED]		
Phone	Email		

## CURRENT PROPERTY INFO

Dorin Miaun	100 Tommotley Dr	865-307-1202
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2715 Bakertown Rd Knoxville TN, 37931	105204	
Property Address	Parcel ID	
Wkud	Wkud	N
Sewer Provider	Water Provider	Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

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

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   **RA**  
Proposed Zoning

Plan Amendment Change   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

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

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	<b>\$650.00</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

Dorin Miaun

3/19/25

Please Print

Date

(865) 307-1202

Phone Number

  
Email

  
Property Owner Signature

Dorin Miaun

03/21/2025, SG

Please Print

Date Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.**

04/25/2025

05/09/2025

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

Dorin Miaun

3/19/25

Applicant Signature

Applicant Name

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17353**

**5-E-25-PA**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Gabriella Sharman for a Comprehensive Plan Amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0 Consent.**  
*(Commission District 3)*

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**Attachments**

Gabriella Sharman

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:26 PM

FILE NUMBER: 5-E-25-PA

*APPLICANT:* GABRIELLA SHARMAN

*APPLICANT'S REQUEST:* COUNTY COMPREHENSIVE PLAN AMENDMENT

*FROM:* CI (Civic and Institutional)

*TO:* CMU (Corridor Mixed-use)

*COMM. RECOMMENDATION:* **Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 9048 MIDDLEBROOK PIKE / Parcel ID 105 O C 026 (part of)

*ACREAGE:* 0.43 acres

*DISTRICT:* Commission District 3

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Gabriella Sharman Apex Construction and Remodeling LLC  
PO Box 695  
Ross, OH 45061

*LEGISLATIVE BODY:* Knox County Commission



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-L-25-RZ  
5-E-25-PA

**AGENDA ITEM #:** 37  
**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** GABRIELLA SHARMAN  
**OWNER(S):** Cory Griffis West Knoxville Church of Christ

**TAX ID NUMBER:** 105 O C 026 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Commission District 3  
**STREET ADDRESS:** 9048 MIDDLEBROOK PIKE  
▶ **LOCATION:** South side of Middlebrook Pike, west side of Andrewbrook Ln  
▶ **TRACT INFORMATION:** 0.43 acres.  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Middlebrook Pike, a major arterial street with a pavement width which varies from 30 ft to 35 ft within a right-of-way which varies from 100 ft to 120 ft.  
**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District  
**FIRE DISTRICT:** Rural Metro Fire  
**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic and Institutional) / RA (Low Density Residential)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** CMU (Corridor Mixed-use) / CA (General Business)  
▶ **EXISTING LAND USE:** Public/Quasi Public Land (Church)

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the land use designation and zoning.  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Office, single family residential, commercial - CMU (Corridor Mixed-Use), SR (Suburban Residential) - CA (General Business), RA (Low Density Residential)  
South: Multifamily residential, agriculture/forestry/vacant land, public/quasi-public land (church) - SMR (Suburban Mixed Residential), CI (Civic/Institutional) - RA (Low Density residential)  
East: Office, multifamily residential, commercial - CMU (Corridor Mixed-Use) - CA (General Business)  
West: Agriculture/forestry/vacant land, office, commercial - CMU (Corridor

Mixed-Use) - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of residential and commercial uses. Residential uses in the area are primarily single family dwellings on small suburban style lots with some multi-family development located in close proximity to Middlebrook Pike. Commercial uses are auto-oriented services, restaurants, and offices along Middlebrook Pike.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**

Context: The applicant is requesting to rezone the front 0.43 acres of the lot to the CA (General Business) zone. The CA zone requires a place type amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). This request is for the CMU (Corridor Mixed-Use) place type on the 0.43-acre front portion of the property fronting Middlebrook Pike. The remaining 1.04 acres would retain the CI place type designation.

- ▶ **Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current CI (Civic and Institutional) place type on the subject property accurately reflects the longstanding church use on the lot, and it is not the result of an error in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. The CMU (Corridor Mixed-Use) place type is described as areas appropriate for walkable mixed-use development along major corridors. The subject property meets this description, as it is located along a major corridor that features a variety of uses.
2. Since the early 2000s, there has been a consistent trend in office and commercial development along Middlebrook Pike. With the adoption of the Comprehensive Plan, this section of Middlebrook Pike between Summer Wood Road and Fox Lonas Road was designated with the CMU place type, with the exception of the subject property. The CMU area was previously designated NC (Neighborhood Commercial) and O (Office), but was redesignated as CMU in the Comprehensive Plan, which aims at guiding commercial areas towards major thoroughfares.
3. The requested CMU place type is a minor extension that is compatible with the changing land use conditions in the area, and it connects the two disjointed CMU-designated areas to the northeast and southwest of the subject property.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new utilities or road projects have been introduced that warrant a land use amendment.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data specific to this request for the CMU place type that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The recommended CMU place type complies with the Comprehensive Plan's Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The subject property is in an urbanized area with ample utility infrastructure and has sidewalk connections to neighboring developments.

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. Development trends along this section of Middlebrooke Pike have included a mix of uses and housing types, such as commercial and office uses and limited multi-family developments like townhomes and apartment complexes.
2. There has been a slow trend away from residential to non-residential zones, including CA (General Business) and OB (Office, Medical and Related Services) in the surrounding area since the mid-1990s.

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

1. The CA zone is intended for general retail business and services.
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 requested CA zone is compatible with the surrounding zoning, which includes commercially zoned properties zoned CA, CN (Neighborhood Commercial), and PC (Planned Commercial).

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 between properties zoned CA zoning on the west and east sides, and it is located opposite the subject property on the north side of Middlebrook Pike. As such, the minor extension of the zone is not anticipated to negatively impact the surrounding area.

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 requested CA zone is partially related to the recommended CMU place type. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the second criterion, as the adjacent properties on the east and west sides are currently zoned CA.
2. The recommended zoning complies with Implementation Policy 2 to ensure that development is sensitive to the existing community character, and Implementation Policy 3 to encourage the infill of underutilized commercial land. Approving the CA zone at this location would address a minor gap in commercial zoning in an area experiencing an increase in commercial development while maintaining a transition in land use intensity.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed rezoning does not conflict with the intent of the Planned Growth Area.

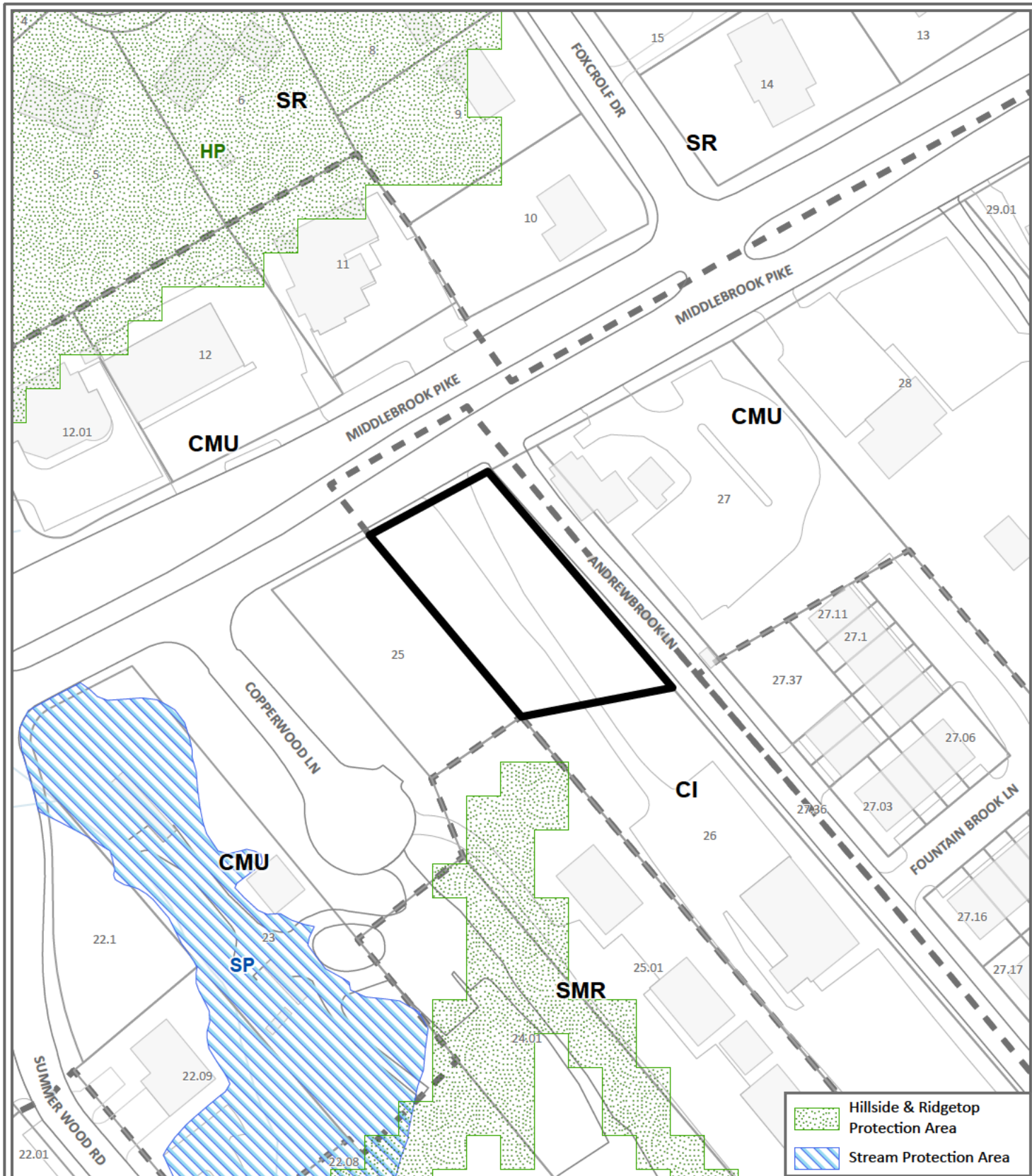
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 6/16/2025. 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.



**5-E-25-PA  
COMPREHENSIVE LAND USE PLAN MAP**

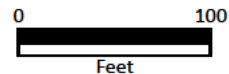
**Petitioner:** Gabriella Sharman



**From:** CI (Civic and Institutional)  
**To:** CMU (Corridor Mixed-use)

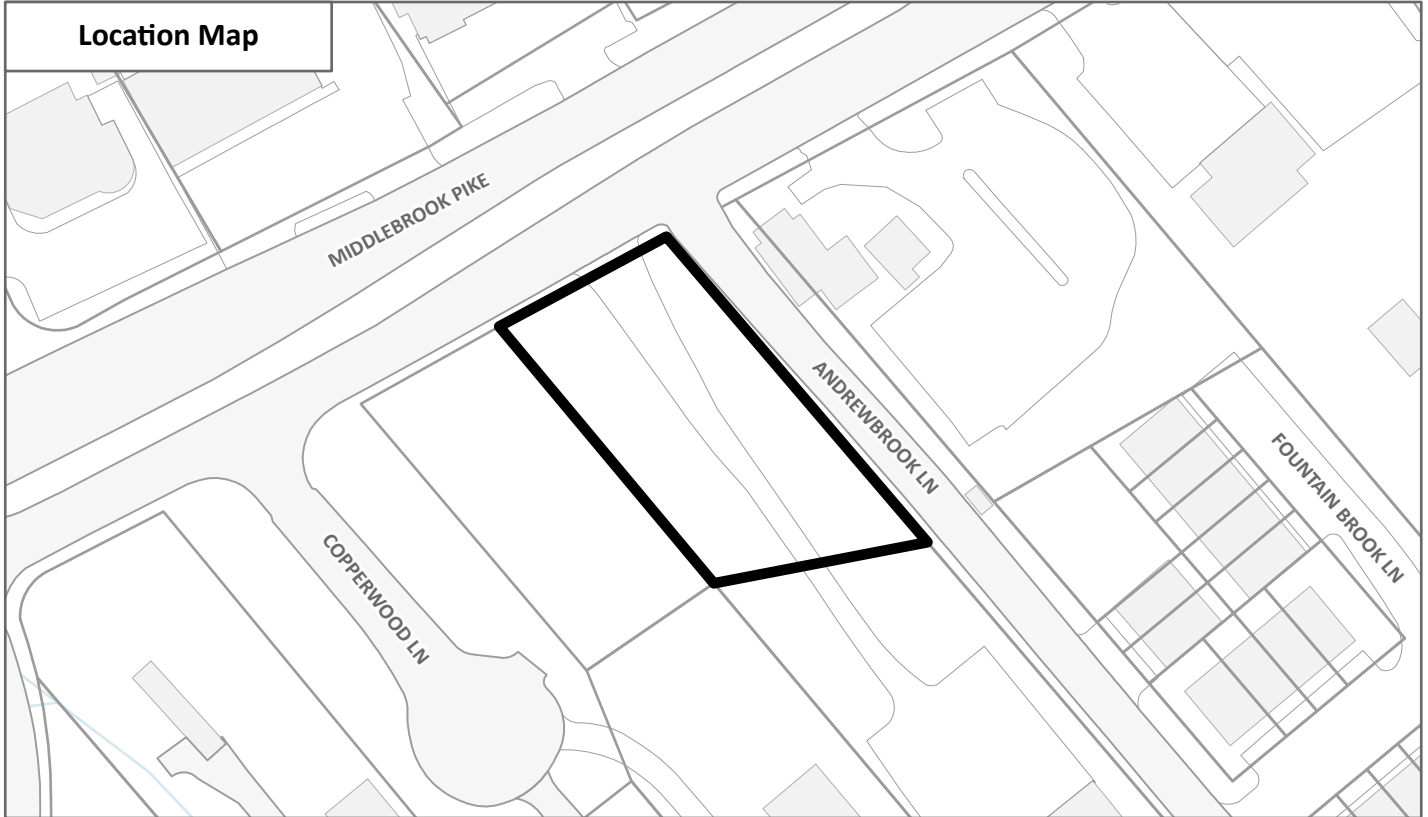
**Map No:** 105  
**Jurisdiction:** County

**Original Print Date:** 4/3/2025  
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

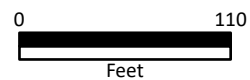


CONTEXTUAL MAPS 1

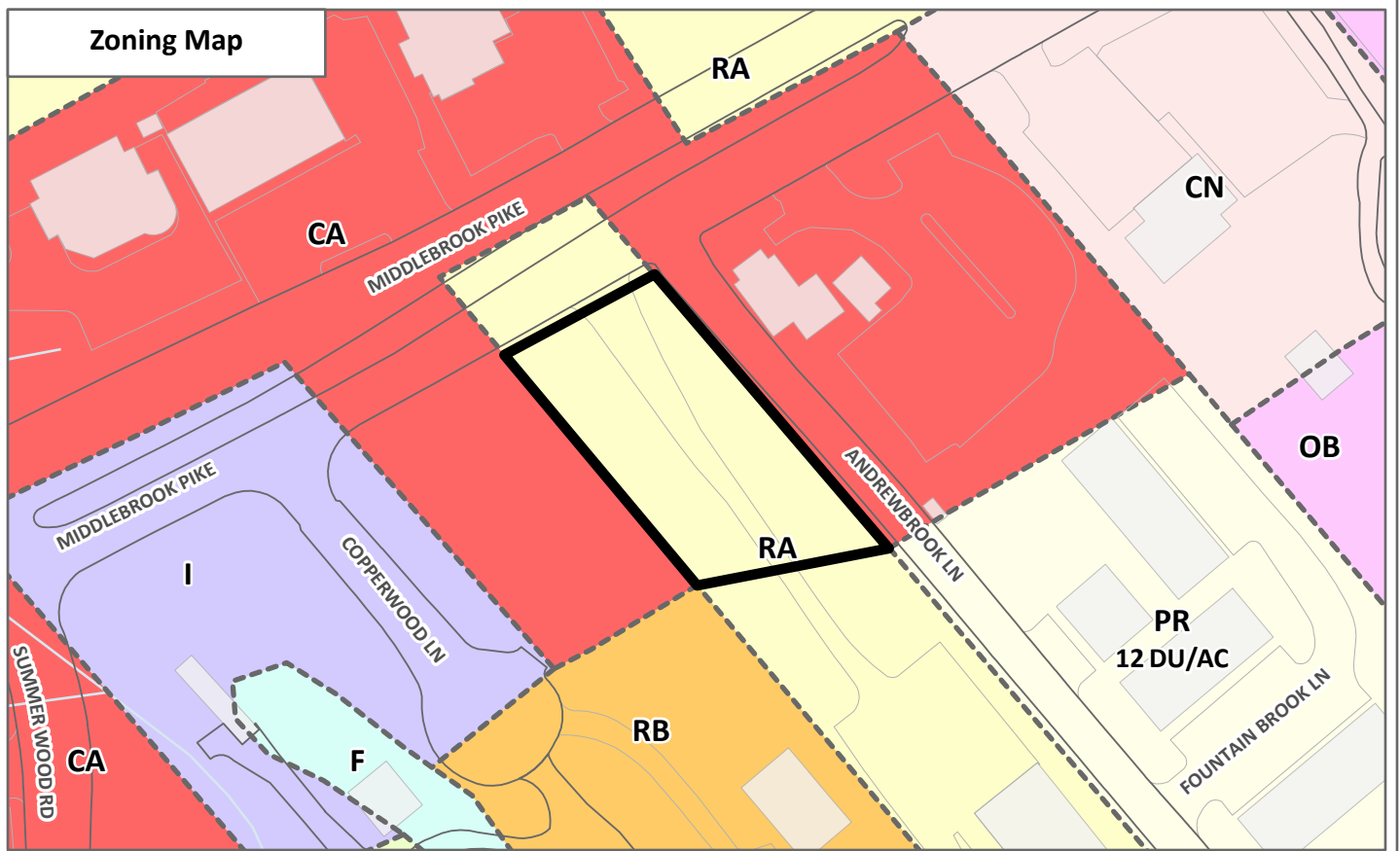
5-L-25-RZ / 5-E-25-PA



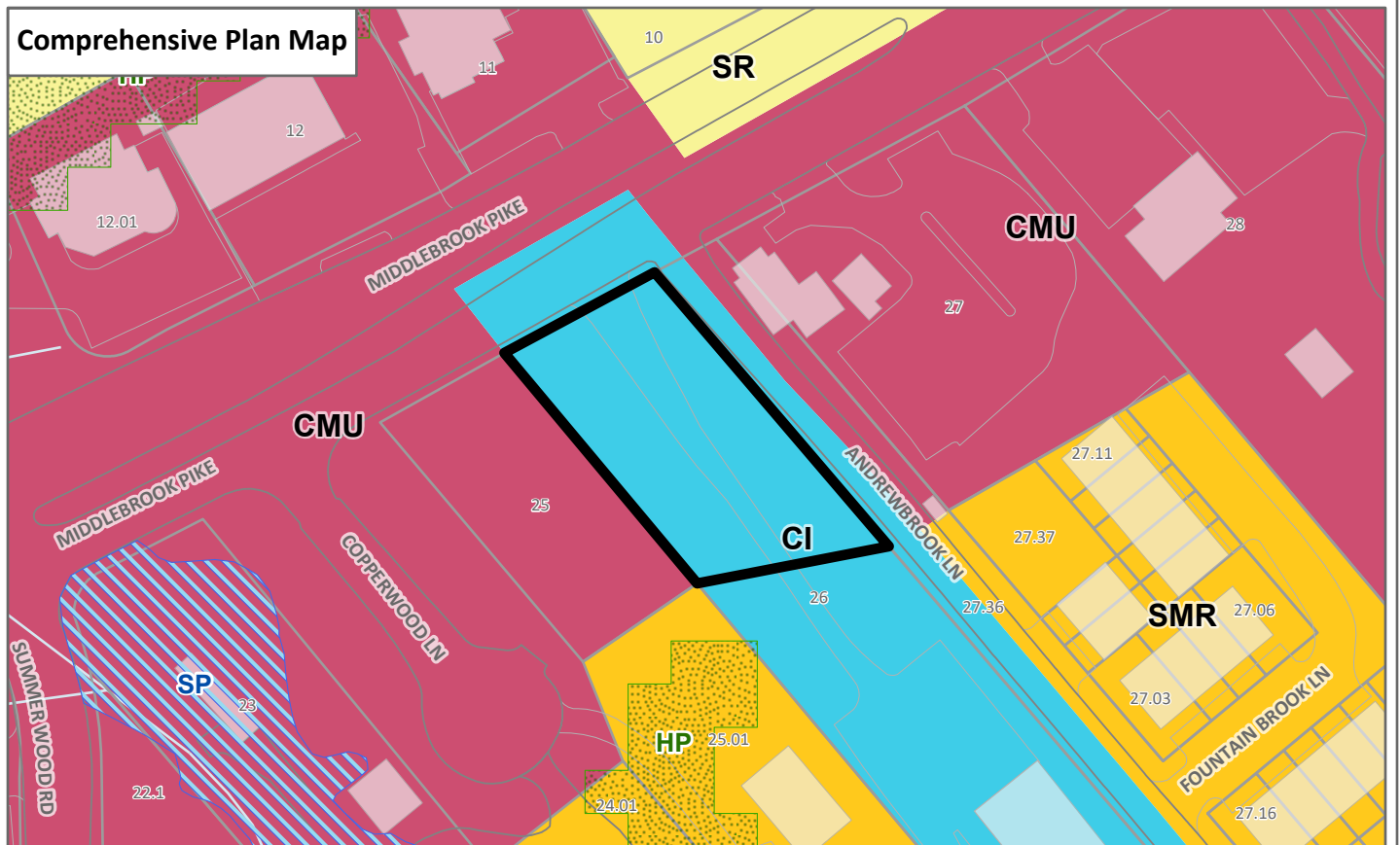
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

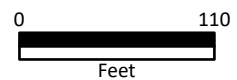


**CONTEXTUAL MAPS 2**

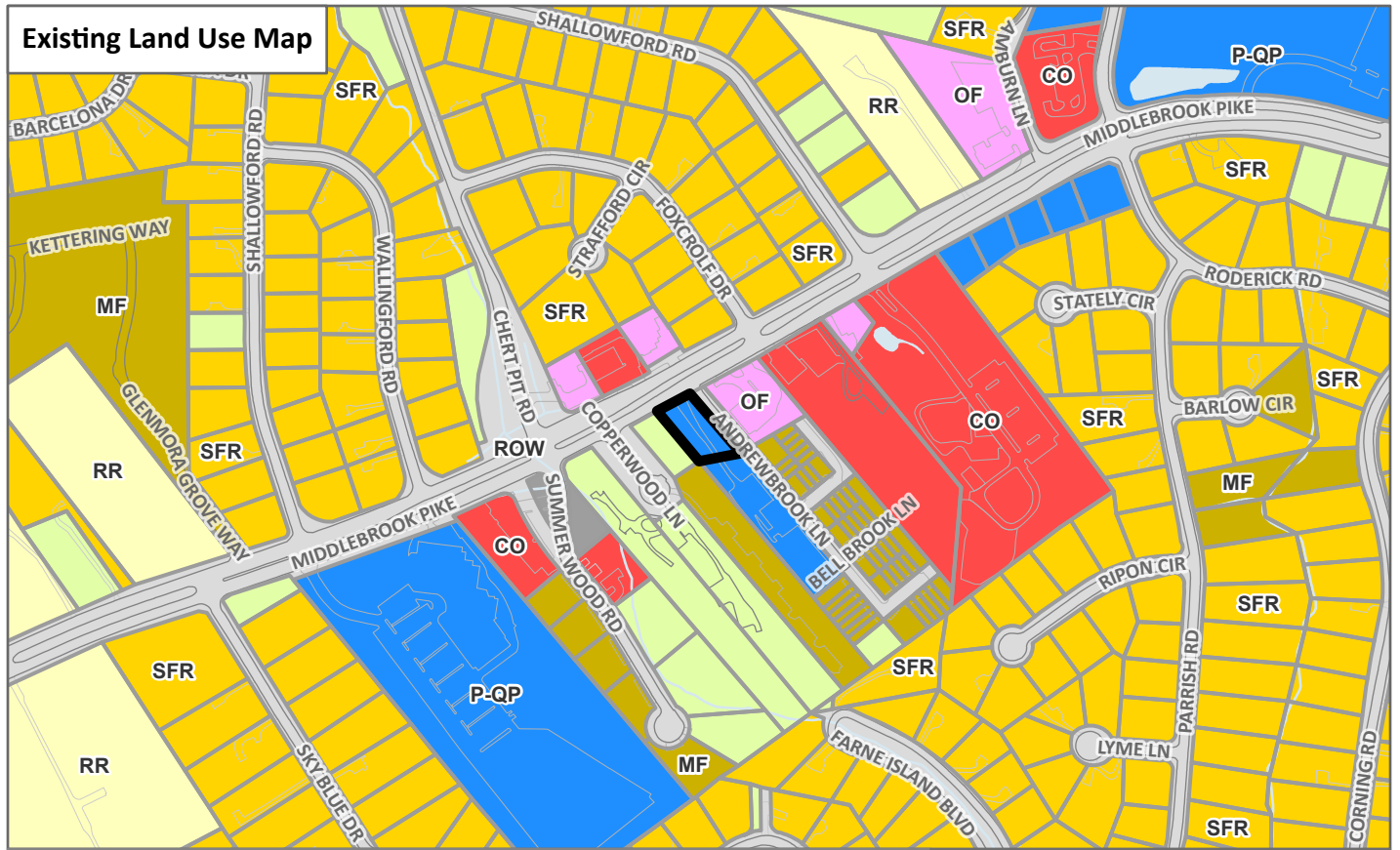
5-L-25-RZ / 5-E-25-PA



Case boundary



Existing Land Use Map

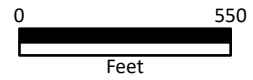


CONTEXTUAL MAPS 3

5-L-25-RZ / 5-E-25-PA



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**37. GABRIELLA SHARMAN**

9048 Middlebrook Pike / Parcel ID 105OC026 (part of),  
Commission District 3.

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**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**5-E-25-PA**

From CI (Civic and Institutional) to CMU (Corridor Mixed-use).

**1. STAFF RECOMMENDATION**

Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**B. REZONING**

**5-L-25-RZ**

From RA (Low Density Residential) to CA (General Business).

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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# Development Request

**Subdivision**  Concept Plan  Final Plat

**Zoning**  Rezoning  Plan Amendment

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

Gabriella Sharman

Approved agent on behalf of property owner

Applicant Name

Affiliation

03/14/2025

05/08/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-L-25-RZ

5-E-25-PA

## Correspondence

All correspondence will be directed to the approved contact listed below.

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Gabriella Sharman

Apex Construction and Remodeling LLC

Name

Company

P.O. Box 695

Ross

OH

45061

Address

City

State

ZIP

(321) 315-2191

Phone

Email

## Current Property Info

Cory Griffis (Agent for Owner)

9048 Middlebrook Pike

(865) 282-6415

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9048 Middlebrook Pike, Knoxville, TN 37923

105OC026 (partial)

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

Residential  Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total)	

Combine Parcels     Divide Parcel

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

Specify if requesting:    Variance     Alternative design standard

Specify if a traffic impact study is required:    Yes (required to be submitted with application)     No

## Zoning Request

CA / .44 acre		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning      Proposed Density (units/acre, for PR zone only)	

Sector Plan     One Year Plan     Comprehensive Plan

<input checked="" type="checkbox"/> Plan Amendment Change	CMU / .44 acre	+
	Proposed Plan Designation(s)	

If, in Knox county, submit plan amendment request with application      N/A  
 Previous Rezoning Requests

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

## 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**

Gabriella Sharman	Digitally signed by Gabriella Sharman Date: 2025.03.21 13:31:04 -04'00'	Gabriella Sharman	03/21/2025
Applicant Signature		Please Print	Date
(321) 315-2191		[REDACTED]	
Phone Number		Email	
Cory Griffis	Digitally signed by Cory Griffis Date: 2025.03.22 11:57:43 -04'00'	Cory Griffis	03/21/2025
Property Owner Signature		Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS     Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0608	\$650.00	0803	\$1,000.00			\$1,650.00

**All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.**

The applicant must provide justification per Implementation Action IM.6, demonstrating:

**Either**

- There is an obvious or significant error or omission in the Plan

**OR**

**2 or more of the following criteria apply**

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

**PLEASE EXPLAIN**

The West Knoxville Church of Christ is coming before the approval boards in hopes of approval for the front portion of their property to be reconsidered for a different zoning use. The existing free standing signage on site has a changeable copy portion, which we would like to have updated to have (2) electronic message center screens. The screens are intended to be utilized to share Scriptures with the community in a similar manner as the existing changeable copy sign, and will allow updates on a more frequent basis (daily).

Our current zoning is RA - Low Density Residential, and it does not allow for EMC signs. We are proposing for the front portion of the property to the CA (General Business) zone and the CMU (Corridor Mixed Use) place type. It would be a minor extension of both the zone and place type. That would leave the rear portion, where the church building is located, within the existing RA (Low Density Residential) zone and the CI (Civic Institutional) place type, which aligns with the use of a church.

**Griffis, Cory**  
Digitally signed by Griffis, Cory  
 DN: CN="Griffis, Cory", OU=Users,  
 OU=TN-Knoxville, OU=GSP, DC=global, DC=GSP  
 Date: 2025.03.20 14:17:47-04'00'

**Cory Griffis**

**3/20/2025**

Property Owner Signature

Print Name

Date

*By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.*

**FILE NUMBER**

# 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). 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.*

~~04/28/25~~ 4-25-2025

05/09/25

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

Gabriella Sharman

Digitally signed by Gabriella Sharman  
Date: 2025.03.21 13:30:48 -04'00'

Gabriella Sharman

03/21/2025

Applicant Signature

Applicant Name

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17354**

**5-L-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Gabriella Sharman for rezoning from RA (Low Density Residential) to CA (General Business). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**

*(Commission District 3)*

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**Attachments**

Gabriella Sharman 5-L-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:27 PM

FILE NUMBER: 5-L-25-RZ

*APPLICANT:* GABRIELLA SHARMAN

*APPLICANT'S REQUEST:* REZONING

*FROM:* RA (Low Density Residential)

*TO:* CA (General Business)

*COMM. RECOMMENDATION:* **Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 9048 MIDDLEBROOK PIKE / Parcel ID 105 O C 026 (PART OF)

*ACREAGE:* 0.43 acres

*DISTRICT:* Commission District 3

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Gabriella Sharman Apex Construction and Remodeling LLC  
PO Box 695  
Ross, OH 45061

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* No, the CA (General Business) zone is not related to the CI (Civic and Institutional) place type.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-L-25-RZ  
5-E-25-PA

**AGENDA ITEM #:** 37  
**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** GABRIELLA SHARMAN  
**OWNER(S):** Cory Griffis West Knoxville Church of Christ

**TAX ID NUMBER:** 105 O C 026 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Commission District 3  
**STREET ADDRESS:** 9048 MIDDLEBROOK PIKE  
▶ **LOCATION:** South side of Middlebrook Pike, west side of Andrewbrook Ln  
▶ **TRACT INFORMATION:** 0.43 acres.  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Middlebrook Pike, a major arterial street with a pavement width which varies from 30 ft to 35 ft within a right-of-way which varies from 100 ft to 120 ft.  
**UTILITIES:** Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District  
**FIRE DISTRICT:** Rural Metro Fire  
**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** CI (Civic and Institutional) / RA (Low Density Residential)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** CMU (Corridor Mixed-use) / CA (General Business)  
▶ **EXISTING LAND USE:** Public/Quasi Public Land (Church)

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the land use designation and zoning.  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Office, single family residential, commercial - CMU (Corridor Mixed-Use), SR (Suburban Residential) - CA (General Business), RA (Low Density Residential)  
South: Multifamily residential, agriculture/forestry/vacant land, public/quasi-public land (church) - SMR (Suburban Mixed Residential), CI (Civic/Institutional) - RA (Low Density residential)  
East: Office, multifamily residential, commercial - CMU (Corridor Mixed-Use) - CA (General Business)  
West: Agriculture/forestry/vacant land, office, commercial - CMU (Corridor

Mixed-Use) - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of residential and commercial uses. Residential uses in the area are primarily single family dwellings on small suburban style lots with some multi-family development located in close proximity to Middlebrook Pike. Commercial uses are auto-oriented services, restaurants, and offices along Middlebrook Pike.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**

Context: The applicant is requesting to rezone the front 0.43 acres of the lot to the CA (General Business) zone. The CA zone requires a place type amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). This request is for the CMU (Corridor Mixed-Use) place type on the 0.43-acre front portion of the property fronting Middlebrook Pike. The remaining 1.04 acres would retain the CI place type designation.

- ▶ **Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current CI (Civic and Institutional) place type on the subject property accurately reflects the longstanding church use on the lot, and it is not the result of an error in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. The CMU (Corridor Mixed-Use) place type is described as areas appropriate for walkable mixed-use development along major corridors. The subject property meets this description, as it is located along a major corridor that features a variety of uses.
2. Since the early 2000s, there has been a consistent trend in office and commercial development along Middlebrook Pike. With the adoption of the Comprehensive Plan, this section of Middlebrook Pike between Summer Wood Road and Fox Lonas Road was designated with the CMU place type, with the exception of the subject property. The CMU area was previously designated NC (Neighborhood Commercial) and O (Office), but was redesignated as CMU in the Comprehensive Plan, which aims at guiding commercial areas towards major thoroughfares.
3. The requested CMU place type is a minor extension that is compatible with the changing land use conditions in the area, and it connects the two disjointed CMU-designated areas to the northeast and southwest of the subject property.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new utilities or road projects have been introduced that warrant a land use amendment.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data specific to this request for the CMU place type that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The recommended CMU place type complies with the Comprehensive Plan's Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure. The subject property is in an urbanized area with ample utility infrastructure and has sidewalk connections to neighboring developments.

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. Development trends along this section of Middlebrooke Pike have included a mix of uses and housing types, such as commercial and office uses and limited multi-family developments like townhomes and apartment complexes.
2. There has been a slow trend away from residential to non-residential zones, including CA (General Business) and OB (Office, Medical and Related Services) in the surrounding area since the mid-1990s.

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

1. The CA zone is intended for general retail business and services.
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 requested CA zone is compatible with the surrounding zoning, which includes commercially zoned properties zoned CA, CN (Neighborhood Commercial), and PC (Planned Commercial).

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 between properties zoned CA zoning on the west and east sides, and it is located opposite the subject property on the north side of Middlebrook Pike. As such, the minor extension of the zone is not anticipated to negatively impact the surrounding area.

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 requested CA zone is partially related to the recommended CMU place type. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the second criterion, as the adjacent properties on the east and west sides are currently zoned CA.
2. The recommended zoning complies with Implementation Policy 2 to ensure that development is sensitive to the existing community character, and Implementation Policy 3 to encourage the infill of underutilized commercial land. Approving the CA zone at this location would address a minor gap in commercial zoning in an area experiencing an increase in commercial development while maintaining a transition in land use intensity.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed rezoning does not conflict with the intent of the Planned Growth Area.

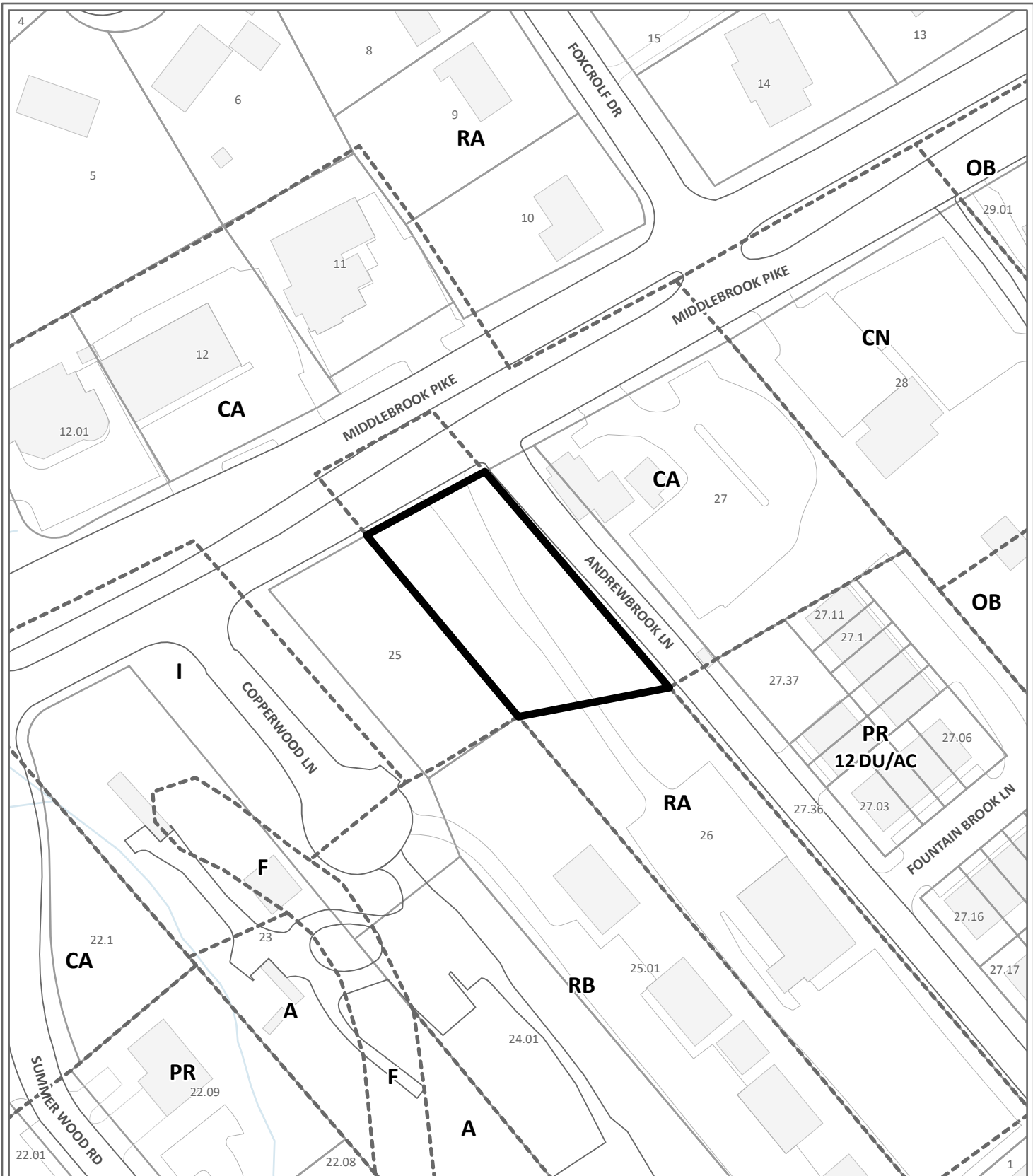
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 6/16/2025. 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**

**5-L-25-RZ**

**Petitioner:** Gabriella Sharman



**From:** RA (Low Density Residential)

**To:** CA (General Business)

**Map No:** 105

**Jurisdiction:** County

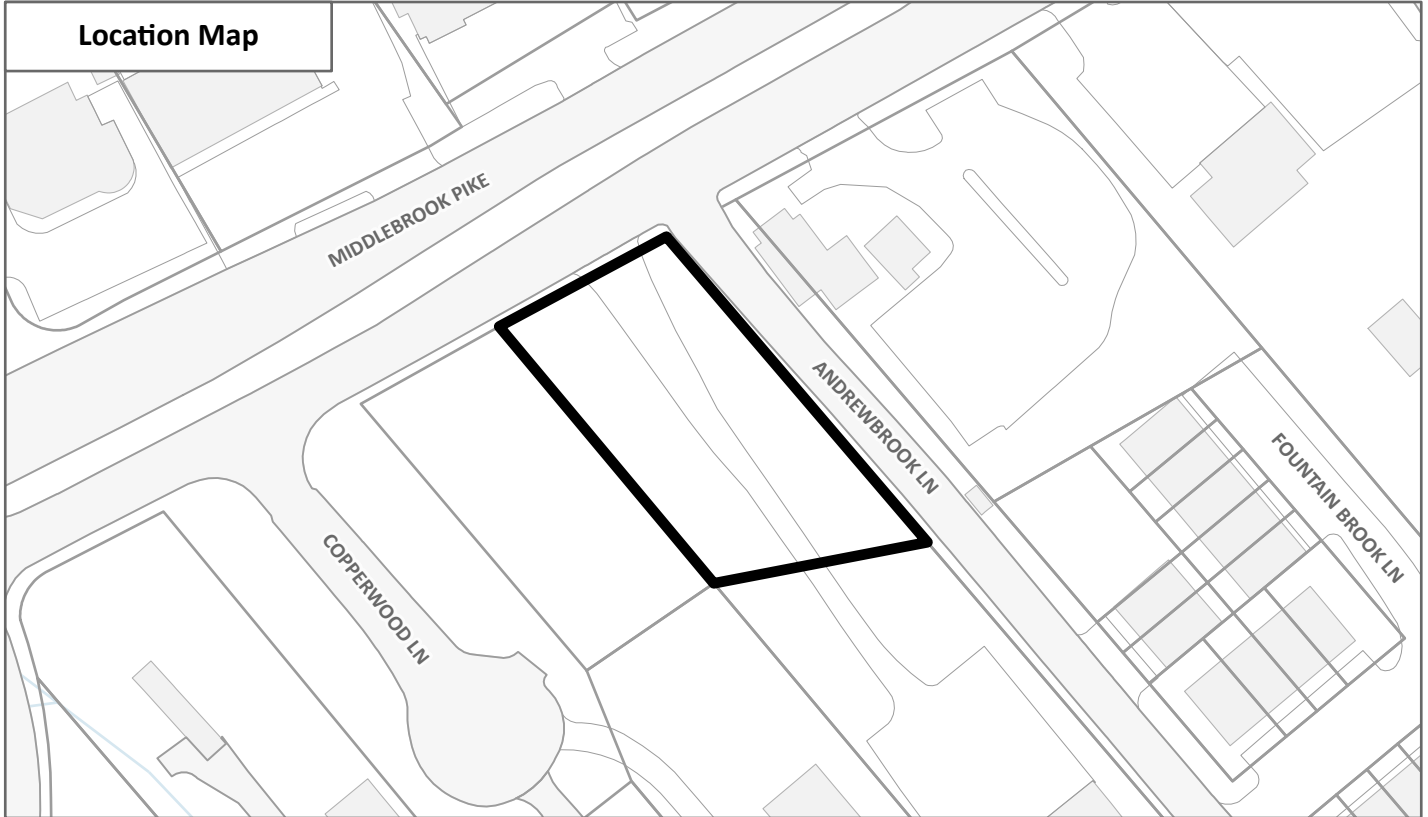


**Original Print Date:** 3/31/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

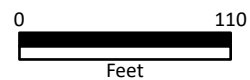


CONTEXTUAL MAPS 1

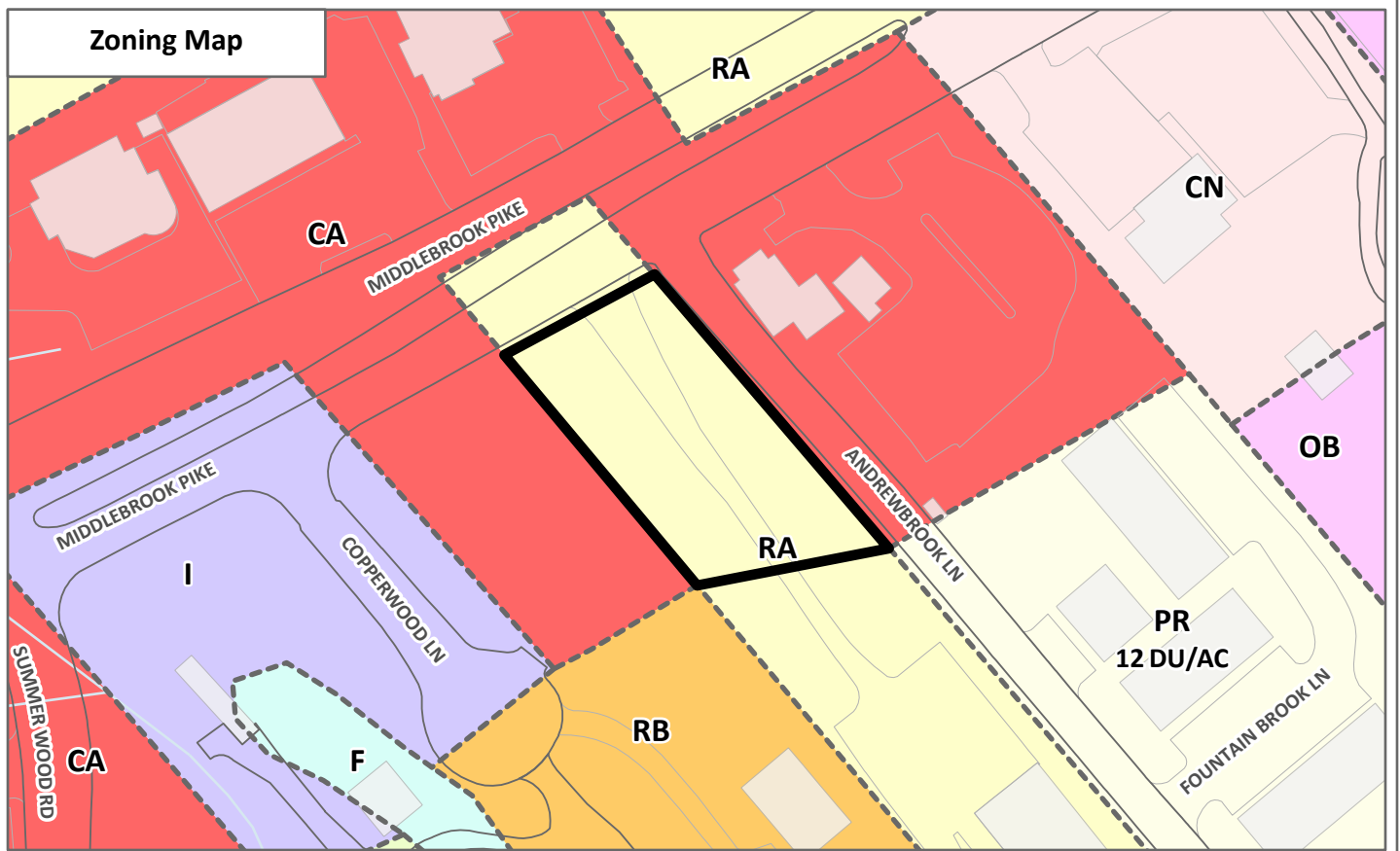
5-L-25-RZ / 5-E-25-PA



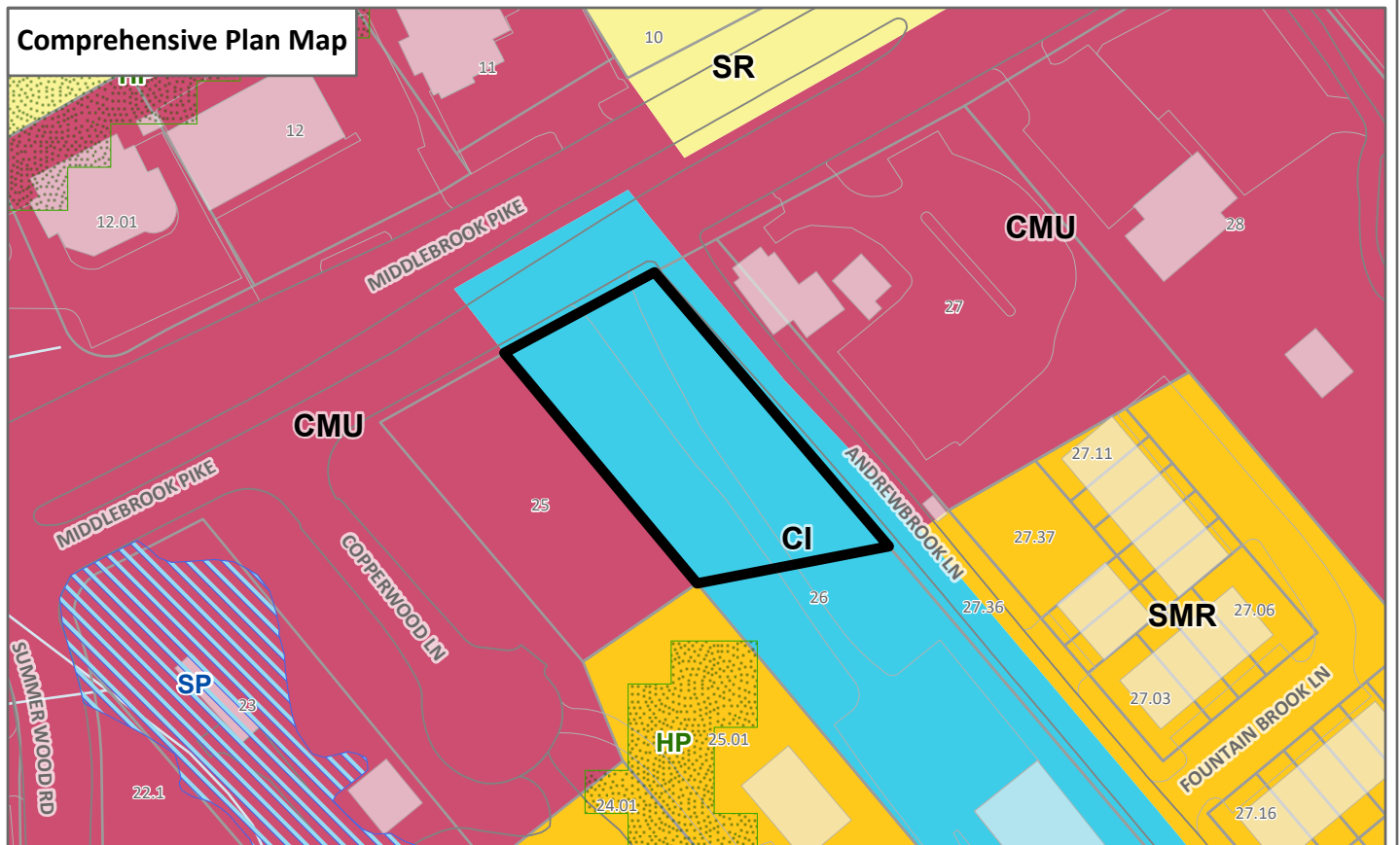
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



**CONTEXTUAL MAPS 2**

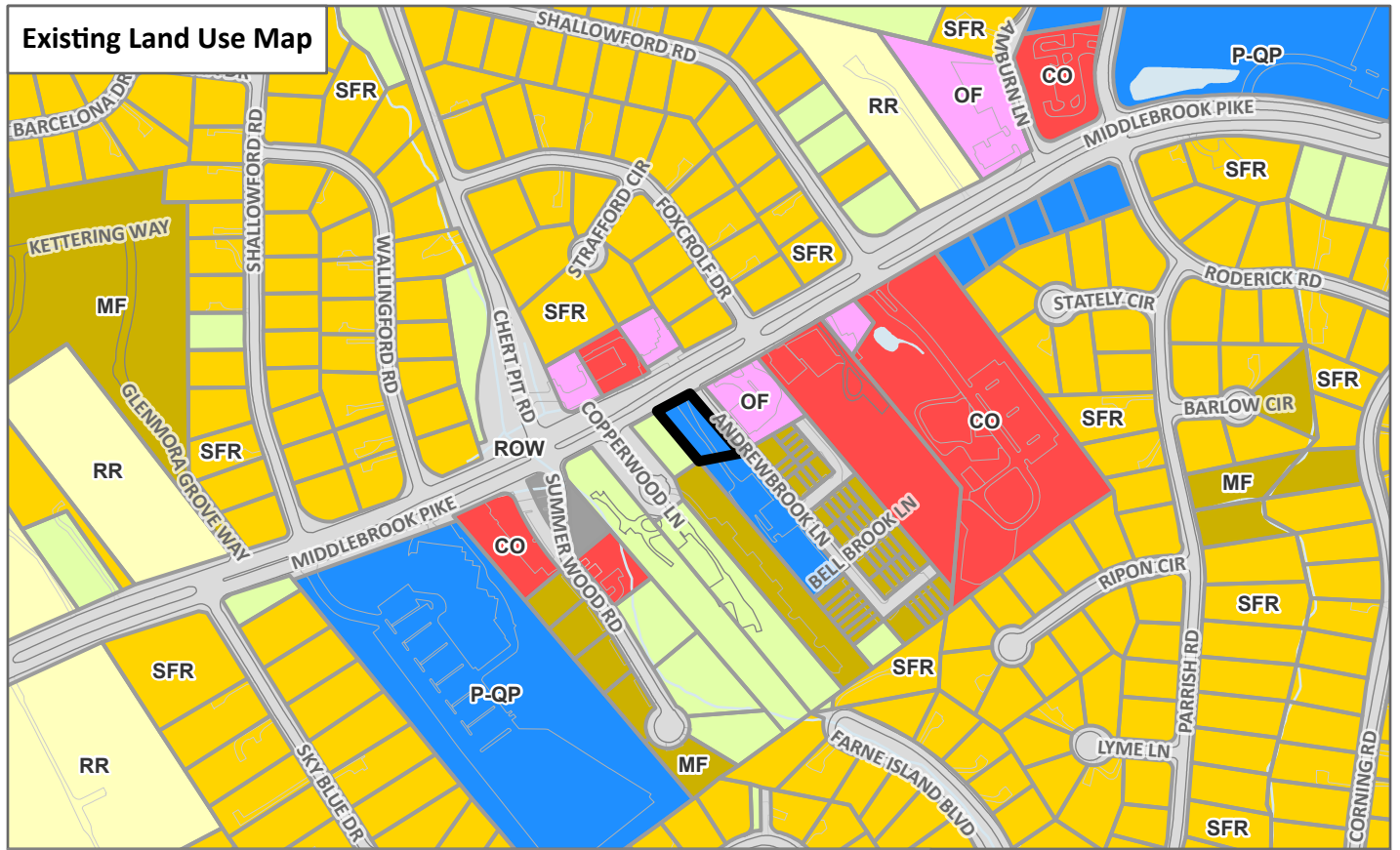
5-L-25-RZ / 5-E-25-PA



Case boundary



Existing Land Use Map

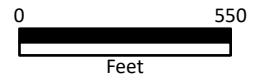


CONTEXTUAL MAPS 3

5-L-25-RZ / 5-E-25-PA



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**37. GABRIELLA SHARMAN**

9048 Middlebrook Pike / Parcel ID 105OC026 (part of),  
Commission District 3.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**5-E-25-PA**

From CI (Civic and Institutional) to CMU (Corridor Mixed-use).

**1. STAFF RECOMMENDATION**

Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING**

**5-L-25-RZ**

From RA (Low Density Residential) to CA (General Business).

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

# Development Request

**Subdivision**  Concept Plan  Final Plat  
**Zoning**  Rezoning  Plan Amendment  
**Development**  Development Plan  Planned Development  Use on Review / Special Use  Hillside Protection COA

Gabriella Sharman		Approved agent on behalf of property owner	
Applicant Name		Affiliation	
03/14/2025	05/08/2025	File Number(s) 5-L-25-RZ 5-E-25-PA	
Date Filed	Meeting Date (if applicable)		

**Correspondence** *All correspondence will be directed to the approved contact listed below.*

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Gabriella Sharman		Apex Construction and Remodeling LLC	
Name		Company	
P.O. Box 695	Ross	OH	45061
Address		City	State ZIP
(321) 315-2191	[REDACTED]		
Phone	Email		

**Current Property Info**

Cory Griffis (Agent for Owner)	9048 Middlebrook Pike	(865) 282-6415
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9048 Middlebrook Pike, Knoxville, TN 37923	105OC026 (partial)	
Property Address	Parcel ID	
West Knox Utility District	West Knox Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

**Development Request**

Residential  Non-Residential

Proposed Use	<b>RELATED CITY PERMIT NUMBER</b>
--------------	-----------------------------------

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total)	

Combine Parcels     Divide Parcel

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

Specify if requesting:    Variance     Alternative design standard

Specify if a traffic impact study is required:    Yes (required to be submitted with application)     No

## Zoning Request

CA / .44 acre		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning      Proposed Density (units/acre, for PR zone only)	

Sector Plan     One Year Plan     Comprehensive Plan

<input checked="" type="checkbox"/> Plan Amendment Change	CMU / .44 acre	+
	Proposed Plan Designation(s)	

If, in Knox county, submit plan amendment request with application      N/A  
 Previous Rezoning Requests

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

## 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**

Gabriella Sharman	Digitally signed by Gabriella Sharman Date: 2025.03.21 13:31:04 -04'00'	Gabriella Sharman	03/21/2025
Applicant Signature		Please Print	Date
(321) 315-2191		[REDACTED]	
Phone Number		Email	
Cory Griffis	Digitally signed by Cory Griffis Date: 2025.03.22 11:57:43 -04'00'	Cory Griffis	03/21/2025
Property Owner Signature		Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS     Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0608	\$650.00	0803	\$1,000.00			\$1,650.00

## All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

### Either

- There is an obvious or significant error or omission in the Plan

OR

### 2 or more of the following criteria apply

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

### PLEASE EXPLAIN

The West Knoxville Church of Christ is coming before the approval boards in hopes of approval for the front portion of their property to be reconsidered for a different zoning use. The existing free standing signage on site has a changeable copy portion, which we would like to have updated to have (2) electronic message center screens. The screens are intended to be utilized to share Scriptures with the community in a similar manner as the existing changeable copy sign, and will allow updates on a more frequent basis (daily).

Our current zoning is RA - Low Density Residential, and it does not allow for EMC signs. We are proposing for the front portion of the property to the CA (General Business) zone and the CMU (Corridor Mixed Use) place type. It would be a minor extension of both the zone and place type. That would leave the rear portion, where the church building is located, within the existing RA (Low Density Residential) zone and the CI (Civic Institutional) place type, which aligns with the use of a church.

**Griffis, Cory**  
Digitally signed by Griffis, Cory  
 DN: CN="Griffis, Cory", OU=Users,  
 OU=TN-Knoxville, OU=GSP, DC=global, DC=GSP  
 Date: 2025.03.20 14:17:47-04'00'

**Cory Griffis**

**3/20/2025**

Property Owner Signature

Print Name

Date

*By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.*

**FILE NUMBER**

# 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). 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.*

~~04/28/25~~ 4-25-2025

05/09/25

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

Gabriella Sharman

Digitally signed by Gabriella Sharman  
Date: 2025.03.21 13:30:48 -04'00'

Gabriella Sharman

03/21/2025

Applicant Signature

Applicant Name

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

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**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17357**

**5-Q-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential), up to 10 dwelling units per acre. Property located at 1439, 1445, 1447 Ebenezer Road / Parcel ID 144 096, 097, 095 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 10 dwelling units per acre because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 13-0.**  
*(Commission District 4)*

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**Attachments**

Taylor D. Forrester 5-Q-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:31 PM

FILE NUMBER: 5-Q-25-RZ

*APPLICANT:* TAYLOR D. FORRESTER

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* up to 10 du/ac

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone with up to 10 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 1439, 1445, 1447 EBENEZER RD / Parcel ID 144 096, 097, 095 (part of)

*ACREAGE:* 6.53 acres

*DISTRICT:* Commission District 4

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Taylor D. Forrester Long, Ragsdale and Waters, PC  
1111 N. Northshore Dr. Dr. PO Box: Suite S-700  
Knoxville, TN 37919

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, PR (Planned Residential) up to 10 du/ac is partially related to the SR (Suburban Residential) placetype.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-Q-25-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Maczoo Real Estate LLC, Mary Rice, Crystal Moser

TAX ID NUMBER: 144 096, 097, 095 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1439 EBENEZER RD (1445, 1447 EBENEZER RD)

▶ **LOCATION:** West side of Ebenezer Rd, south of Highbridge Dr

▶ **APPX. SIZE OF TRACT:** 6.53 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Road, a minor arterial with a pavement width which varies from 60 ft to 65 ft within a right-of-way which varies from 83 ft to 105 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Tennessee River

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

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

▶ **EXISTING LAND USE:** Office, Single Family Residential, Rural Residential

▶ **DENSITY PROPOSED:** up to 10 du/ac

EXTENSION OF ZONE: No, this is not an extension of the zoning, though there is PR up to 5 du/ac to the north and PR up to 3 du/ac to the west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential - PR (Planned Residential) up to 5 du/ac

South: Single family residential, rural residential - A (Agricultural)

East: Multifamily residential, commercial, agriculture/forestry/vacant land - RA (Low Density Residential), CN (Neighborhood Commercial)

West: Single family residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area contains a mix of commercial and residential uses. Residential uses are single family dwellings on small suburban lots. Commercial uses are small service operations along Ebenezer Road. Blue Grass Elementary is located about 600 ft to the south of the subject site.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone with up to 10 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.**

**COMMENTS:**

This rezoning request includes three parcels comprising 6.35 acres on the west side of Ebenezer Road. The northern parcel contains a veterinary clinic at the front side of the property that would retain its Agricultural zone.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area near the Bluegrass Elementary School has experienced several new developments in recent years, including a commercial establishment across the subject property (constructed between 2022-2024) and a crosswalk with pedestrian-activated warning light that connects the subject property to the community-oriented businesses (installed in 2018).
2. The proposed rezoning would be consistent with other residential growth in the vicinity, such as the 22-unit Bluegrass Bend Subdivision north on of the property (constructed between 2015-19), six new homes on the east side of Ebenezer Road (constructed between 2018-22), and the 56-lot Heritage at Bluegrass and 36-lot Bluegrass Ridge subdivisions west of the elementary school (constructed between 2022-24).

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

1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
2. At 10 du/ac, up to 65 dwelling units could be accommodated on this 6.53-acre land.
3. 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 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. No significant adverse impacts are anticipated to occur with the PR zone. The property is located on a 5-lane minor arterial street with several nearby amenities which supports consideration of more residential intensity in this area. Any development under the PR zone would require development plan approval by the Planning Commission which involves a public hearing process.

THE 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 proposed amendment is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and wide range of housing choices.
2. The proposed rezoning is compatible with the property's SR (Suburban Residential) place type, as designated in the Comprehensive Plan. The SR place type allows consideration of the PR zone with a density of up to 12 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 10 du/ac is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1) and it is compatible with the current zoning of adjacent sites (criterion 2).
4. The proposed rezoning is consistent with the Comprehensive Plan Implementation Policy 5 that promotes neighborhoods with a variety of housing types and amenities in close proximity. Besides the Blue Grass Elementary School and the neighborhood-scale commercial development mentioned above, there is a gas station and a day care center on the south side of the school, a commercial corridor along S Northshore Drive one mile to the south, and three other schools within a 2-mile radius of the subject property.
5. The property's location on an established neighborhood along a minor arterial street with sidewalks is consistent with the Comprehensive Plan's Action 9.3 that recommends growth in areas that are already served by adequate infrastructure.

ESTIMATED TRAFFIC IMPACT: 679 (average daily vehicle trips)

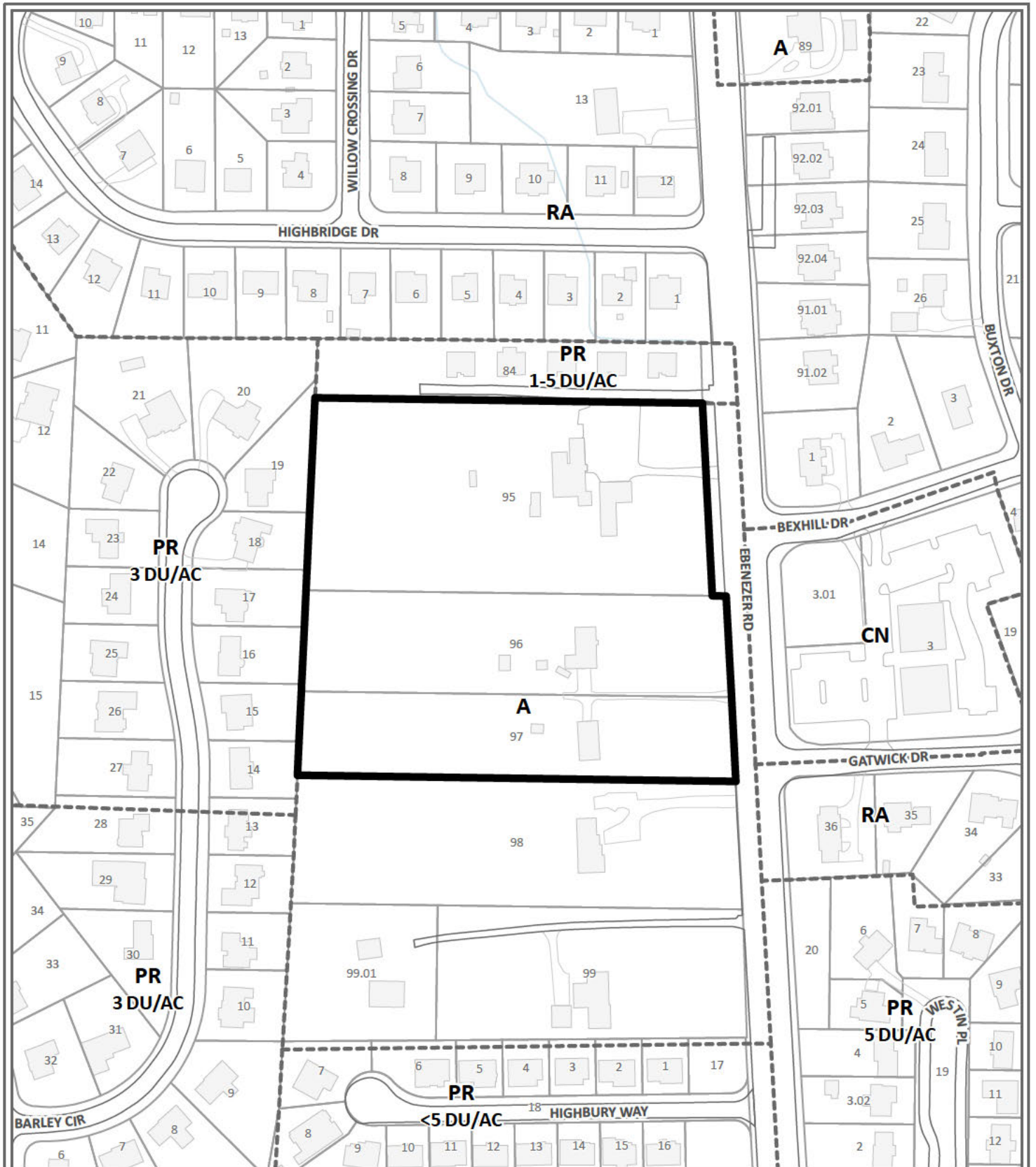
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 27 (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 6/16/2025. 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**

**5-Q-25-RZ**

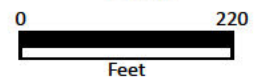
**Petitioner:** Taylor D. Forrester



**From:** A (Agricultural)  
**To:** PR (Planned Residential) 10 du/ac

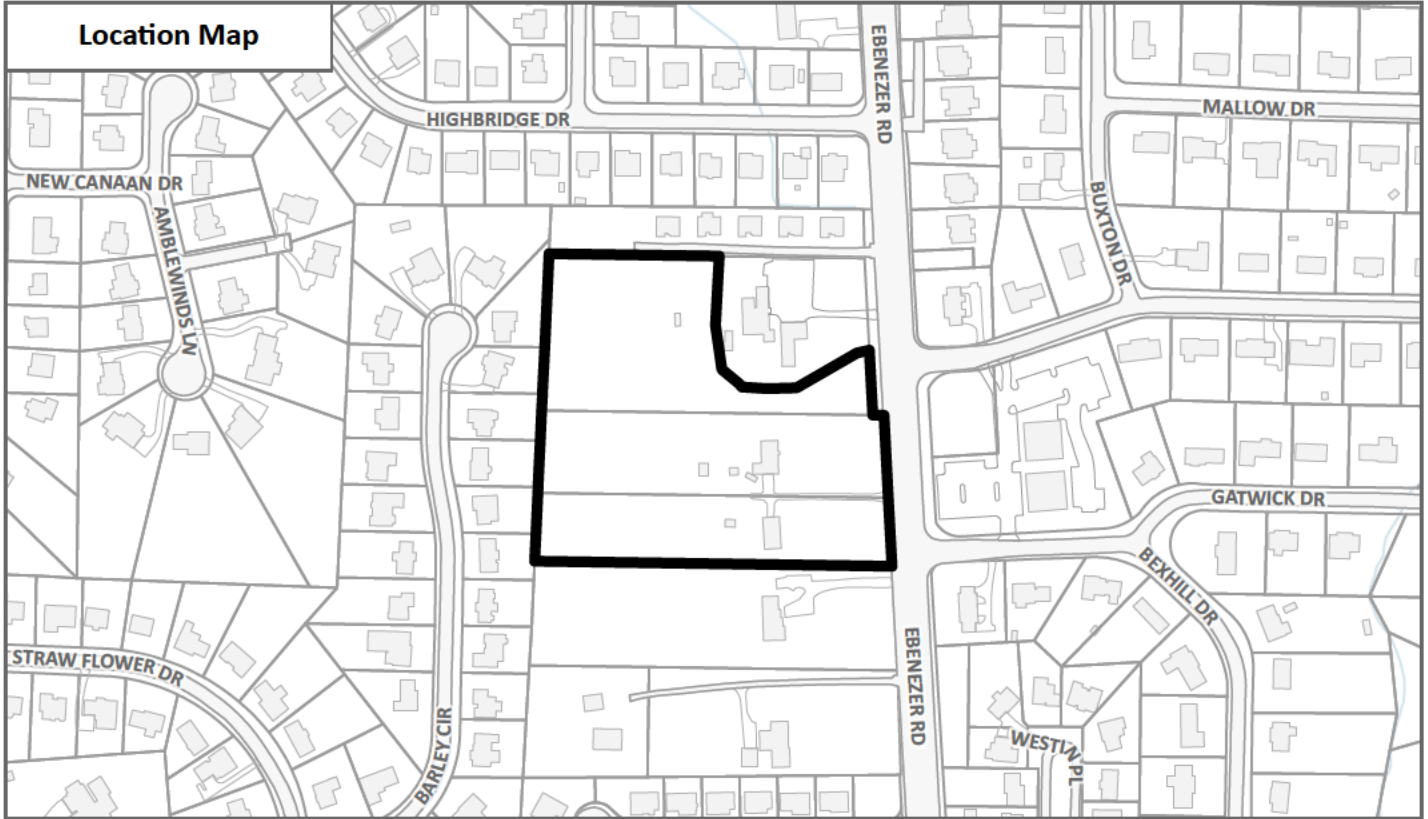
**Map No:** 144  
**Jurisdiction:** County

**Original Print Date:** 3/28/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

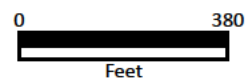


CONTEXTUAL MAPS 1

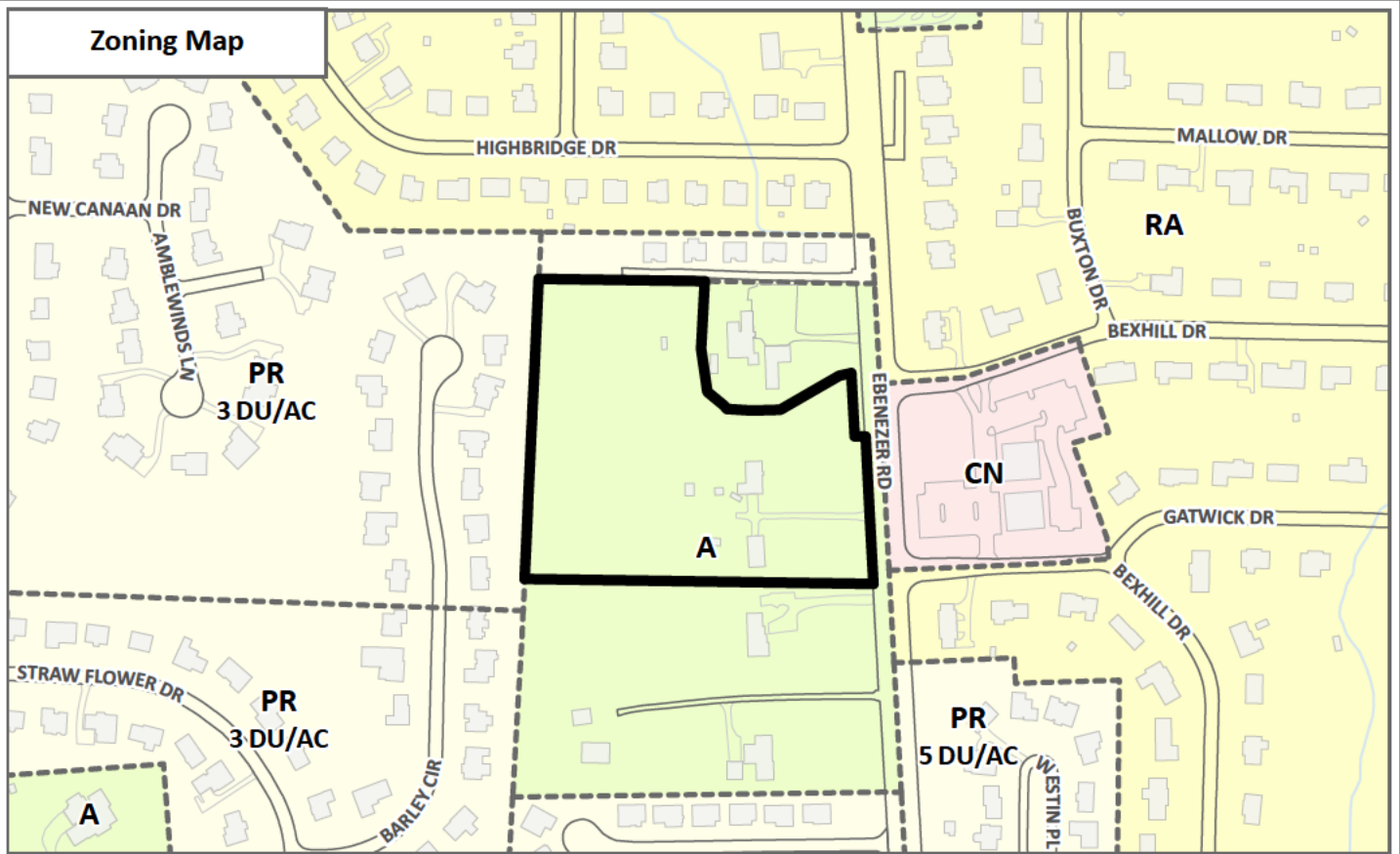
5-Q-25-RZ



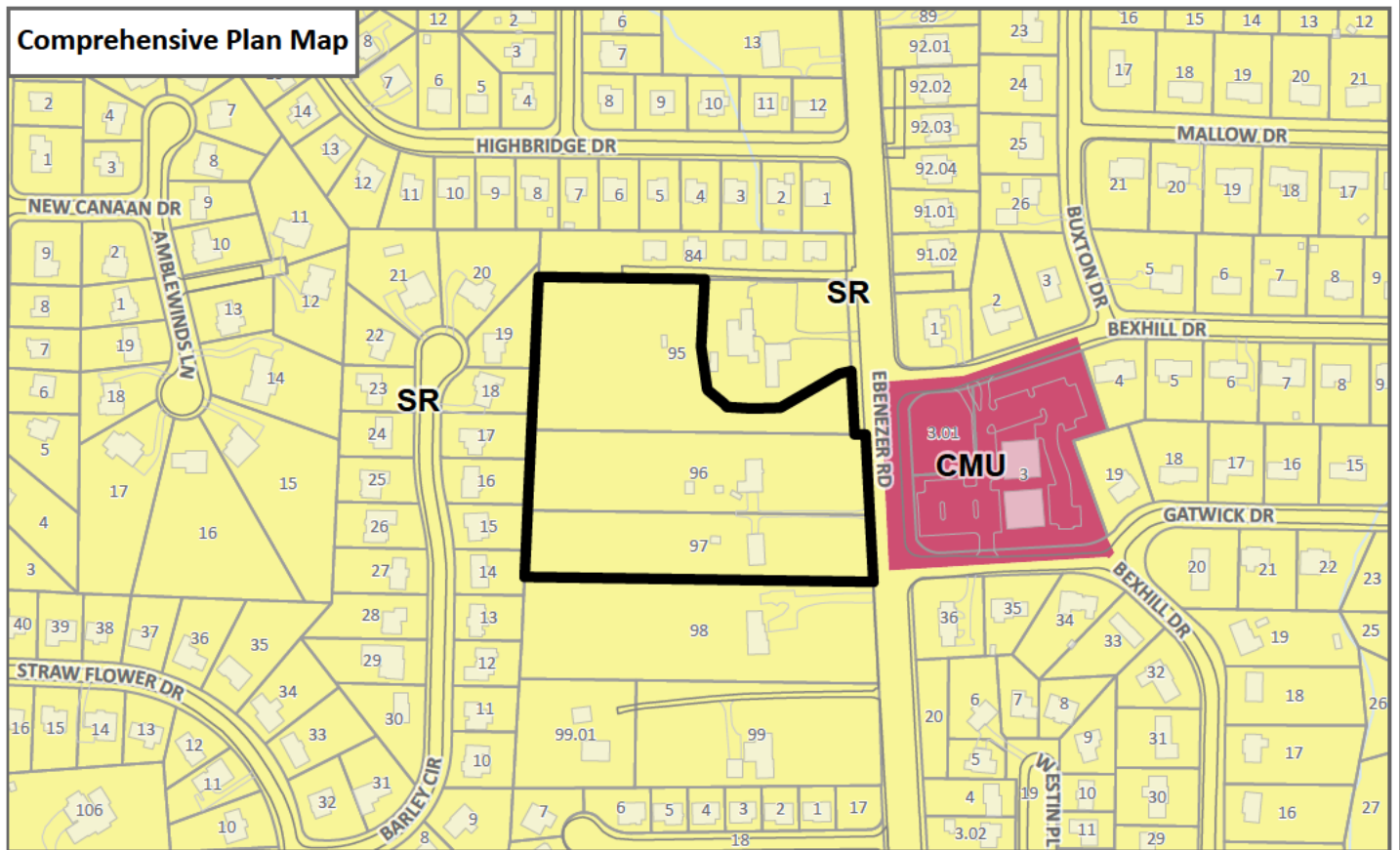
Case boundary



### Zoning Map



### Comprehensive Plan Map

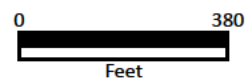


### CONTEXTUAL MAPS 2

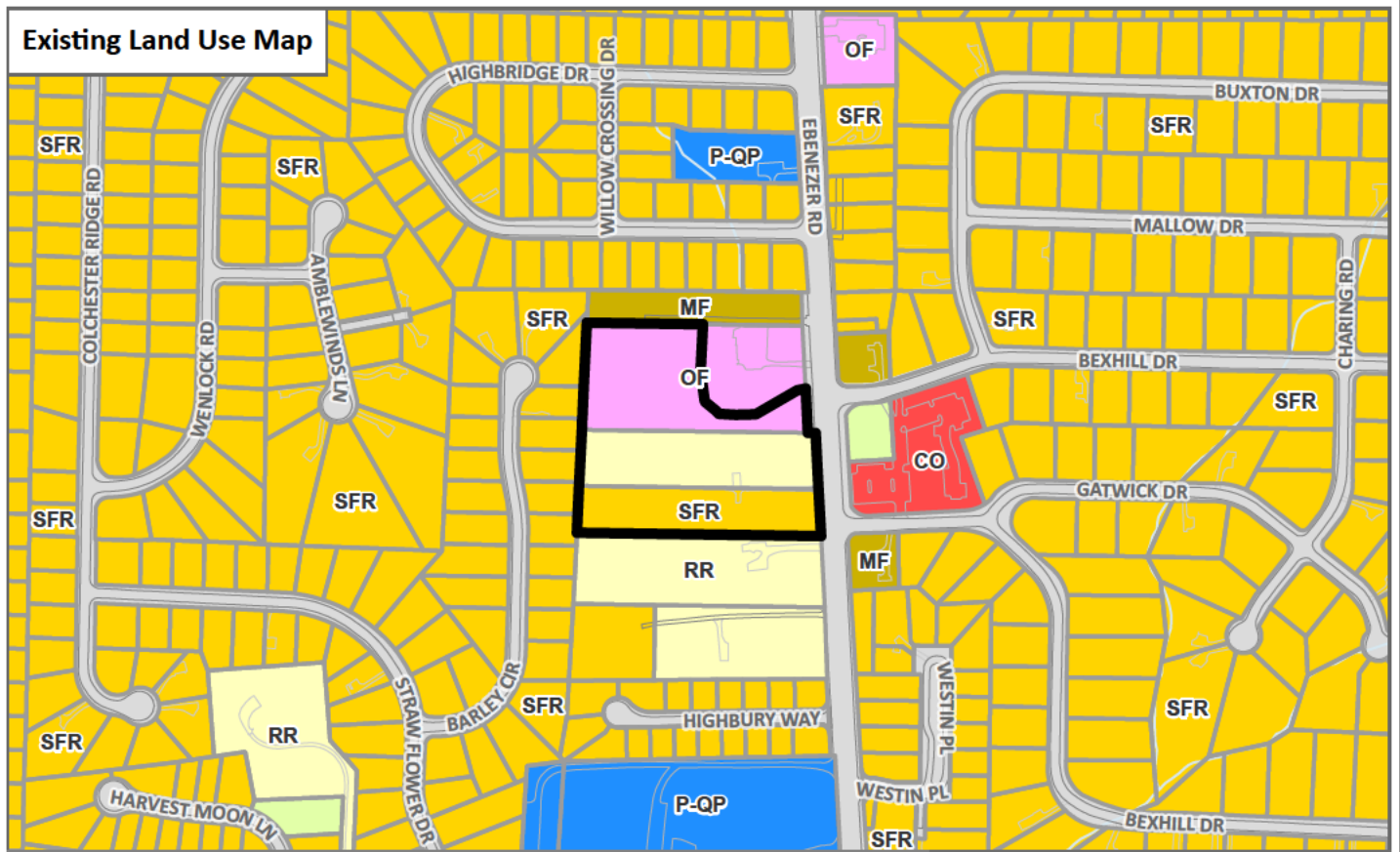
5-Q-25-RZ



Case boundary



Existing Land Use Map

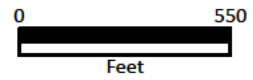


CONTEXTUAL MAPS 3

5-Q-25-RZ



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 41. TAYLOR D. FORRESTER

1439, 1445, 1447 Ebenezer Road / Parcel ID 144 095 (part of), 096, 097, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 10 du/ac.

5-Q-25-RZ

**Item No.**

**File No.**

Speaking:

Taylor Forrester, 1111 N Northshore Dr. Ste. S-700, Knoxville, TN 37919

Adair Edwards, 9205 Water Hill Dr., Knoxville, TN 37922

Mallory Matula, 1131 Buxton Dr., Knoxville, TN 37922

Lora Repka, 1756 Redgrave Rd., Knoxville, TN 37922

Jenn Hultz, 9119 Hemingway Grove Circle, Knoxville, TN 37922

Laura Stout, 1516 Barley Dr., Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 10 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

**2. MOTION (OVERTON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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May 8, 2025  
Planning Commission meeting

# Public Comments

## 110 Comments for 5-Q-25-RZ and

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C (k rd ), April 25, 2025 at 5:10 PM

Im voicing my opinion and am against more construction and homes in this area. We cannot handle the additional traffic, schools etc. it is just too much! Please notify me of any adjustments to this.

---

**Kathryn** (37922), April 25, 2025 at 5:38 PM

I am opposed to the development of this property in this manner. We need more green space, we need less traffic. What is the plan for expanding school resources for additional kids?

---

**Kaitlyn** (37922), April 25, 2025 at 7:53 PM

10 units per acre is absolutely beyond logical for this area at this point. There is already a new apartment complex being built down the street that will increase the volume of traffic in an area that has become extremely congested. Additionally, the school this will be zoned for cant continue to take on more students without being overcrowded.

---

**Derrick** (37922), April 25, 2025 at 9:12 PM

The idea of more people living off of Ebenezer Rd and driving on Ebenezer Rd sounds like a bad idea. There is already too much traffic on Ebenezer. Pulling out of Bennington has gotten more and more dangerous in the last few years because of more apartments and houses being built. I think more houses is a bad idea.

---

**Emma** (37922), April 26, 2025 at 6:15 AM

We bought our home off Ebenezer in 2019. Since that time a huge apartment complex has (corner of Westland and Ebenzer) went up and another one is currently being built for low income housing. 2 additional shopping centers have been put in in this time as well. This is too much and no one in this area wants more apartments (except the developers) We chose this area to avoid this type of building and to have a great school for our children. Please say no to rezoning. Thank you!

---

**Sean** (37922), May 2, 2025 at 12:29 PM

Until the city and county come up with a plan to address the infrastructure plans of this area, no new high density development should take place. The interstate is a disaster every single day. Plans to expand Northshore to 4 lanes to Pellissippi and then to Concord were in the 5-year and 10-year plans almost 20 years ago, and nothing has occurred. At some point, Knoxville is going to feel like a big city packed into a smaller area, and the area will suffer. Dont let the areas current popularity overshadow the needs to grow conservatively and with a true plan that is achievable and continues to allow the area to thrive. This development is just a small example of a larger scale problem, and they continue to add up.

---

**Christian** (37922), May 2, 2025 at 1:30 PM

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This is absurd. Our school cannot handle this, our surrounding infrastructure cannot handle this and there isn't one positive comment on this forum. We are talking about 65 units crammed into this area when haven't even seen the impact that this other development down the street is going to have. I'm very much against this, as should every resident in the immediate area.

---

**Kristy** (37922), May 2, 2025 at 3:30 PM

The residents in this area did not purchase their homes with the expectation of living next to an apartment complex. Bluegrass Elementary and AL Lotts are already at capacity. Where are the additional children going to attend school?

---

**Jana** (37922), May 2, 2025 at 7:03 PM

I strongly oppose the proposed rezoning due to the significant risks it poses to our community. Increased population density will worsen traffic flow that is already heavy which can create safety hazards especially around elementary school. We already have significant loss of green space in our area since Knox County seems to be rezoning properties without any rhyme or reason and without having appropriate infrastructure. Not only roads but also our hospitals are overcrowded. This also creates additional strain on emergency services/first responders. Higher population density may also cause increased criminality. Rezoning will alter the neighborhoods identity and quality of life especially as currently proposed. Rezoning farmland to 10un/1ac which indicates apartment complex is not compatible with surrounding development, since surrounding development is low-density single-family homes mostly 3 un/1ac to 5 un/1ac. I urge county officials to prioritize our community's safety and sustainability by voting against this rezoning as it currently states and maybe consider the lower density zoning 3un/1ac.

---

**Janis** (37919), May 3, 2025 at 10:32 AM

I vote no, leave it alone!

---

**Rachel** (37922), May 4, 2025 at 8:27 PM

Placing yet another large development on Ebenezer Rd is asking for more traffic issues, safety concerns, and an overall downgrade in the quality of life of those of us who live here! The traffic alone is already so dangerous! No one follows the speed limit, stop signs are ignored, school zones are ignored! We've even had police try to sit in school zones to cut down on the traffic/speed issue and it does basically nothing. They built cross walks on Ebenezer rd and when pedestrians hit the button and the lights flash traffic never stops! It's dangerous! The growth is out of control and this development would only add to this problem!

---

**Jamie** (37922), May 4, 2025 at 8:54 PM

The idea of more people living off of Ebenezer Rd and driving on Ebenezer Rd sounds like a terrible idea. There is already too much traffic on Ebenezer and most drive well above the posted speed limit. Pulling out of Bexhill neighborhood has gotten more and more dangerous in the last few years because of more apartments and houses being built. Bluegrass Elementary school cannot handle an influx of students.

---

**Kim** (37922), May 4, 2025 at 9:18 PM

Please do not add more housing to the current infrastructure. Schools and Ebenezer Road are at capacity. There are regular traffic accidents trying to pull out of neighborhoods already. Please do not risk safety to keep developers happy

---

**Anita** (37922), May 4, 2025 at 10:44 PM

As a nearby homeowner, I am vehemently opposed to this rezoning application. Ebenezer has seen multiple apartment complexes and high density neighborhoods be built in the last few years and it is already crowded. The 45mph speed limit means that there are children on sidewalks right next to heavy traffic that regularly travels at 55+mph. As a parent who walks my child to daycare, it is terrifying. You have turned what was once

lovely area into a loud, chaotic, and overcrowded stretch of road that will ultimately lower home values and make the area undesirable.

---

**Julie** (37922), May 4, 2025 at 10:48 PM

Adding more housing developments will over crowd our schools. In addition, it will increase traffic congestion on Ebenezer where children and families walk along and live. You will take away businesses that serve our community as well. I am opposed to this option!

---

**Sandra** (37922), May 4, 2025 at 11:22 PM

I strongly oppose this plan to build more housing on Ebenezer. There is already too much traffic and so many accidents since adding apartments and businesses to the road. There are numerous families and children walking to and from school each day, safety should be Knoxville's number one concern for its citizens.

---

**Jonnette** (37922), May 4, 2025 at 11:28 PM

As a 20+ year resident of the area off of Ebenezer, I strongly oppose any further expansion/development along this stretch of roadway.

The influx of vehicle traffic and accidents related to that traffic also contributed to loss of life along this stretch of road.

Bringing in my people/ students included would increase the chances of this occurring again. Its too dangerous to even cross for the children getting to and from school. Just because the land is vacant does not mean we need to put apartments, houses or even more businesses up.

Leave some green space so the kids in the area have a safe space to live, play and grow.

We are not the inner city. We are rural Knox County. We dont want to be a concrete jungle.

There are older folks here now who are having to time their outings due to traffic. Its even unsafe for them to move about certain times of day already.

I encourage you to study the data on the influx of speeding, accidents and the unfortunate loss of life into account when trying to make this unwise and reckless plan into action

---

**Delaney** (37922), May 4, 2025 at 11:41 PM

With the addition of the commercial strip center on Ebenezer at Bexhill, the ability to pull out of the Bexhill subdivision has become increasingly difficult. Cars FLY down Ebenezer and the volume of traffic with limited traffic signals has increased accidents within this area, some deadly accidents.

Not to mention the curbed islands occurring in the turn lane hinder a safe exit/ merge onto Ebenezer. The school has the largest capacity it has ever faced, and plans to add more with the new apartment development a block away. The infrastructure does not currently exist to support a more dense population. Further action must be taken to remedy the safety of the traffic flow before increasing the amount of people in this area. This rezoning should be rejected until the school has space for additional students and staff and Ebenezer Road can improve with safety and traffic signals.

---

**Richard** (37922), May 4, 2025 at 11:55 PM

The last thing this area needs is more housing. Most of the roads in this area are narrow, winding two lane roads that already cannot handle the traffic on them. This development will certainly make driving much more dangerous than it already is, emergency response time much greater, and major traffic problems for this area. This area simply cannot accommodate a development of this size.

---

**Amy** (37922), May 5, 2025 at 12:00 AM

Opposition to Rezoning Application 5-Q-25-RZ

I am writing to express my strong opposition to the rezoning request for the Bluegrass Animal Hospital property and adjacent houses on Ebenezer Road (Case 5-Q-25-RZ). Allowing a rezoning to 10 dwelling units per acre is not in alignment with the character, infrastructure capacity, or traffic flow of our community.

This change could result in up to 65 new apartment units, which would add an estimated 679 additional vehicle trips per day to an already burdened roadway. Furthermore, the projected addition of 27 students to Bluegrass Elementary raises concerns about overcrowding and educational resources.

This development would significantly alter the residential feel of our neighborhood and create long-term impacts on safety, congestion, and school capacity. I urge the Planning Commission to vote against this rezoning application and preserve the integrity of our community.

Sincerely,

Amy H.

Foxfire subdivision resident

---

**Robyn** (37922), May 5, 2025 at 1:04 AM

This rezoning doesn't seem to take into consideration of safety, traffic control, or protest and repeated outreach from existing Residents affected by this change in landscape and additional burden of congestion to one of the largest neighborhoods of residential homes in Knoxville. This close proximity of adding more public housing so close to this neighborhood of this size with both entrance and exit from Farmington with hundreds of families coming and going, with no safe turning lane or light to safely come and go from neighborhood because of the over congestion of traffic. There is recent additional development of public housing that abuts the neighborhood that has not even been determined. And will also be affected. The new rezoning and over congestion with multiple housing developments in a tight heavily congested area is overcrowding, unsafe and surrounding a school. Placing families and children in real danger. Please consider the traffic flow, accidents in this small area that have increased over the last 2 years since the overburden of congestion. Someone has got to stand up for and take seriously this area of Ebenezer road.

And children in the also close proximity school is again on deaf ears. feet from Farmington and a public school with recent additionally public housing and neighborhoods added to a two lane road in an already heavily congested area. will over congest the area that has one of the largest neighborhoods in Knoxville

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**Ashley** (37922), May 5, 2025 at 2:11 AM

Please do not approve the development of every square inch of Ebenezer road. The traffic volume has already increased the danger of driving on this road. Trying to leave existing subdivisions has already become more dangerous in the last few years. Bluegrass elementary cannot handle over 60 more children. 10 dwelling units per acre is absurd in an area that has already added too much housing for the infrastructure to support. Developers in Knoxville seem to have zero concern for the communities they are being allowed to buy up every green space in and squeezing as much money out of them as possible. Find somewhere else to put these units. Ebenezer and bluegrass area cannot handle more traffic/students/etc and should not have to just so a developer can make a buck.

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**Luann** (37922), May 5, 2025 at 4:26 AM

I am a local school bus driver. We already have over crowd school and school buses. The traffic is already bad. You are adding so many additional dwellings on the side of town, we are running out of room on the roads and in our schools. Please rethink this.

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**Michael** (37922), May 5, 2025 at 4:40 AM

We already have high traffic on this road. We already have a 65 unit apartment building that went up a block away from this area and is still being built. Please no more apartments.

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**Alison** (37922), May 5, 2025 at 6:43 AM

Please say no to rezoning on Ebenezer. Traffic and speed has increased over the years and the crosswalks make turning left from neighborhoods extremely difficult. How do crosswalks and multiplying the traffic in the same area make sense? This makes our area seem like no one is planning for long term. Cars turning on Ebenezer from Northshore often drive like its an interstate. Dont make it worse.

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**Robert** (37922), May 5, 2025 at 7:28 AM

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Please move to alternate location or delay this consideration. The area needs to adjust to the newly constructed apartments before approving the construction of several more.

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**Shannon** (37922), May 5, 2025 at 7:44 AM

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Please opposed this change. We already have a low- cost apartments built on the other side of bluegrass elementary. The addition of more dual family or multi-family dwellings is going to have dramatically BAD impacts on the area. Not to mention our tiny elementary school cannot take any more students!

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**Kathryn** ( 3792), May 5, 2025 at 8:00 AM

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I am writing to oppose this area being rezoned allowing apartments. Year after year Bluegrass Elementary combats the dangerous traffic on Ebenezer Road. We have had more signs and lights installed to no avail on the cars who speed at all times, but most concerningly in morning traffic during arrival time. The amount of people these apartments could add will make our area over crowded even more. The additional drivers will cause more fear in parents with children walking to school. Bluegrass Elementary is already overcrowded. Next year when the Bluegrass Landing apartments are filled kids will be sitting at tables rather than desks. There will not be enough seating for parents for school programs. Over recent the school had to limit the amount of people who can attend the Veterans Day ceremony due to lack of space and seating. This will only be worse. It is my pleasure that you ask this developer to find alternate space to build their kingdoms who can handle the capacity of more residents. Find an area that is building additional schools currently. Do not disturb the existing long time residents in this area to make a buck. Thank you for this consideration to help keep schools at a maintained headcount and traffic subdued as much as possible, as it is already in a fragile state.

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**Angela** (37922), May 5, 2025 at 8:32 AM

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First and foremost, the traffic situation in our area is already exceedingly problematic. The streets are frequently congested, particularly during peak hours, creating hazardous conditions for both drivers and pedestrians.

It's also important to consider that there is already a housing development under construction in close proximity to the proposed site. This recent project aims to accommodate a substantial number of new residents.

In addition to the transportation and infrastructure issues, our schools are already overcrowded. The influx of additional families due to a new housing development would further strain these institutions, making it increasingly difficult for educators to provide the quality of education that our children deserve.

Overall, it is clear that the proposed additional housing development would pose more challenges than benefits to our community. We should focus on enhancing our existing infrastructure and supporting our schools rather than hastily adding more housing units that could compromise our quality of life.

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[View Attachment](#)

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**Ken** (37922), May 5, 2025 at 8:56 AM

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I believe this is another apartment request on Ebenezer Rd. Currently there is an almost completed apartment complex with 4 buildings and close to 150 apartments. It is a quarter of a mile from this request. This has been a nice housing neighborhood and now it appears that it is being compromised. The zoning committee allowed a strip mall to be approved in from of Bexhill two years ago and now apartments? Please let these builders go elsewhere. The Bluegrass school is already crowded and the road is extremely busy with the crosswalks that were build a few years ago are non functional. Let the builders go elsewhere. There currently is a Huge project going up on old Ebenezer as well! Please take care of our local neighborhood and dont submit to these big money projects.

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**Lindsey** (37922), May 5, 2025 at 8:59 AM

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Heres a more polished and professional version of your message:

I have serious concerns about the construction of any large housing developments, such as apartment complexes, in this area. Our community has already seen a significant influx of apartments, and the impact is being felt. Im particularly worried about the safety of the many children who walk to and from school, often without adult supervision.

This is a small, close-knit community, and the existing traffic is already a major issue. Adding more high-density housing would only worsen the congestion and create additional hazards.

Please prioritize the safety and well-being of our children above all else. This neighborhood is not suited for more apartment developments, and I urge you to reconsider this plan.

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**Keith** (37922), May 5, 2025 at 9:41 AM

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Id like to express concern about the proposed addition of high-density housing, such as apartment complexes, to a road currently composed of single-family homes. While I understand the need for expanded housing options, introducing high-density developments into a traditionally residential area may have significant negative impacts on both the character and functionality of the neighborhood.

High-density housing can lead to increased traffic congestion and strain on local infrastructure (such as schools, roads, and utilities). Studies have also shown that such developments can contribute to decreased property values for surrounding single-family homes, especially when not accompanied by proper planning, buffer zones, or architectural continuity with the existing neighborhood.

The shift in density also changes the sense of community that many residents value when replacing quieter, family-oriented environments with higher turnover and more transient populations. It is critical that zoning changes be made thoughtfully, with transparency, and with active community engagement.

I urge planners and decision-makers to consider alternative locations for high-density housing, prioritize community input, and conduct thorough impact studies before proceeding with any zoning changes of this nature.

Thank you for the opportunity to provide feedback.

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**Nora** (37922), May 5, 2025 at 10:02 AM

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I live in Farmington neighborhood. Right beside us is a new apartment being built. Which will increase traffic a ton and also bring a ton of new kids to a very small school at Bluegrass. If you add another apartment complex, traffic and school will be a very large issue.

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**Amber** (37922), May 5, 2025 at 10:58 AM

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Two years ago my family of four moved from North Georgia to Knoxville because the approval rate of apartment building had skyrocketed. Georgia has become an eyesore not to mention the horrible traffic conditions because of the greed of a few board members. I think adding more apartments on Ebenezer and Northshore is ridiculous and cant actually be justified by anyone who actually already lives here. Im sure whoever is pushing for them has money to make from it. Im 100% against them but wont waste my breath arguing why. At the end of the day this stuff just keeps happening and we turn everything nice into an overpopulated cess pool.

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**Mallory** (37922), May 5, 2025 at 10:58 AM

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My husband and my three boys are 100% against the rezoning and building of apartments off Ebenezer Road. The so-called infrastructure in place now is sidewalks that lead over a mile, uphill , to a gas station and 2 miles to the closest grocery store. It also includes median pedestrian crosswalks that have been hit by vehicles more than it has been used by the pedestrians. The rezoning and building would make an unsafe environment for elementary school walkers, and community members. It would be reckless and disheartening to know that Knox County planning does not have their citizens best interest at heart. Not every piece of land has to be developed. Do the right thing and keep our community safe.

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**Courtney** (37922), May 5, 2025 at 11:30 AM

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This area is already maxed out. We can technically walk to Blue Grass Elementary, but the traffic has become so bad and dangerous that we dont do it. Adding to the traffic and school crowding will be detrimental to this area.

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**Chase** (37922), May 5, 2025 at 11:34 AM

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I have lived on Ebenezer my whole life, and it is very disappointing to see the greed coming from developers in recent years. First of all, rezoning that land would take away a small business. Secondly, the amount of traffic is already too much, and this will just make it worse. Thirdly, lower income housing is directly related to crime, and that worries me for my family along with others. It is ridiculous that this is even a proposal. Dont California my Tennessee!

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**John** (37922), May 5, 2025 at 11:36 AM

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Again the planning is affecting the character of our community. First you approved a commercial develop. Now there will be high density housing of up to 10 families per acre. With this development being just over 6 acres, that adds 60 families to an already congested area. Our community is not setup to handle such a large addition without consideration of infrastructure or buffering in place. There is no justification for this development other than to fill the pockets of the developer and their supporters.

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**Courtney** (37922), May 5, 2025 at 11:54 AM

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"I am writing to express my strong opposition to the proposed construction of new apartments in this area. As a resident, I have witnessed firsthand the significant increase in traffic on Ebenezer Road in recent years. This has already created a dangerous situation for those of us living in subdivisions like Farmington, where simply trying to exit onto Ebenezer Road has become increasingly difficult and hazardous due to the sheer volume of vehicles. Adding more apartments will undoubtedly exacerbate this problem, leading to even greater congestion and a higher risk of accidents. I urge you to reconsider any plans that would further burden our already strained infrastructure and compromise the safety of our community.

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**Andrew** (37922), May 5, 2025 at 12:08 PM

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The proposed density of 10 dwelling units per acre is excessively high for this area and would exacerbate existing safety and infrastructure concerns. Traffic congestion and speeding along Ebenezer Road already pose significant risks to pedestrians, making walking unsafe. Approving an additional 60+ dwellings would intensify these hazards, further compromising community safety. Moreover, the influx of new residents would likely strain Bluegrass Elementary, contributing to overcrowding and undermining the quality of education. To mitigate these impacts, I respectfully request that the dwelling density be reduced to a more sustainable range of 4-5 units per acre, aligning better with the areas capacity and preserving the well-being of our community.

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**Dennis** (37922), May 5, 2025 at 12:46 PM

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I strongly oppose the proposed rezoning of 10 units per acre. Rezoning long time agriculture to 10 units/acre is not compatible with the area for many reasons and will dramatically impact the already heavy flow of traffic in the area and have a negative impact on the schools and neighbors. 3 units per acre seems reasonable for this area to be compatible with all of the subdivisions developed in the last 5 years. Every new single family development mentioned in the application, including the one right next to Bluegrass School, the one slightly North of the subject property on Ebenezer, the one across the street (6 houses) on Ebenezer as well as the two new on Bluegrass Road (one currently under development) were not rezoned for 10 units per acre. Those type developments at 3 units per acre would be more appropriate for the subject property.

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**Lin and J.L.** (37922), May 5, 2025 at 1:36 PM

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I am Dr. Stepp and have lived in Foxfire Subdivision in the Ebenezer area for over fifty years. I am writing to ask

that you do NOT pass the rezoning application to allow more apartments and commercial development in our Ebenezer Road area. Already you have allowed too much development in our lovely neighborhood with hundreds of apartments at the corner of Ebenezer/Westland and more apartments under construction now on Ebenezer too close to nearby Bluegrass School and two daycare centers. Additionally, the new development is creating no change in the road for access to the apartments, which will create new traffic issues entering and exiting on an already too busy road. These developments already created are already negatively impacting our traffic and neighborhood, overcrowding the schools, negatively impacting our quality of life and home property values, and taking away the beauty of our established neighborhood area.

[View Attachment](#)

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**Adair** (37922), May 5, 2025 at 1:40 PM

I want to echo what another commenter shared: "Until the city and county come up with a plan to address the infrastructure plans of this area, no new high density development should take place. The interstate is a disaster every single day." This area is already too crowded and Blue Grass Elementary is already at the receiving end of a new apartment complex and can't handle any more students for it's small size. Also, there has been little to no notice about this development which feels a little underhanded in and of itself.

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**E** (37922), May 5, 2025 at 2:18 PM

I am not in favor of more apartment style housing on Ebenezer Rd. Please do not change the zoning. Traffic is already very congested during school/rush hour. This zoning change is also very near a school zone making the whole area more congested and unsafe for pedestrians.

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**Rachel** (37922), May 5, 2025 at 4:04 PM

I am not in support of rezoning the lots in this area to multiple spaces. There have been multiple apartment complexes built in the past couple years that are not at occupancy. There is no need to add additional traffic to the area before roads such as Blue Grass and Mourfield are widened and have more safety features such as sidewalks and such because the apartments will increase traffic to the area as well. Additionally, the schools in the area do not have the capacity to continue growing at this rate. Please do not approve these lots for multiunit spaces. They should remain single family homes.

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**Hayden** (37922), May 5, 2025 at 4:24 PM

I am writing against rezoning the land. We already deal with enough congestion in the area. Please do not turn our peaceful pleasant home into a traffic nightmare where it takes an hour for a "quick" trip to the store. The area schools and infrastructure are already overburdened.

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**B** (37922), May 5, 2025 at 4:31 PM

I am concerned about the request to rezone 1439 EBENEZER RD (1445, 1447 EBENEZER RD) to PR. This proposed high-density housing, more apartment complexes, will further disrupt the functionality of this area. This high-density housing will only increase traffic and put further strain on schools, roads, and utilities. The request reports an estimated increase of 679 average daily vehicle trips due to development, which will exacerbate the traffic situation in an already very busy road. There is so much traffic on Ebenezer as it is, that many families within walking distance to Blue Grass Elementary do not feel safe doing so. Adding 679 more trips a day to this road would be detrimental to the safety of the area's existing residents. Blue Grass Elementary is already full and it's important to note that it will be receiving an unknown influx of students from the apartment complex being built by MARCO's. This request reports an estimation of 27 students K-12, which is an unrealistically low estimation at 10 dwelling units per acre. Please vote no to rezoning this area to PR. Thank you for your consideration.

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**Rachel** (37922), May 5, 2025 at 4:39 PM

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I have major concerns about adding additional dense housing on Ebenezer Rd. This road is already very busy with several recent fatal or severe crashes occurring due to frequent stops, turns on and off of the road, and speeding. Additionally, the Elementary school adds significant traffic at many times of the day. Adding more housing would worsen these traffic issues significantly and would put many families at risk. Please take this into consideration before approving this project. Thank you for your time.

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**Julie (37923)**, May 5, 2025 at 4:40 PM

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Please see attachment

[View Attachment](#)

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**Amanda (37923)**, May 5, 2025 at 5:19 PM

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I am respectfully asking you to reconsider this proposal. The amount of car accidents on Ebenezer is already at an all time high. Adding more apartments is only going to increase traffic. Getting in and out of Blue Grass, Bexhill, and the strip mall they built at the entrance to Bexhill has caused enough traffic. Apartments will only make it worse. Please reconsider the location of these apartments.

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**Jacob (37922)**, May 5, 2025 at 5:30 PM

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Please see attachment

[View Attachment](#)

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**Marissa (37922)**, May 5, 2025 at 5:35 PM

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Please reconsider putting in more apartments to a very overcrowded area already. The amount of traffic has increased greatly in the 5 mile around this area. The elementary school is already bursting at the seams and does not need more students that these units will cause.

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**Hancen (37917)**, May 5, 2025 at 5:38 PM

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Please approve this request. The proposed location is located on a major roadway with adequate capacity for traffic. This area of how needs additional density. Thank you for your consideration.

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**Julie (37922)**, May 5, 2025 at 5:41 PM

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Please see attached document.

[View Attachment](#)

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**Lori (37932)**, May 5, 2025 at 5:44 PM

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I want to express my concern about the proposed apartment complex near Blue Grass Elementary . This area is already struggling with heavy traffic congestion, limited parking, and overburdened infrastructure. Adding a large number of new residents will only worsen these issues. Not to mention, there is another complex currently being built just a few yards away. More importantly, the proximity to the school raises safety concerns for students. Increased traffic and construction can pose risks during pick-up and drop-off times, and could impact emergency access. We also need to consider whether our schools, parks, and public services can handle additional demand. Has there been a thorough impact study on these issues? Responsible development requires thoughtful planning, and I urge the decision-makers to prioritize the well-being and safety of current residents and students before approving this project.

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**Patricia** (37923), May 5, 2025 at 5:53 PM

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I have lived in the Bluegrass/Westland area for the last 35 years and watched the growth and development change the landscape not for the better. The traffic is already increasingly dangerous and the schools are overcrowded. This is an irresponsible idea to build an apartment development on Ebenezer that will only create more congestion and hazardous situations for neighborhoods particularly Bexhill. I strongly oppose this development and ask for your serious consideration to vote against it! Thank you for your time

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**Anna** (37922), May 5, 2025 at 6:17 PM

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As a resident of this area I also strongly oppose this development. Navigating in and out of the current neighborhoods on Ebenezer is already difficult. We have seen too many accidents and regularly encounter difficulty getting our children to and from Blue Grass Elementary. Adding another apartment complex would greatly impact the safety of our current residents. Please deny this rezoning request.

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**Erin** (37922), May 5, 2025 at 6:41 PM

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I am writing on behalf of myself and many neighbors in Bexhill to express our strong opposition to the proposed rezoning of the land located across from our neighborhood on Ebenezer. This land is currently zoned agricultural, and changing it to allow for higher-density housing would have a significant and negative impact on our community. Our concerns include:

• **Traffic and Safety:** Increased housing will add more vehicles to roads that are already experiencing congestion, raising safety concerns for pedestrians, children, and pets.

• **Infrastructure Strain:** We are concerned about whether existing infrastructure like sewer, water, and emergency services can support the additional load.

• **Environmental Impact:** The green space provides important natural beauty and habitat for local wildlife. Losing that would negatively affect the character and health of our area.

• **Neighborhood Character:** Our community values its peaceful, open layout. High-density development would fundamentally alter the atmosphere and potentially reduce property values.

We respectfully urge you to preserve the zoning as it currently stands and consider the long-term effects this decision will have on the residents who live here year-round. Thank you for your time and consideration.

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**Donna** (37923), May 5, 2025 at 7:02 PM

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I am a resident in Farrington Subdivision. We witnessed a 17 year old killed on the corner of the entrance to our subdivision. I'm the 2nd house near the entrance m. We DO NOT Want anymore apartments built near our neighborhood. Ebenezer road has become like a race track and it's dangerous just trying to get to work every morning. I leave over an hour early to make a 15 minute drive to work now because of traffic and safety issues. The traffic in this road currently needs to be addressed before deciding to build more apartments and adding to the danger we all face every day. This is a kid friendly neighborhood and lot of people walk in this area and it was always a quiet safe place. It's become overcrowded and unsafe to walk the sidewalks now on Ebenezer. We do not need to add to it. I am against the new zoning request and will be calling the mayor on this issue.

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**Jarrold** (37922), May 5, 2025 at 7:14 PM

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To whom it may concern. Why are we putting more homes in a city, that is not using the resources it is receiving, to adapt to the growth until after the fact. What is crazy no signs have been posted and people are not aware of it either. This is a very unsafe and irresponsible request from this company attempting to build more homes in an area that is already over populated. We have already had enough chaos with an apartment complex that was suppose to be built in Farragut. Can the infrastructure handle it. Why don't you publicly release the data? Or have you even done research? Or do we just sign everything and deal with it later?

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**Jane** (37922), May 5, 2025 at 7:19 PM

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Please limit the number of dwellings allowed in the development of the Ebenezer property. The recent

apartment developments & subdivisions have overwhelmed the schools & created SIGNIFICANT traffic concerns in the area. Numerous accidents have occurred recently & the area has experienced growth at an overwhelming rate.

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**Hannah** (37922), May 5, 2025 at 8:17 PM

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Please do not put up an apartment complex off of Ebenezer. Traffic is already terrible and there have been so many accidents on this road. They are already putting in apartments near Bluegrass elementary and we don't need more traffic on this busy road.

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**Julie** (37922), May 5, 2025 at 8:33 PM

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I have lived in Bluegrass since 1998. My children were raised here. I understand the growth Knoxville is experiencing and the value of land in our area. However, I am equally committed to preserving the character and livability of the Bluegrass community. We've already seen significant change with the recent 45-unit apartment complex built on the other side of Marcos. That development will undoubtedly impact our roads and schools, but we haven't yet felt its full effects. Now, we face a proposal for a 65-unit complex on just 6.5 acres of land currently zoned agricultural. A traffic study predicts an additional 679 daily trips on Ebenezer Road—a road already strained. The previous complex near Marcos was zoned in a way that silenced our community's voice. This time, the agricultural zoning gives residents a chance to speak. Moving from a single business on 6.5 acres to a 65-unit complex is a dramatic and, I believe, detrimental change. We deserve a say in such a significant transformation of our neighborhood. I urge you to vote against this zoning change. Protect the Bluegrass area and respect the voices of its residents. Thank you.

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**Meg** (37923), May 5, 2025 at 8:53 PM

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I am writing to express my strong opposition to this rezoning. As a resident of this area, I have witnessed firsthand the dangers of current traffic conditions. This stretch of road has seen numerous accidents and remains unsafe for families and children who walk, bike, or drive in the area—particularly with Blue Grass Elementary just a few hundred feet away. There are no dedicated turn lanes, and the existing infrastructure simply cannot support the addition of these residential units. Residents already struggle to safely enter and exit neighborhoods due to traffic congestion and limited visibility. Adding hundreds of daily vehicle trips will only make this worse. Approving this rezoning would not reflect a commitment to responsible development or to the safety and well-being of the community. The proposed density is inconsistent with the spirit of surrounding properties and would create direct, adverse impacts on families who live here. I urge the Planning Commission to deny this request and uphold their obligation to protect existing neighborhoods and ensure safe, sustainable growth.

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**Chris** (37922), May 5, 2025 at 9:06 PM

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As a resident of the area and parent of a student at Bluegrass elementary I vehemently oppose this zoning change. I live in the "walk radius" of the school and walking is not a safe option due to the abundance of traffic and the rate of speed in which it travels at start and dismissal. The additional traffic makes our community less safe. The additional units will also add to our crowded community schools. We also do not know the effects of the new multi family housing additions that have already been built. Please vote against this

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**Sandra** (37922), May 5, 2025 at 10:25 PM

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This area is over populated now and developers continue to add or I may say, they are squeezing more housing in small lots. We already have 3 elementary schools at short distance and traffic is unbearable. There is an increase in car accidents in Knoxville. We are losing trees and green areas.

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**Kelie** (37922), May 5, 2025 at 10:44 PM

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Please do not approve/allow this development. This area has become so overcrowded over the past 5+ years, far surpassing what it was intended to handle. The traffic is already a nightmare, vehicle accidents are on the

rise, people have so few areas to walk/run/play, there is little to no green space, and there is already an overabundance of apartments in this vicinity that are nowhere near full. I honestly can't think of a single positive outcome for new multi-unit dwellings at this location. These types of new apartments being constructed do not provide affordable housing for people. The costs are outrageous. Please, please, please do not approve this. The only true beneficiaries will be the developers. Thank you for the chance to comment.

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**Jedediah** (37922), May 6, 2025 at 7:47 AM

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The possibility of rezoning this area is a bit discomfoting due to the increase of traffic. This stretch of road is already quite congested and far too frequently motorists far exceed the speed limit. This is most concerning for the times when a school zone speed limit should be enforced (but rarely is). Adding more population density and increasing traffic congestion should be a major concern, and an application without a through plan for how this will improve traffic, speed, and congestion should be voted against.

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**Meg** (37922), May 6, 2025 at 8:17 AM

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Unfortunately, I am unable to attend the meeting about re-zoning and adding MORE apartments to Ebenezer Rd in West Knoxville. My family and I have been residents of this area for 16 years. We have seen the expansion in our area. I get it, it's a great area. Also, I see how the expansion in the area has made it more unsafe for drivers and pedestrians as well. I have witnessed MORE car crashes, some fatal, but ALL have been life changing. Walking on the sidewalks provided still is not a good idea. At any moment a car could jump the curb and hit you, do to the congestion and high speeds in this area. This area is not built for more traffic. We are max capacity, even without the apartments opening next to Marcos. I STRONGLY DISAGREE with anymore housing being built in this area.

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**Lindsay** (37922), May 6, 2025 at 9:03 AM

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I am strongly opposed to any addition of multi-family housing on Ebenezer, but it is particularly worrisome to zone more apartments in an area that has proven repeatedly to be a dangerous traffic area for vehicles. There is quite a bit of pedestrian traffic with the elementary school and a high number of runners/walkers. The number of proposed units is unnecessary in this part of Ebenezer that is already highly populated. I commute this stretch of road multiple times a day and find it to be one of the most stressful driving areas due to the traffic flow, speed and number of people entering the roadway from already existing communities. I respectfully ask that you vote No to the re-zoning of this land for multi unit housing structures.

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**Cori** (37922), May 6, 2025 at 9:15 AM

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Ebenezer road is already so busy with Blue Grass Elementary, and the restaurants . Adding apartments in that plot would add so much more congestion. It's a true safety factor for the families that walk this road. There have been several major car accidents on the road. I fear for the little children!!!

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**Lora** (37922), May 6, 2025 at 10:17 AM

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I was just informed that there is an attempt to rezone this area and cram more unnecessary apartments into an already full community. We are at max capacity for our incredible school right down the street. The addition al more apartments to this area will not only be detrimental to our children but to our community. My family moved her 16 years ago and we have loved the comfortable community feel. None of us moved her to be surrounded by apartments. The roads in this area are already conjested. We already got stuck with apartments to the south of Bluegrass Elementary. DO NOT allow more to go in North of them as well. This area should remain zoned as it is currently. Don't ruin what makes this area a place people want to live. Don't over crowd an area just because you think there is space. We are allowed to have space that doesn't have huge buildings on it. Don't steal that from our kids. No one who lives here wants any new buildings, especially apartment buildings. This can NOT be permitted to occur!

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**Rachel** (37922), May 6, 2025 at 11:05 AM

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Hello,

Please do not build on this land!

As a parent of a child who attends Blue Grass Elementary, this school is already way over capacity. Parking is nearly impossible for volunteering opportunities, 5th grade graduation, Fun Day, and the lack of parking makes it extremely inconvenient to volunteer at the school due to the amount of time it takes to find a parking place and walk to the school to volunteer. My sons class already has 22 students in it with only 1 teacher! Think of our staff and teachers and how much more they will be overwhelmed with additional students due to this building project. Please reconsider building more homes on this land to prevent Ebenezer from becoming another Kingston Pike.

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**Suzanne** (37923), May 6, 2025 at 11:20 AM

Good afternoon,

I am unable to attend the meeting Thursday but I want to submit my request that the land for sale on Ebenezer is not sold for apartments to be built. I grew up in Fox Fire neighborhood, went to Blue Grass as a kid and now raise my family in Farrington. It is important to uphold the integrity of this little community. Adding apartments increases traffic use in an already congested area and increases lack of ability to safely travel via car or walking. Blue Grass was designed as a suburban area and the draw initially for families was the rural areas surrounding it. Those are being stripped away so quickly. And people that dont live in our area seem to want Blue Grass as an urban community which is not the desire of residents. Our sweet community needs protection from these types of harmful projects. Money can not be the only consideration. Rezoning with the focus of integrity of communities should be the focus. Thank you

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**Suzanne** (37923), May 6, 2025 at 11:26 AM

Blue Grass residents do not want apartments on Ebenezer. I grew up in Fox Fire and went to Blue Grass as a kid. I now live in Farrington and have my kids at Blue Grass. Maintaining the integrity of this sweet community is imperative. Families live here to be in a suburban area and it used to be surrounded by rural land. We do not want an urban community with unsafe traffic.

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**Jen** (37922), May 6, 2025 at 11:36 AM

We are against this build. The school is already over populated. Traffic in the year is high. What are we doing destroying Knoxville by over building.

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**London** (37922), May 6, 2025 at 12:22 PM

I am writing to express my strong opposition to the proposed rezoning of lots along Ebenezer Road to allow for apartment complexes. Unfortunately, I will be unable to attend the upcoming meeting in person, but I want my concerns to be heard and considered.

This stretch of Ebenezer Road is already heavily congested, and it has been the site of numerous traffic accidents - many of them fatal, or near fatal. Increasing the residential density by adding apartments will only worsen the traffic situation and further compromise safety for drivers, cyclists, and pedestrians alike.

Beyond traffic and safety concerns, this area of Knoxville has maintained a more charming, residential character that would be fundamentally disrupted by additional high-density housing. The current agricultural zoning serves as a buffer that helps preserve the quality of life for those of us who live here.

I strongly urge you to reject the rezoning request and preserve the existing zoning. Please protect this community by maintaining its character and ensuring the safety and livability of our neighborhood.

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**Wrenn** (37922), May 6, 2025 at 1:12 PM

One of my primary concerns is the significant impact this rezoning could have on local traffic conditions. The area is already experiencing congestion during peak hours, and adding additional development will only worsen the problem. The current infrastructure is not equipped to handle increased vehicular volume, which could lead to safety hazards and longer commute times for residents.

Additionally, our local schools are already operating near or over capacity. Rezoning to allow for higher-density

development will likely bring an influx of new students, putting further strain on our education system. Overcrowded classrooms and stretched resources can negatively impact the quality of education for all students.

I urge you to consider the long-term implications of this rezoning and to prioritize the well-being of our community's residents, infrastructure, and schools.

---

**Caitlin** (37922), May 6, 2025 at 1:53 PM

---

I am unable to attend the meeting, but I would like to have my voice heard. I have grown up in this area and am now raising my own children in the Blue Grass community. The increase in traffic on Ebenezer is expected as a main road to get through this part of West Knoxville. What is not expected is the amount of traffic accidents, almost crashes, and fatal accidents. It was already passed to bring affordable housing to this area, increasing traffic (again) without the roadway infrastructure to support. Adding another complex to house more people would just add to this issue even more. As a community member, I am not in support of this proposal. I want my children to grow up being able to walk on the sidewalks of Ebenezer, to learn to drive on Ebenezer, and be safe in the process. Thank you.

---

**James** (37922), May 6, 2025 at 2:21 PM

---

I am against this zoning. It is already congested enough. 10 units per acre is ridiculous in this area with our schools already at the max. We continue to build and add zero to our infrastructure. It has been that way for the 20 years I have lived here now.. please do not approve.

---

**Ashley** (37922), May 6, 2025 at 3:39 PM

---

Changing this zoning from agricultural to planned residential with the goal of adding apartments is a terrible idea. The schools are busting at the seams, buses are overcrowded, local traffic on Westland, Ebenezer, & Northshore are a nightmare even outside of high traffic hours. This area has more people moving to the area than it can already handle. Please say NO.

---

**Steven** (37922), May 6, 2025 at 3:44 PM

---

This is absolutely absurd. The Planning Commission should all be dismissed if they allow this rezoning and development proceed. I have lived in the Bluegrass community since I was 6 years old and what makes it such a great community is how tight-knit the families and school are. This is simply a money grab by developers with no regard for the Bluegrass/Ebenezer community. The school traffic is already a mess to deal with and that will only grow as there is already the low-income housing being constructed currently. No one in the community asked for these developments and as a result the traffic is unsafe and unbearable. The implication this will have on the school population can't be overstated. Bluegrass Elementary is already feeling growing pains and it is ridiculous to dilute this great community school because a developer wants to make more money.

---

**Rebecca** (37922), May 6, 2025 at 3:54 PM

---

I am against this area being developed into apartments. The area has not been developed for a high density structure with respect to traffic, sewage, electric, or education.

In addition, NO signs have been posted to enable us, the people who live in the area, to even know what the heck is being done.

---

**Dustin** (37922), May 6, 2025 at 4:23 PM

---

As a West Knox native born and raised on bluegrass road I have seen the ways that the increase in developments is negatively affecting this small community. These roads are already so busy that while walking down Ebenezer I personally have been there when two cars haven't jumped the curb and slammed into subdivision entrances. There aren't many places in this area to run and walk and the sidewalks are already dangerous enough without adding even more units and traffic to the immediate area and by immediate area I

literally mean that this proposed development will add traffic directly in the heart of an extremely active school zone where children walk to and from school on the previously mentioned sidewalks. The area is becoming insanely crowded and adding even more back up and travel times. We the locals of the area do not want to look at more crowded units. This area is the last refuge from an overcrowded suburban purgatory that is closing in on us from all sides. We live here because we cherish what little space we have left. We want to keep our green trees want our children to be able to walk down the street to and from school and feel safe and enjoy being outdoors. We dont want or need more developments.

---

**Lauren** (37922), May 6, 2025 at 4:53 PM

SEE ATTACHMENT

[View Attachment](#)

---

**Mona** (37922), May 6, 2025 at 5:41 PM

The traffic in Ebeneazor Road has increased exponentially since a multi family apartment complex was completed at the corner of Ebeneazor and Westland Drive. The number of traffic accidents have increased as well. For this road that is the main ingress and egress for Bluegrass School and is supposedly designed to promote walk ability now presents many dangers due to the level of traffics that already exists. The school and the road cannot support additional multi family units. How can the county support such a development in this area?

---

**Giovanna** (37922), May 6, 2025 at 6:27 PM

I have almost been hit by a car in front of Bennington neighborhood off Ebenezer rd. The car flipped off the road and into the neighborhood sign. This is not the only car accident. A van has flown of the road and knocked out an electric pole. We have had a fatality in that exact same area. With no stop lights proposed, no changes. These were only a few of the accidents within the last 3 years.The infrastructure of this area cannot keep up with the development. Please remember why you got into these roles. To serve your community. Please remember the people you signed up to speak and care for. I know we need more housing but we cannot do it in an area that already isnt getting the resources to protect its current residents. Please allow us to adjust and you all to address traffic and safety concerns before you try to add more to this area. Think of the schools, the teachers, the children, the environment!

---

**Alex** (37922), May 6, 2025 at 8:16 PM

I have lived in the Bluegrass area for the last five years, and have seen traffic growing on Ebenezer every year due to new developments (namely the large apartment complex on Ebenezer and Westland. With the new apartment development next to Marcos being built, I think it is unwise to build even more housing without addressing traffic concerns. The community looks drastically different than it did just a short while ago, and residents concerns for traffic are not being heard.

---

**Alyssa** (37922), May 6, 2025 at 8:16 PM

I oppose Case 5-Q-25-RZ. This rezoning would increase traffic, overcrowd schools, and strain public infrastructure in an area already struggling to keep up. Its not consistent with the surrounding residential character and would negatively impact quality of life for current residents. We need smart, balanced growth - not more high-density development that puts long-term strain on roads and services. Please deny this request and protect our communitys stability.

---

**Sandra** (37922), May 6, 2025 at 8:37 PM

I am requesting that the land behind Bluegrass Animal Hospital NOT be rezoned for apartments or any other structures but to remain as agricultural. Ebenezer Road is already over traveled and the schools are at

capacity. More traffic will adversely affect the existing neighborhoods, roads and schools. There is no dire need for more housing along Ebenezer Road. Enough is enough.

---

**Jonathan** (37922), May 6, 2025 at 8:50 PM

I live in this district and grew up in this area. I work in commercial real estate. The Bluegrass community is, and historically has been, a small community. It is quant, with good schools, and not too congested. This has begun to change for the worse. Please reconsider this zoning. 10 units per acre is too much. It is not a density that supports the desires of the local community. The infrastructure does not support it and there are no plans to improve it. We do not want a rezoning or a development. Please postpone this vote so that the community can actually weigh in on this topic. The sign at the address has not been visible, in the required location, for the requisite time. Therefore there has not been enough time for the community to truly engage and if this is truly being approved for the betterment of the community then you should care what the community thinks.

---

**Nan** (37922), May 6, 2025 at 8:50 PM

I strongly oppose the rezoning of this property. This area is becoming more and more unsafe at a rapid rate. People are flying down Ebenezer like its a big highway. It is no longer safe to walk or jog on the sidewalks along Ebenezer much less push my baby in the stroller or allow my kids to ride their bikes. Car accidents are becoming the new normal. The brick Bennington neighborhood sign has been damaged 2 times and that is right where many of us walk through daily. Even the blue grass animal hospital recently had a car drive through their fence. There have been multiple fatalities. Its dangerous just trying to pull in and out of my neighborhood during busier times of the day. Adding an apartment complex here is completely unacceptable. This will add more cars and traffic to the area as well as overcrowd our elementary school. We already have an apartment complex being built next to the Farmington neighborhood. We havent even seen the impact of traffic and increased students at blue grass elementary from this yet. Our infrastructure cannot manage this influx! Please vote no to this rezoning. Or at a minimum rezone it to be compatible with the single family homes in this area. Dont ruin our sweet blue grass neighborhood any further.

---

**Aimee** (37922), May 6, 2025 at 9:33 PM

I am opposed to this rezoning in an already over congested area. We havent yet experienced what it will be like when the current apartment complex on Ebenezer is completed. Adding to it before any infrastructure is put into place to handle the traffic situation is crazy. It is already impossible to travel pellissippi in the mornings as it is right now. We purchased this property 30 years ago due to the appeal of all the single family homes around this area and do not want to see even more apartments when what we really need is green space in this area.

---

**Jason** (37922), May 6, 2025 at 10:28 PM

We have traffic issues already. We have had multiple apartments go up over the last few years with no road changes. Ebenezer is not a highway but people drive at highway speeds with very little patrolling from Knox co. Keep bluegrass a walkable residential area. Find an alternative location in Rocky Hill or Choto. No significant apartments have been placed in either location.

---

**Christian** (37922), May 6, 2025 at 10:31 PM

[View Attachment](#)

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**Ryan** (37922), May 6, 2025 at 10:46 PM

I oppose 10 du/ac. It's too dense & incompatible with adjacent 3-5 du/ac PR zones & single-family homes. Multi-story buildings needed for 10 du/ac don't fit our area. This adds ~700 daily car trips near Blue Grass

Elementary, worsening traffic & safety. This is especially concerning with a new 47-unit complex already adding to traffic/school impacts before they're understood. The cumulative burden on schools & infrastructure is too high. Please see my attached letter for full arguments. I urge you to approve PR at max 5 du/ac. Thank you

[View Attachment](#)

---

**Ben (37922)**, May 6, 2025 at 10:52 PM

I firmly object to passing the rezoning proposal on Ebenezer Road. This will lead to further over crowding of our neighboring Bluegrass Elementary school (where my wife teaches) and increased traffic on an already busy road. As HOA president in my (Northshore Hills) neighborhood I know most all of our 79 households feel the same way.

---

**Renee (37922)**, May 6, 2025 at 10:58 PM

Please see attached uploaded letter

[View Attachment](#)

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**Sharon (37922)**, May 6, 2025 at 11:13 PM

Please. Until there is a more viable traffic system to prevent accidents, Please don't rezone. Please. We don't want this!

---

**Patrick (37923)**, May 7, 2025 at 4:28 AM

I oppose this change of zoning vehemently. This area of roadway was very congested prior to the addition of several small businesses and now even more so. There have been several fatal or near fatal vehicle accidents. The rezoning of one section will result in the rezoning of more areas, which I do not want and the surrounding community does not want. We moved to this area because it was not ridden with apartments and businesses right next to our home.

---

**Jill (37923)**, May 7, 2025 at 8:23 AM

I just wanted my voice heard to say that I am against more residential zoning on Ebenezer, especially for apartments. In the 8 years that weve lived here, its become increasingly busier. Traffic is more congested. When its a low traffic time of day, people speed so fast it feels scary to walk on the sidewalk.

---

**Judy (37922)**, May 7, 2025 at 8:48 AM

I strongly oppose this development. Ebenezer Road is too congested as it is with the new apartment complex coming in just down the street. This should be a single-family dwelling unfortunately theres many apartments around us on Northshore and Ebenezer. I request this rezoning to be denied.

---

**Chet (37922)**, May 7, 2025 at 9:41 AM

I am opposed to the rezoning because it's simply too busy on Ebenezer. The traffic congestion from another apartment complex is getting out of hand. Not to mention how it's going to impact the schools, crime, and many other factors. It's ruining our neighborhoods. If this gets approved we are seriously going to consider moving away which is unfortunate because we have lived here about 13 years and it is becoming something else from why we bought in this part of the city.

---

**Jenn (37922)**, May 7, 2025 at 10:04 AM

My name is Jenn H., and I live in a Blue Grass community off Ebenezer Road.

Im pleading with you to vote NO on the proposed rezoning application that would change 6.5 acres of agricultural land to planned residential off of Ebenezer Road.

Heres why this cannot move forward:

1. Our schools are overcrowded.

I am intricately involved in our school as President of our PTO. Blue Grass Elementary is already stretched to its limits. As of this year, many of our classrooms are operating above capacity. Our teachers are being asked to do more with less. Adding dozens more families to our school zone without a plan to expand or support our schools is not just irresponsible its unfair to our children, our educators, and our future.

2. Traffic is dangerous and growing worse.

Ebenezer Road was not designed to handle this level of traffic. Weve already seen multiple serious - even fatal - accidents. As parents, we hold our breath every morning as buses, walkers, and carpools navigate an infrastructure thats bursting at the seams. More high-density housing will only worsen this. We are talking about the safety of our families. That should matter more than developer profits.

3. We are losing the character of our community.

We are not against growth. We are against unchecked, irresponsible development that ignores the real-life impact on real-life people.

---

**Dianna** (37922), May 7, 2025 at 10:08 AM

Proper and adequate notice of this zoning change request was NOT provided to the Blue Grass Community. No signs have been posted on the above property until May 6. I received a post card on Saturday, 5/3 about this hearing. Therefore, our community has not had time to express our concerns about yet another development happening on Ebenezer Road. This request change should be delayed in order to give our community time gather thoughts and speak our voices.

Blue Grass Elementary is at full capacity. Portables are and have been in use for years. A new apartment complex is being built, which will bring more students. Then the addition of yet another subdivision or an apartment complex will continue to overcrowd this already OVER capacity school. As a community, we dealt with this same situation over 25 years ago, which resulted in the building of AL Lotts. The request is to NOT allow this zone change to go thru.

The traffic on Ebenezer/Northshore is rated poorly, I believe its latest rating is an "F" due to accidents and congestion. Adding additional cars will exacerbate this situation.

Please at the very least postpone this appeal and allow our well established community to speak its voice by giving us ample time to gather information and express our concerns. See additional comments attached.

[View Attachment](#)

---

**Jamie** (37922), May 7, 2025 at 10:45 AM

I live down the road from this, and we have experienced many traffic issues with the infrastructure that already exists in this area. Ebenezer as is has many safety issues, and an increase in housing and people will just increase those issues. Theres also the issue of the schools, my kids attend bluegrass, there is such little room for growth and I fear that increasing the population of the school will affect the education that the kids receive. I understand the need for housing. With the new apartments currently being built, we already expect to e issues stated above. The issues with the roads have not been addressed, and we already expect an increase in accidents and issues. If issue of the roads and current infrastructure were to be addressed, maybe more housing could be more realistic, but as it is now, its a hazard to the current community and residents of the Bluegrass Area. This community was not built to be filled with high density, low income housing. If the people who are receiving compensation for such housing would like to address the bigger issues in the community, maybe people would be more open to this possibility. The area in question was zoned agricultural for a reason, and should stay as such. We are already taking on high density housing in our area, Bluegrass is not in the position to take on more. It would come at the expense of safety for residents, families and children, which is something we are not willing to compromise on.

---

**Adair** (37922), May 7, 2025 at 11:45 AM

---

I've already voiced my opinion in another comment, but since I've learned we only get 5 minutes as constituents to speak at the meeting, I'm uploading my speech and my questions to hopefully have them addressed at the meeting. Planning commission members, I've been told you read every comment and attachment. I sincerely hope this is true! Thank you for your time!

[View Attachment](#)

---

**Diane** (37922), May 7, 2025 at 12:00 PM

---

This area does not need high density apartments. Do NOT approve this rezoning.

---

**Sydney** (37922), May 7, 2025 at 12:18 PM

---

Hello, I wanted to let you know as a member of the Bluegrass community I strongly object adding more cramped housing. The traffic is already awful and adding more will only add to this. Please do not allow this to happen.

---

**Laura** (37922), May 7, 2025 at 2:22 PM

---

I am asking this rezoning application be approved only if the density is changed to 5 dwelling units/acre instead of the 10 dwelling units/acre requested by the applicant. Please see the attached .pdf for my entire comment

[View Attachment](#)

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Comment

The staff person that approved this is highly incompetent and deserves to be fired. He discredits the work of planning staff and the entire process. I am now more motivated to engage in the upcoming Knox County Mayor's race and 2026 county commission races to make sure Planning staff gets cleaned up. Haque has to go. This property is essentially surrounded by single family detached homes including with density as low as 3 units per acre. And Haque thinks 10 units an acre is good idea? At the very least align similar in density to the existing home owners and require single family detached.

commission

5-Q-25-RZ

Erik



Board

Case

First Name

[board]

[case]

[firstname]

Last Name

Email

Address

[lastname]

[email]

[address]

37922

On Behalf Of...

05/08/2025



Zip

[onbehalfof]

Meeting

[zip]

[meeting]

# Development Request

**Subdivision**  Concept Plan  Final Plat

**Zoning**  Rezoning  Plan Amendment

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

Taylor D. Forrester		Attorney	
Applicant Name		Affiliation	
March 24, 2025	May 8, 2025	File Number(s) <b>5-Q-25-RZ</b>	
Date Filed	Meeting Date (if applicable)		

**Correspondence** *All correspondence will be directed to the approved contact listed below.*

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Taylor D. Forrester		Long, Ragsdale & Waters, P.C.	
Name		Company	
1111 N. Northshore Drive, Suite S-700	Knoxville	TN	37919
Address	City	State	ZIP
865-584-4040	[REDACTED]		
Phone	Email		

**Current Property Info**

Maczoo Real Estate LLC; Mary Rice & Christi	3826 Holston Road	(865) 599-6504
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1439, 1445 and 1447 Ebenezer Road	144 095; 096; 097	
Property Address	Parcel ID	N
Sewer Provider	Water Provider	Septic (Y/N)

**Development Request**

Residential  Non-Residential

Proposed Use \_\_\_\_\_

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

RELATED CITY PERMIT NUMBER
----------------------------

## Subdivision Request


		<b>RELATED REZONING FILE NUMBER</b>
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

PR	10	<b>PENDING PLAT FILE NUMBER</b>
<input checked="" type="checkbox"/> Zoning Change Proposed Zoning                      Proposed Density (units/acre, for PR zone only)		
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

## 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**

Taylor D. Forrester	<small>Digitally signed by Taylor D. Forrester DN: cn=Taylor D. Forrester, o=Taylor D. Forrester (US United States) (US) United States, email=tdforrester@knox.gov Reason: I am the author of the document Location: Date: 2025-05-21 10:48:04-00</small>	Taylor D. Forrester	3/24/2025
Applicant Signature		Please Print	Date
865-584-4040		<div style="background-color: black; width: 100px; height: 15px;"></div>	
Phone Number		Email	
		Maczoo Real Estate LLC; Mary Rice & Chri	
Property Owner Signature		Please Print	Date Paid

## Staff Use Only

**ADDITIONAL REQUIREMENTS**     Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0802			\$1,044.50



# Property Owners Option Holders

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please print or type in black ink:

## Acknowledgement

**By signing below, you acknowledge 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

Signature	Maczoo Real Estate LLC	AuthorizedMember	3/24/25	<input checked="" type="checkbox"/> Owner
	Name	Affiliation	Date	<input type="checkbox"/> Option Holder

3826 Holston Rd	Louisville	TN	37777
Address	City	State	Zip

Signature	Crystal S. Moser	Owner	3/24/25	<input checked="" type="checkbox"/> Owner
	Name	Affiliation	Date	<input type="checkbox"/> Option Holder

3826 Holston Rd	Louisville	TN	37777
Address	City	State	Zip

Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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Signature	Name	Affiliation	Date	<input type="checkbox"/> Owner
				<input type="checkbox"/> Option Holder

Address	City	State	Zip
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# 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). 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.*

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

Yes  No

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

Date to be Posted

Date to be Removed

Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, gn=Taylor D. Forrester, o=US  
United States, ou=US, email=tdforrester@knox.gov  
Reason: I am the author of this document  
Location:  
Date: 2025-03-21 10:48:04-00

Taylor D. Forrester

3/24/2025

Applicant Signature

Applicant Name

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 5048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

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**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17350**

**5-G-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Adam and Ashley Fernandez for rezoning from A (Agricultural) to PR (Planned Residential), up to 2 dwelling units per acre. Property located at 12321 Buttermilk Road / Parcel ID 129 10901. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because the owner has two septic permits on the property, by a vote of 11-2.**  
*(Commission District 6)*

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**Attachments**

Adam and Ashley Fernandez 5-G-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:17 PM

FILE NUMBER: 5-G-25-RZ

*APPLICANT:* ADAM AND ASHLEY FERNANDEZ

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* up to 2 du/ac

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone with up to 2 du/ac because the owner has two septic permits on the property.**

*COMMISSION VOTE COUNT:* 11-2

*LOCATION:* 12321 BUTTERMILK RD / Parcel ID 129 10901

*ACREAGE:* 1 acres

*DISTRICT:* Commission District 6

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Adam and Ashley Fernandez  
12321 Buttermilk Rd  
Knoxville, TN 37932

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, the PR (Planned Residential) zone up to 2 du/ac is partially related to the RL (Rural Living) place type.

*Consistent with Growth Plan?* Yes

*TTCDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-G-25-RZ

**AGENDA ITEM #:** 32

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** ADAM AND ASHLEY FERNANDEZ

OWNER(S): Adam and Ashley Fernandez

TAX ID NUMBER: 129 10901

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12321 BUTTERMILK RD

▶ **LOCATION:** North side of Buttermilk Rd, west of Marietta Church Rd

▶ **APPX. SIZE OF TRACT:** 1 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Buttermilk Road, a minor collector street with a pavement width of 18 ft within a 50-ft right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

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

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

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

▶ **DENSITY PROPOSED:** up to 2 du/ac

EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by single family dwellings on large rural lots amongst large areas of cleared and forested land.

**STAFF RECOMMENDATION:**

▶ **Deny the PR (Planned Residential) zone with up to 2 du/ac because it is not consistent with the Knox County Growth Policy Plan.**

**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. Though agricultural activity is still prominent in this area, zoning has gradually transitioned from A (Agricultural) to residential zoning, such as RA (Low Density Residential) and PR (Planned Residential) with up to 2 to 3 du/ac.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. It is also intended to ensure compatibility with surrounding or adjacent zones. The PR zone with up to 2 du/ac is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 3 du/ac.

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 proposed 2 du/ac density could yield up to two lots. This density is compatible with the surrounding development, which includes residential properties on a range of lot sizes.

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 is within the Rural Area of the Growth Policy Plan. Residential development in the Rural Area is limited to areas where utilities and infrastructure are currently available or can be expanded, and the Growth Policy Plan requires residential development to meet all of the following conditions: (a) no more than 2 dwelling units per acre, (b) sanitary sewer or a sewage system maintained by a public utility and public water must be available, and (c) must be on a collector road with a minimum pavement width of 18 ft. The proposed rezoning does not meet the second condition, as it is on a septic system, and connection to a sewage system would be challenging. As such, the rezoning of this site does not comply with the requirements of the Growth Policy Plan.

2. The subject property's place type is RL (Rural Living) in the Knox County Comprehensive Plan, which allows consideration of the PR zone with a density of 2 du/ac.

3. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria. The proposed rezoning complies with the first criterion, as the allowable land uses in the PR zone with up to 2 du/ac align with the preferred housing mix of the RL place type.

4. The proposed rezoning conflicts with the Comprehensive Plan's Implementation Policy 9.3, to focus growth in areas already served by adequate infrastructure, and Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. As previously mentioned, the subject property is located in a rural part of the county that does not have a connection to a sanitary sewer system.

ESTIMATED TRAFFIC IMPACT: 28 (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.

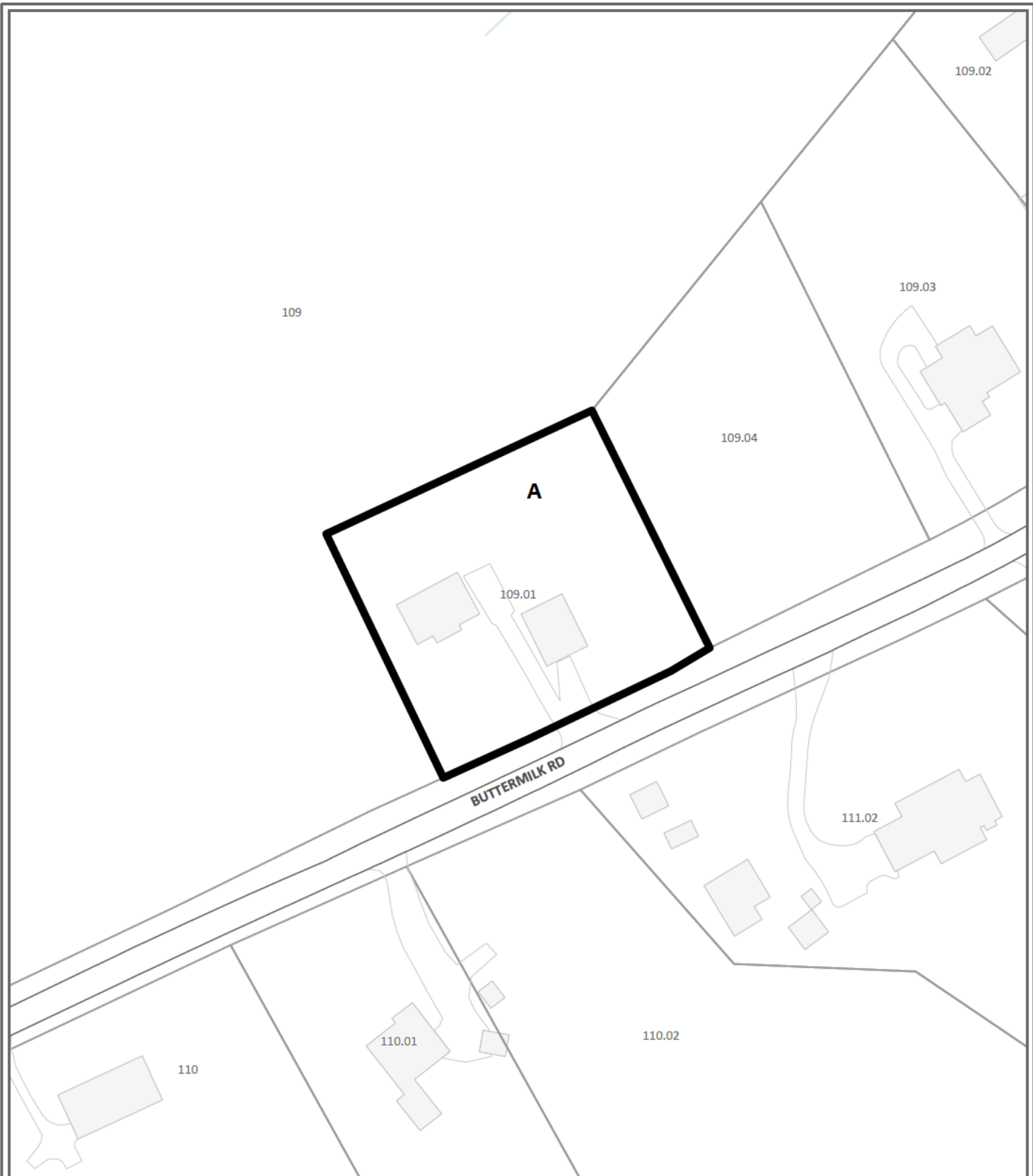
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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 6/16/2025. 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**

**5-G-25-RZ**

**Petitioner:** Adam and Ashley Fernandez

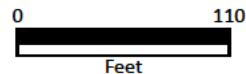


**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 2 du/ac

**Map No:** 129

**Jurisdiction:** County

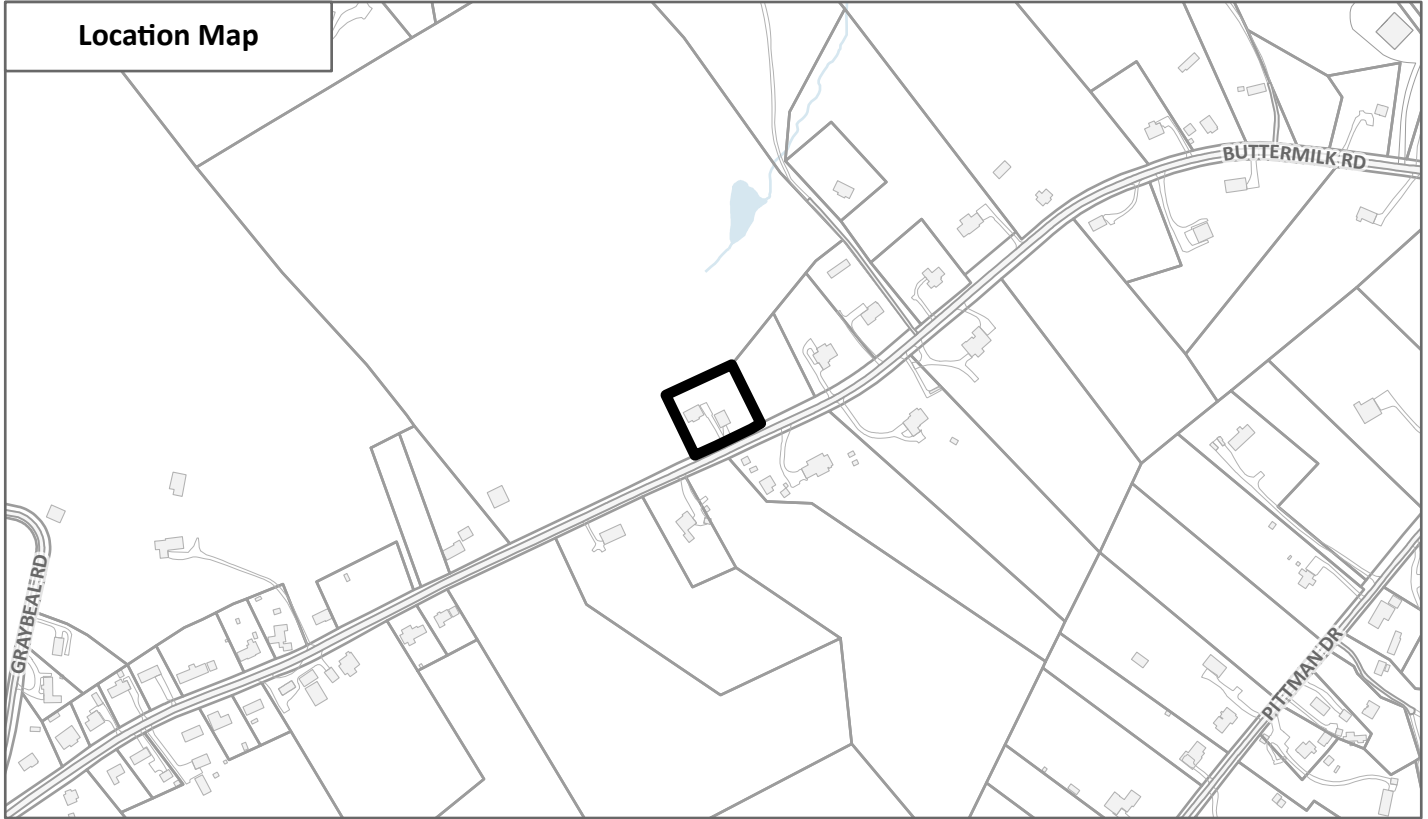


**Original Print Date:** 3/31/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

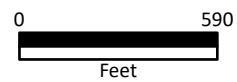


CONTEXTUAL MAPS 1

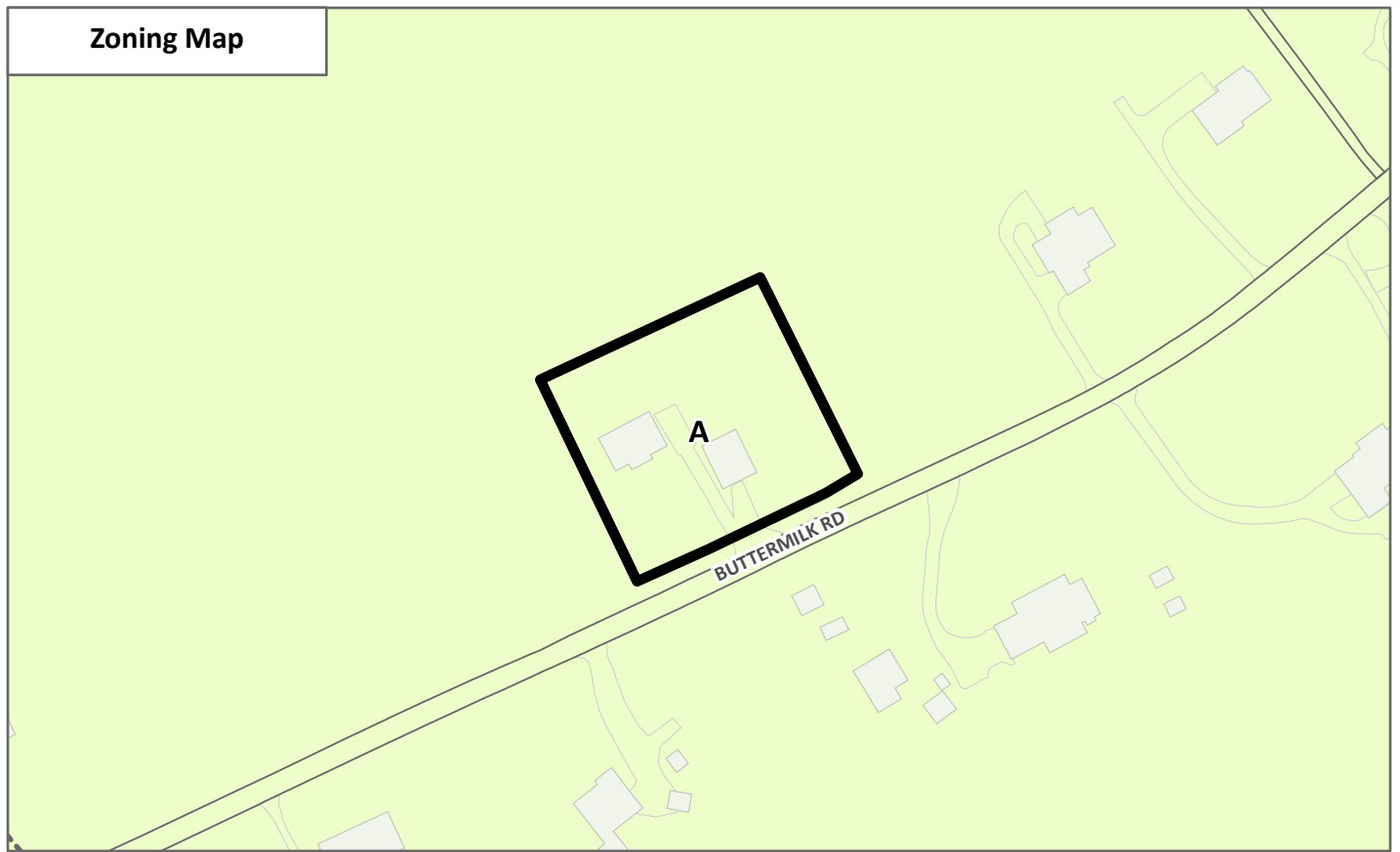
5-G-25-RZ



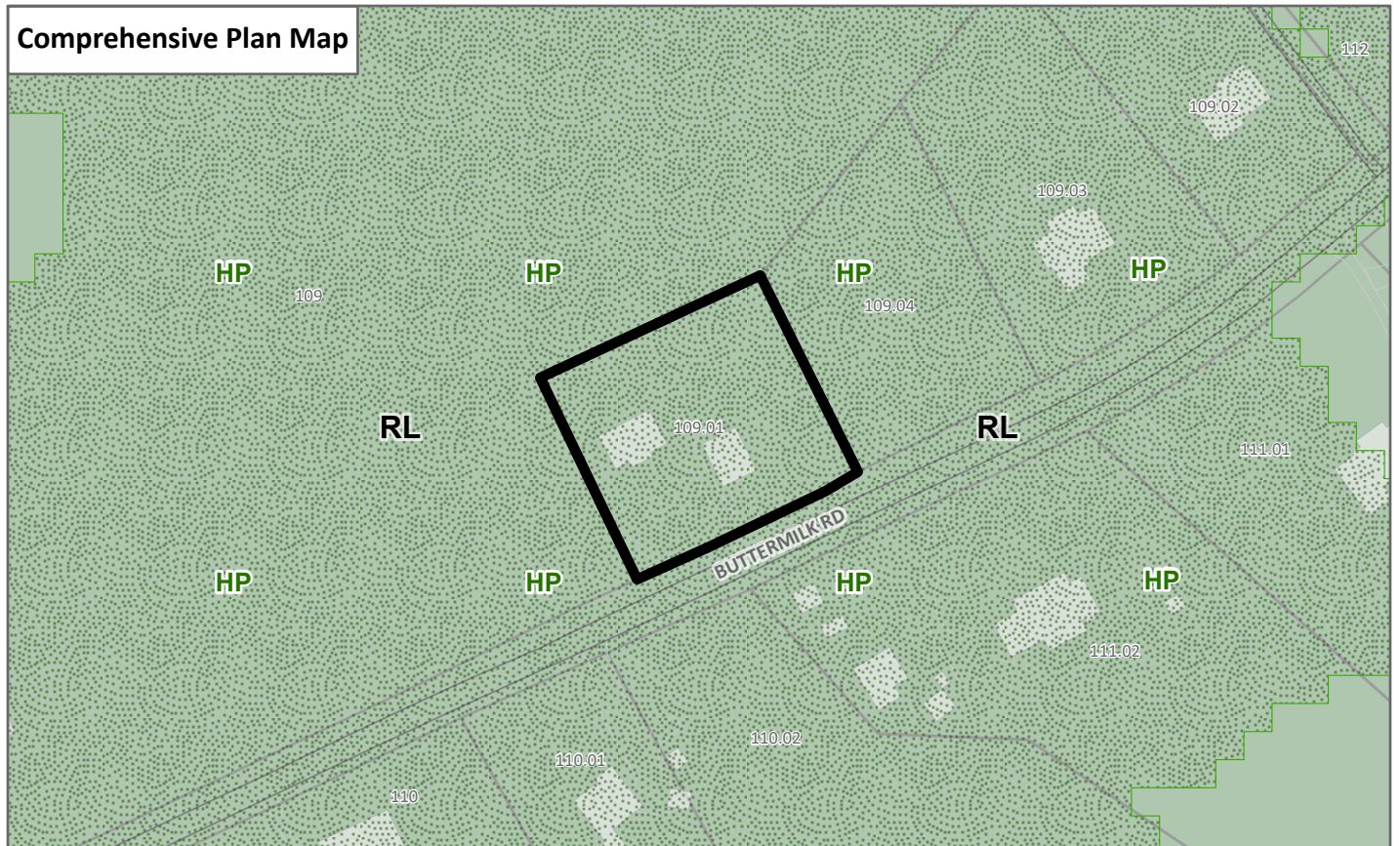
Case boundary



Zoning Map



Comprehensive Plan Map

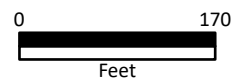


CONTEXTUAL MAPS 2

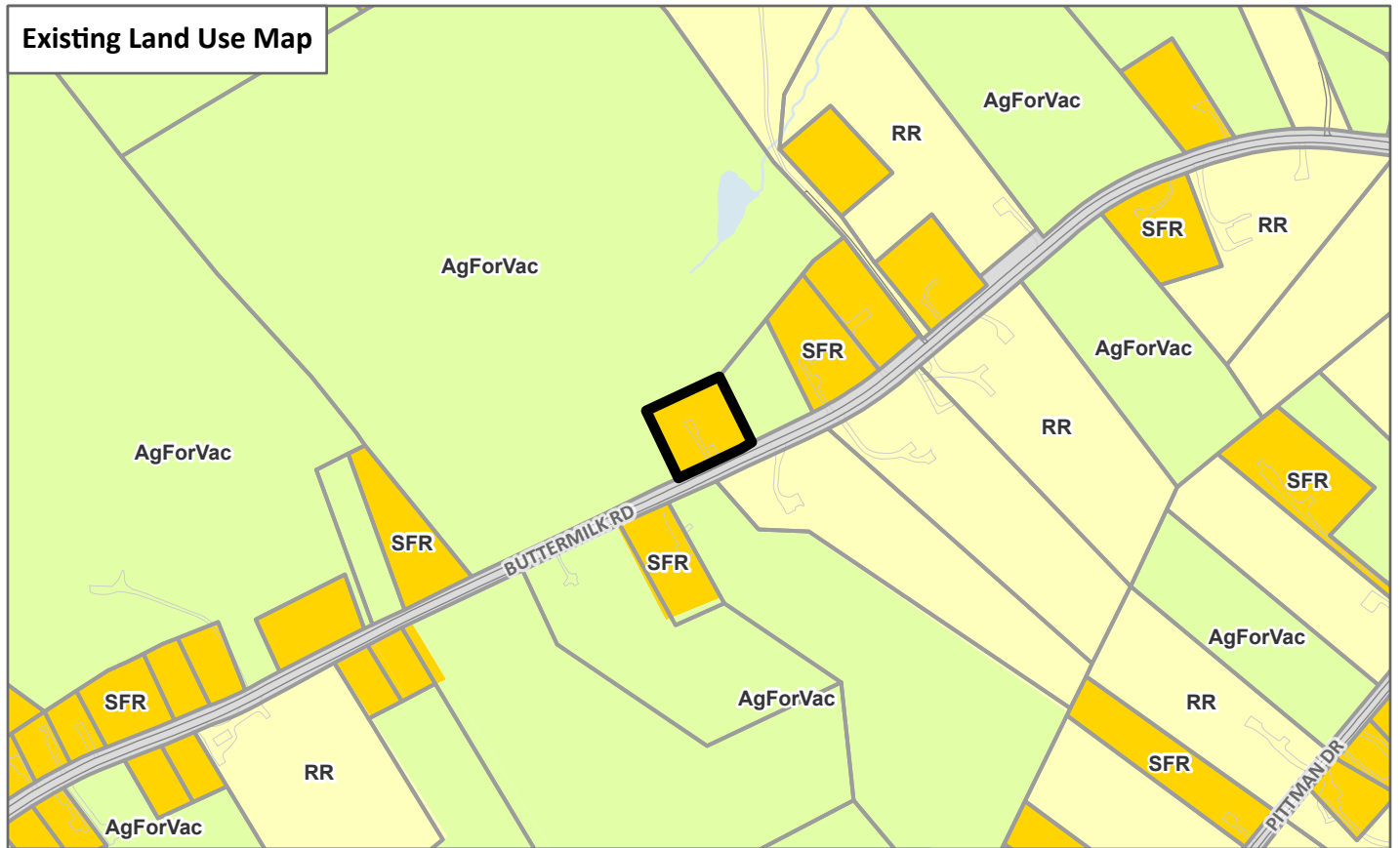
5-G-25-RZ



Case boundary



Existing Land Use Map

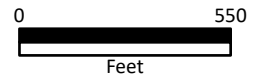


CONTEXTUAL MAPS 3

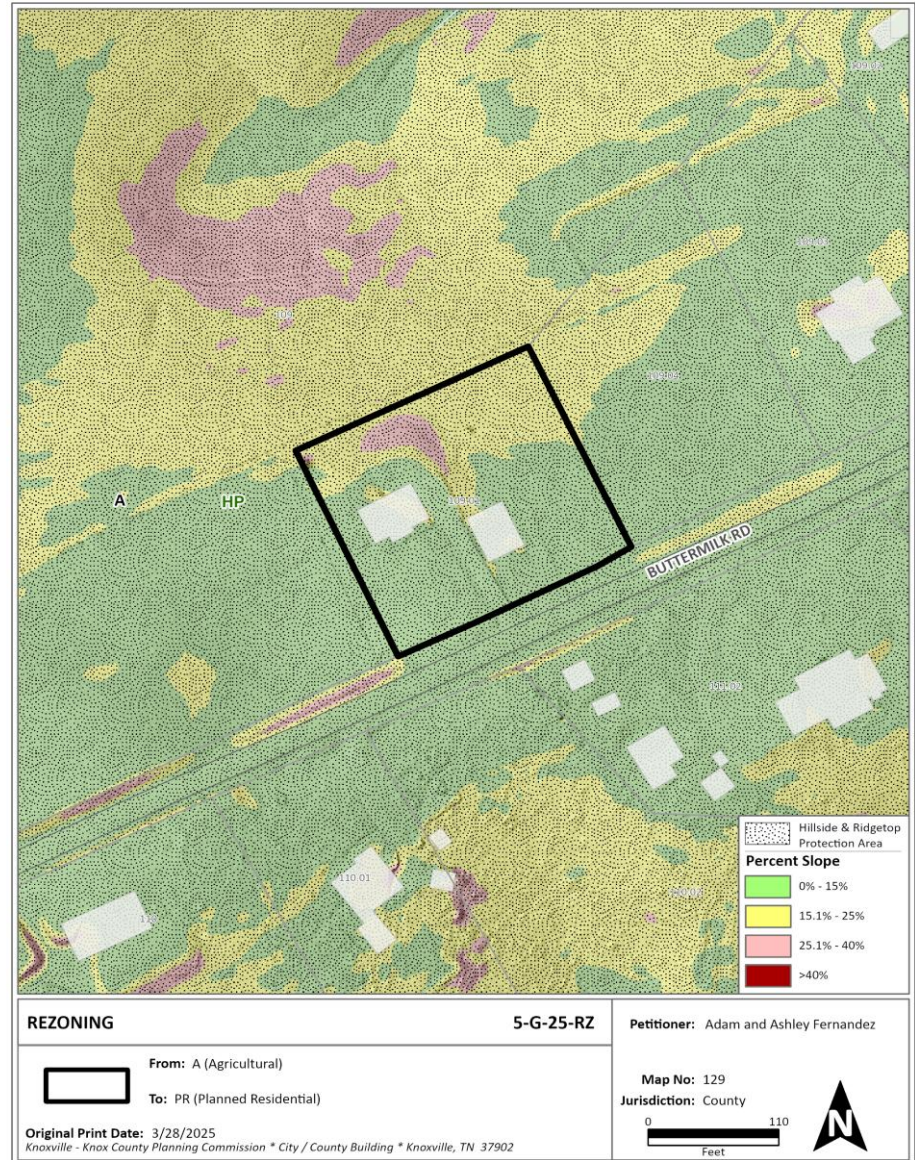
5-G-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>0.99</b>		
Non-Hillside	0.00	N/A	
0-15% Slope	0.63	100%	0.63
15-25% Slope	0.32	50%	0.16
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>0.99</b>	Recommended disturbance budget within HP Area (acres)	<b>0.80</b>
		Percent of HP Area	<b>80.3%</b>



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 32. ADAM AND ASHLEY FERNANDEZ

5-G-25-RZ

12321 Buttermilk Road / Parcel ID 129 10901, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

Speaking:

Adam Fernandez, 12321 Buttermilk Rd., Knoxville, TN 37932

#### 1. STAFF RECOMMENDATION

**Item No.**

**File No.**

Deny the PR (Planned Residential) zone with up to 2 du/ac because it is not consistent with the Knox County Growth Policy Plan.

2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2 DU/AC BECAUSE THE OWNER HAS TWO SEPTIC PERMITS ON THE PROPERTY.**

**MOTION CARRIED 11-2 (NO: MIDIS AND ADAMS).  
APPROVED**

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# Development Request

**Subdivision**  Concept Plan  Final Plat

**Zoning**  Rezoning  Plan Amendment

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

Fernandez, Adam and Ashley

<b>Applicant Name</b>	<b>Affiliation</b>	<b>File Number(s)</b>  5-G-25-RZ
03/17/2025	May 8, 20205	
<b>Date Filed</b>	<b>Meeting Date (if applicable)</b>	

**Correspondence** *All correspondence will be directed to the approved contact listed below.*

Applicant 
  Property Owner 
  Option Holder 
  Project Surveyor 
  Engineer 
  Architect/Landscape Architect

Fernandez, Adam and Ashley

<b>Name</b>	<b>Company</b>		
12321 Buttermilk Rd	Knoxville	TN	37932
<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
(305) 343-1665			
<b>Phone</b>	<b>Email</b>		

**Current Property Info**

<b>Property Owner Name (if different)</b>	<b>Property Owner Address</b>	<b>Property Owner Phone</b>
12321 Buttermilk Rd, Knoxville, TN 37932	129 10901	
<b>Property Address</b>	<b>Parcel ID</b>	
N/A - 2 septic tanks (for primary house & garage)	West Knox Utility District	Y
<b>Sewer Provider</b>	<b>Water Provider</b>	<b>Septic (Y/N)</b>

**Development Request**

<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	<b>RELATED CITY PERMIT NUMBER</b>
<b>Proposed Use</b>	

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

## Subdivision Request

	<b>RELATED REZONING FILE NUMBER</b>
Proposed Subdivision Name _____	
Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total) _____
<input type="checkbox"/> Other (specify) _____	
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

## Zoning Request

	<b>PENDING PLAT FILE NUMBER</b>
<input checked="" type="checkbox"/> Zoning Change <b>PR Planned</b> <b>2 units/acre</b> <b>Residential</b> <input checked="" type="checkbox"/> Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan <input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application _____ Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____	

## 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**

	Fernandez, Adam and Ashley	03/17/2025
Applicant Signature	Please Print	Date
(305) 343-1665	[REDACTED]	
Phone Number	Email	
	Fernandez, Adam and Ashley	
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

**ADDITIONAL REQUIREMENTS**  Property Owners / Option Holders

<b>FEE 1</b>	<b>FEE 2</b>	<b>FEE 3</b>	<b>TOTAL</b>
0801			\$650.00

# 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). 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.*

04/25/2025

05/09/2025

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



Applicant Signature

Fernandez, Adam and Ashley

Applicant Name

03/17/2025

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17248**

**4-I-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Trueline Land Surveying, LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1311 W Beaver Creek Drive / Parcel ID 056 131. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 14-0 Consent. (DEFERRED FROM MAY DUE TO NO-SHOW OF APPLICANT)**  
*(Commission District 7)*

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**Attachments**

Trueline Land Surveying 4-I-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

4/14/2025 10:10 AM

FILE NUMBER: 4-I-25-RZ

*APPLICANT:* TRUELINE LAND SURVEYING, LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

*COMM. RECOMMENDATION:* **Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.**

*COMMISSION VOTE COUNT:* 14-0 Consent

*LOCATION:* 1311 W BEAVER CREEK DR / Parcel ID 56 131

*ACREAGE:* 1.76 acres

*DISTRICT:* Commission District 7

*COMMISSION HEARING ON:* 4/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/6/2025

*LEGISLATIVE HEARING ON:* 5/12/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/15/2025

*APPLICANT'S ADDRESS:* Josh Haun Trueline Land Surveying  
8880 Cedar Springs Ln  
Knoxville, TN 37923

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 4-I-25-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 4/10/2025

▶ **APPLICANT:** TRUELINE LAND SURVEYING, LLC

OWNER(S): Keith Desiree

TAX ID NUMBER: 56 131

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1311 W BEAVER CREEK DR

▶ **LOCATION:** North side of W Beaver Creek Dr, west of Betenia Rd

▶ **APPX. SIZE OF TRACT:** 1.76 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major collector street with 20 ft of pavement width within a 70-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

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

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



EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural), F (Floodway)

South: Single family residential, rural residential - RA (Low Density Residential), PR (Planned Residential) up to 4 du/ac

East: Single family residential - A (Agricultural)

West: Rural residential - A (Agricultural), F (Floodway)

NEIGHBORHOOD CONTEXT: This section of W Beaver Creek Drive features single family and multifamily subdivisions and large, undeveloped tracts. A tributary of Beaver Creek runs through the north of the subject property. Powell High School, Crown College, Angora Frog Farm, and Powell Station Park lie approximately 0.75 miles to the west. Clinton Highway is nearby to the west and I-75 lies to the southeast of the subject property.

**STAFF RECOMMENDATION:**

▶ **Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the 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. Improvements were recently completed to the northeast on W Beaver Creek Drive with a roundabout installation and re-alignment at its intersection with Brickyard Road and Lyngate Boulevard. This provides safer and more efficient access to Powell Drive to the northwest, which is a major arterial street created by TDOT in 2016.
2. The RA zone is the predominant zone in the area along W Beaver Creek Dr between Brickyard Dr and the railroad track to the east.

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 on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
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 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. The property has access to a major collector street, so no traffic will be diverted through residential side streets to reach the subject property.
2. The rear of the property is constrained by 100- and 500-yr FEMA floodplains and is designated as an SP (Stream Protection) area in the Future Land Use Map. Any future development will need to comply with the County Stormwater Ordinance.

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 proposed RA district is directly related to the SR (Suburban Residential) 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 with a range of lot sizes, housing sizes, and housing styles, including some attached dwellings.
3. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. RA is the predominant zoning in this area.
4. The rezoning is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan and is consistent with the policies related to the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 87 (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.

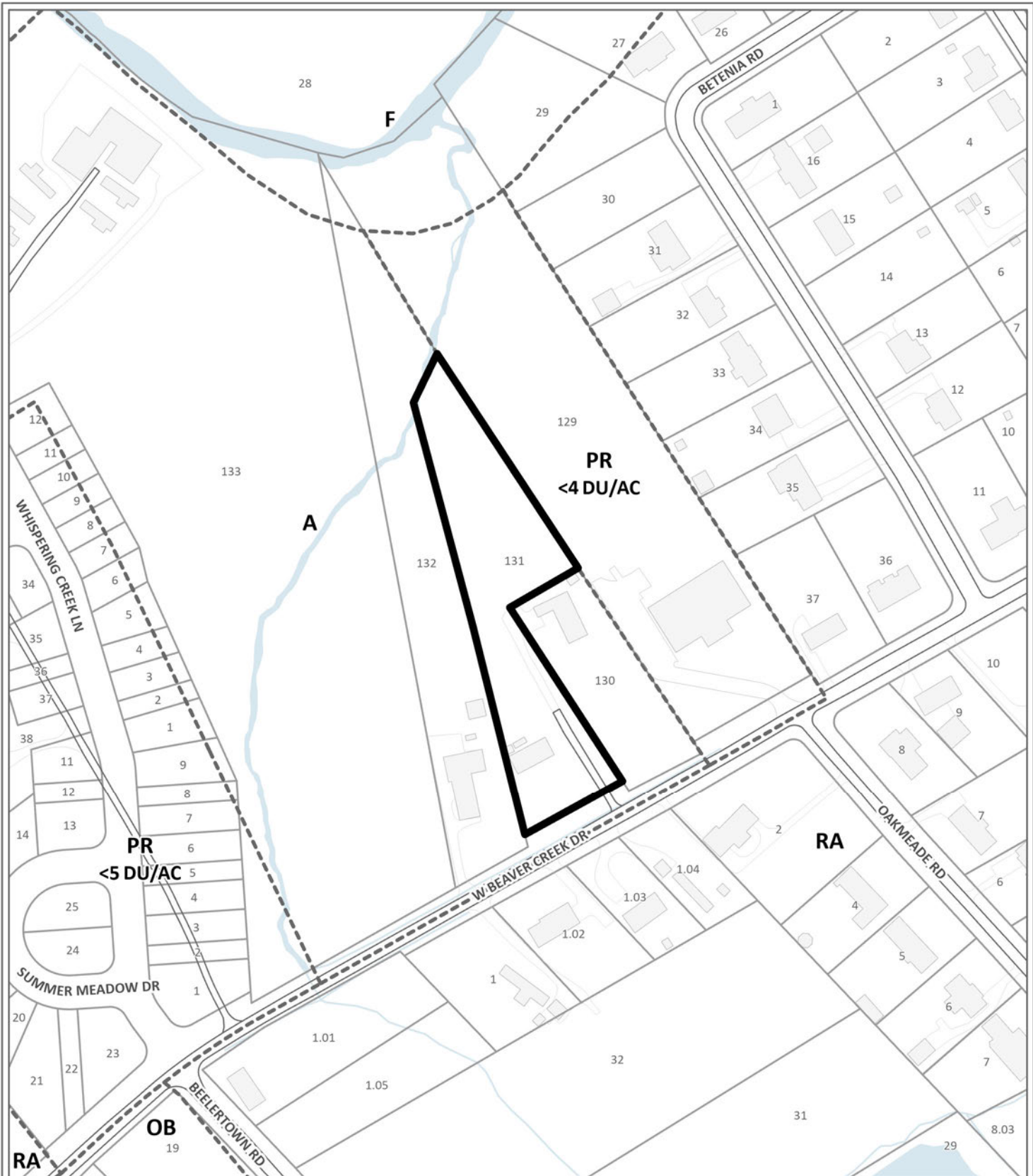
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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 5/12/2025. 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**

**4-I-25-RZ**

**Petitioner:** TrueLine Land Surveying, LLC



**From:** A (Agricultural)  
**To:** RA (Low Density Residential)

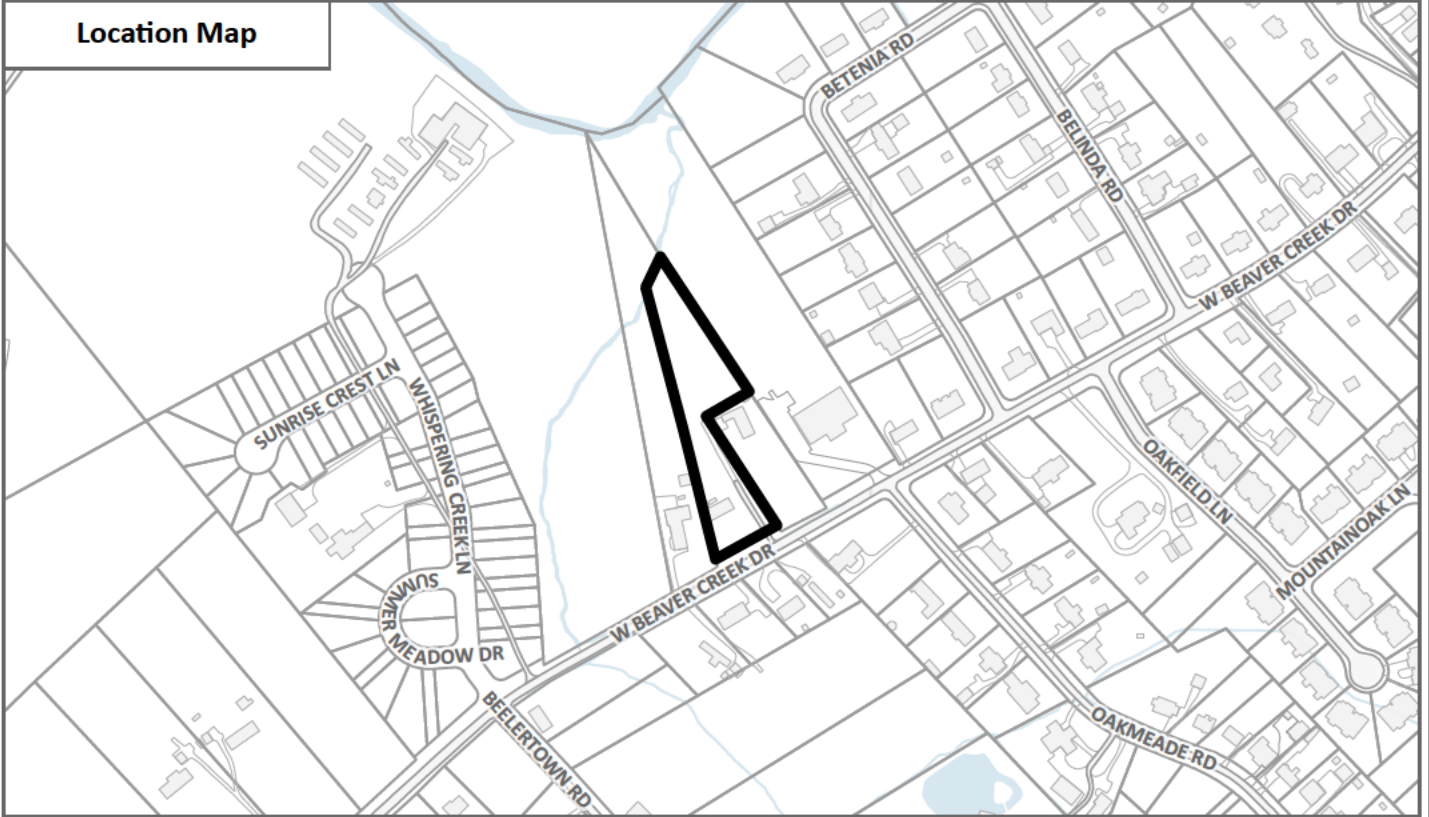
**Map No:** 56  
**Jurisdiction:** County

**Original Print Date:** 3/20/2025  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

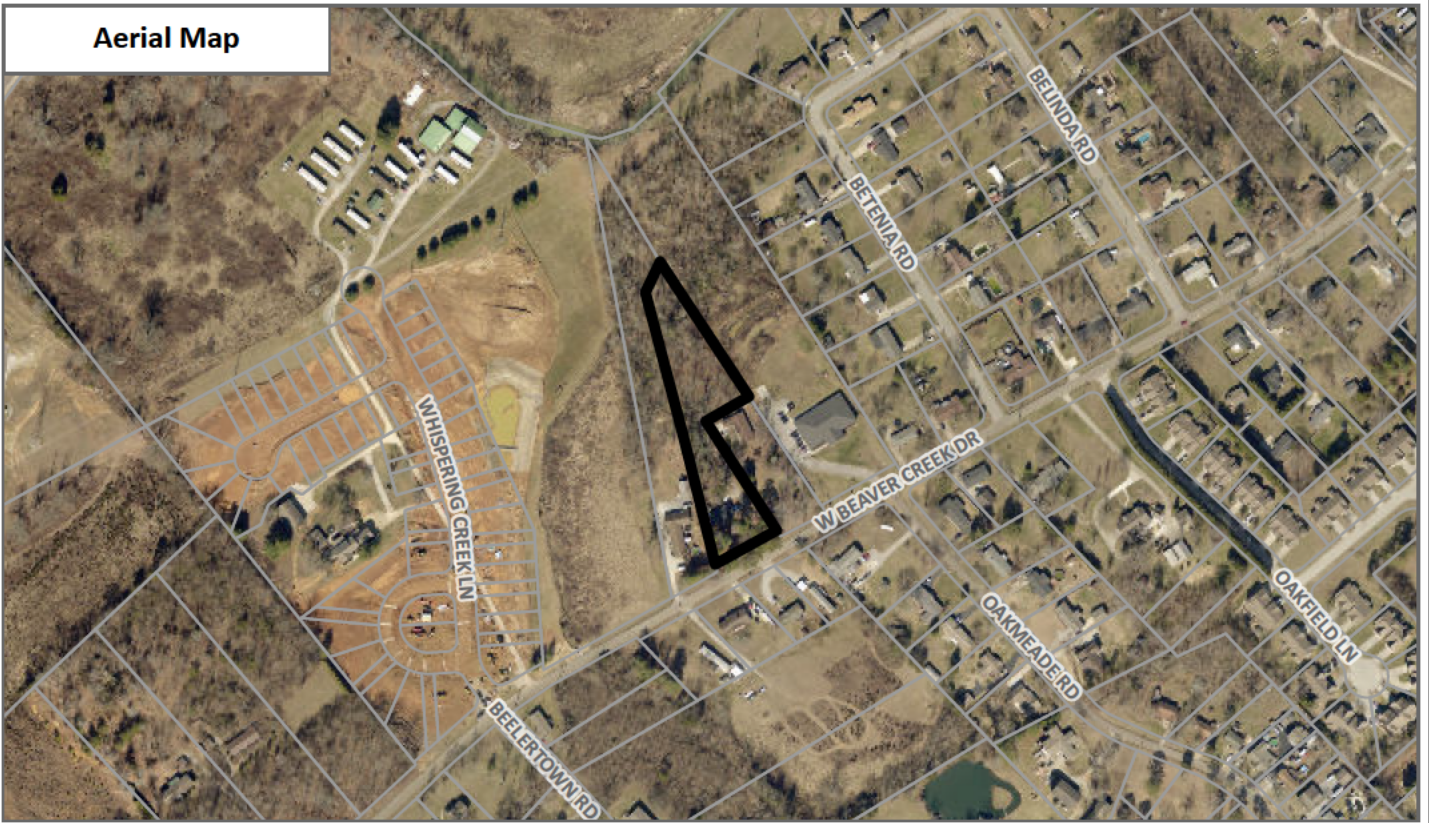


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

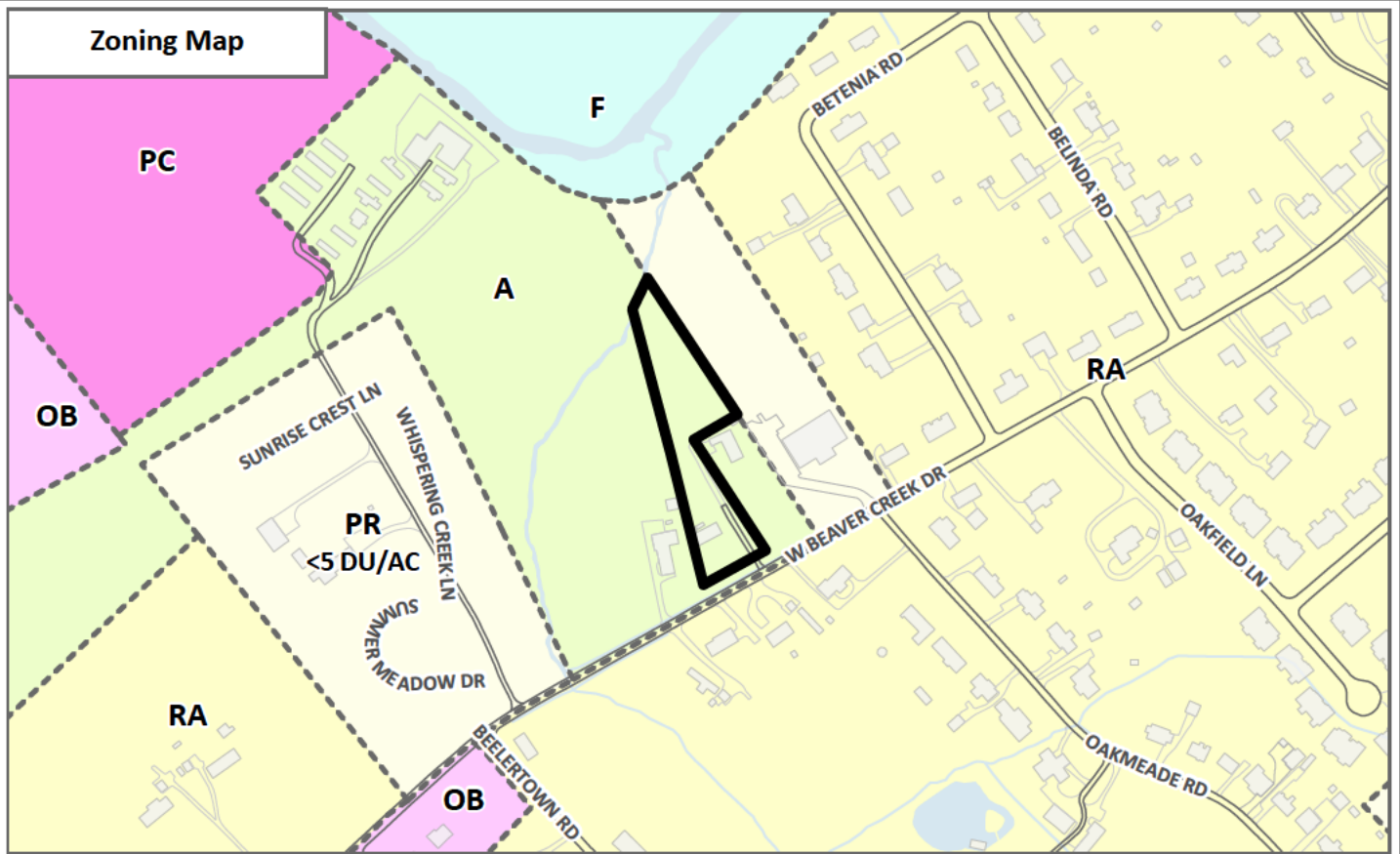
4-I-25-RZ



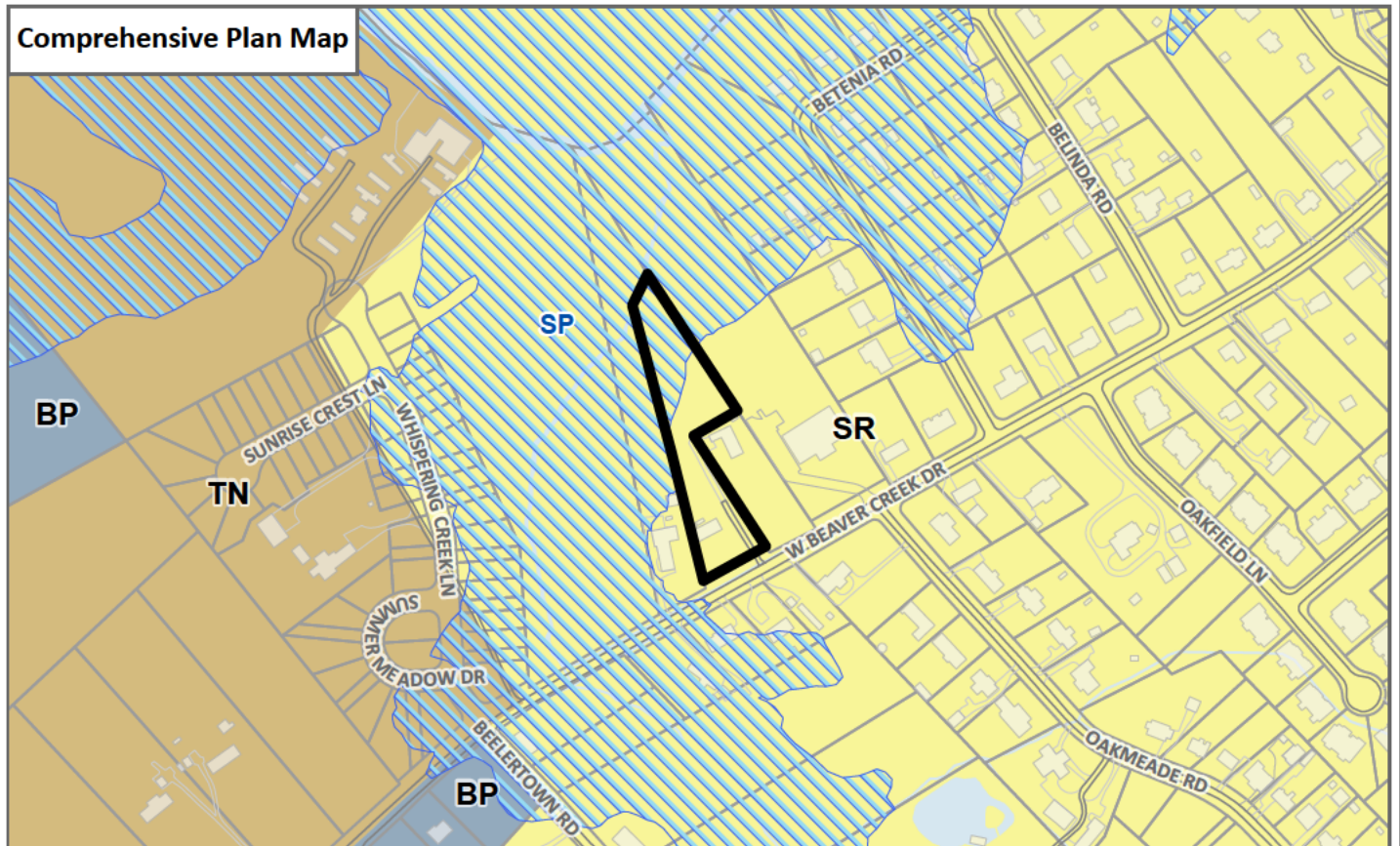
Case boundary



Zoning Map



Comprehensive Plan Map

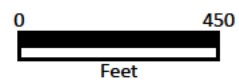


CONTEXTUAL MAPS 2

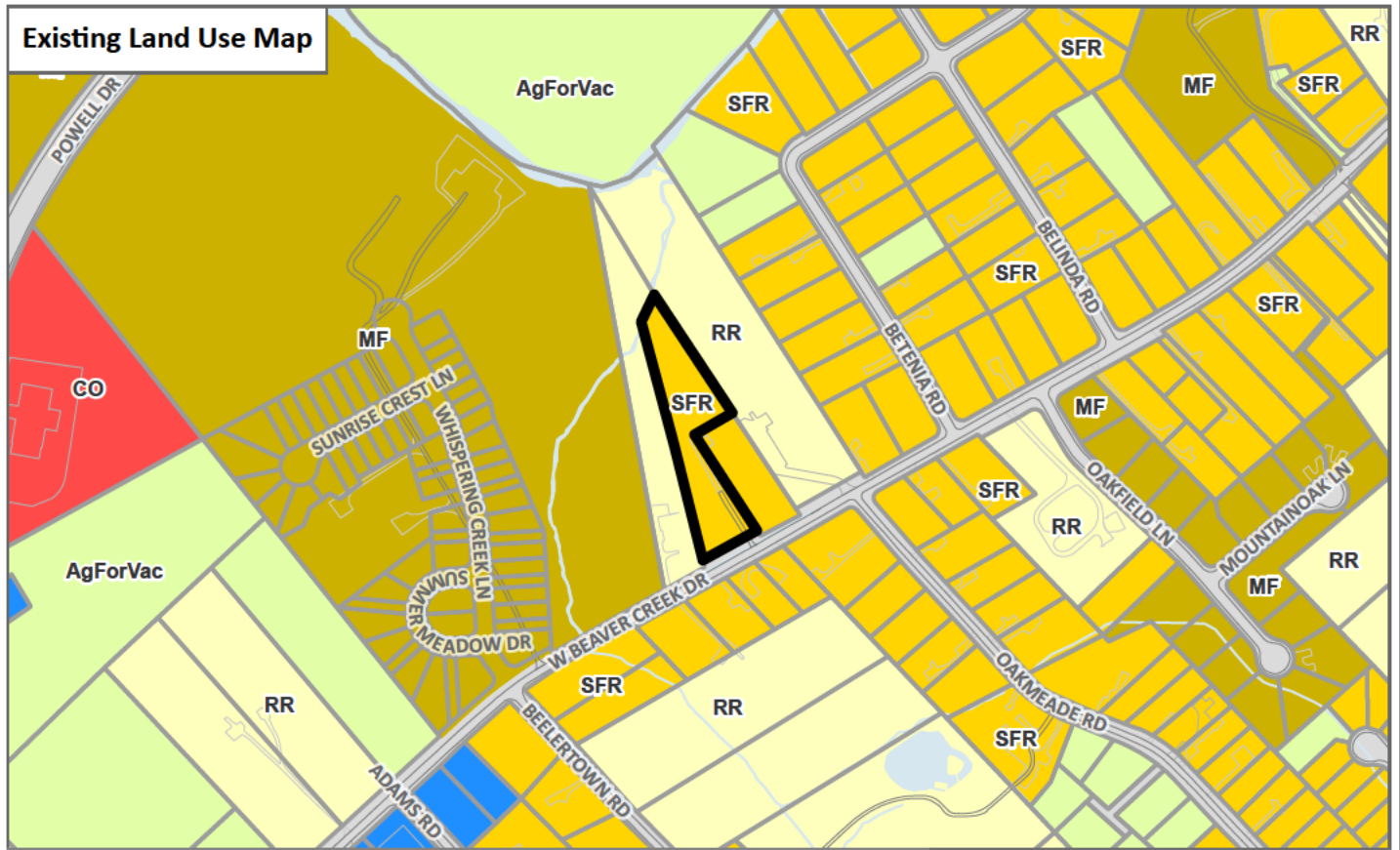
4-I-25-RZ



Case boundary



Existing Land Use Map

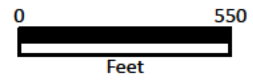


CONTEXTUAL MAPS 3

4-1-25-RZ



Case boundary



The Planning Commission met in regular session on April 10, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 310. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer		✓	
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**Item No.**

**File No.**

**40. TRUELINE LAND SURVEYING, LLC**

**4-I-25-RZ**

1311 W Beaver Creek Drive / Parcel ID 056 131, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

TrueLine Land Surveying, LLC

Surveyor

Applicant Name

Affiliation

02/06/2025

04/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-I-25-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

Josh Haun

TrueLine Land Surveying, LLC

Name

Company

8880 Cedar Springs Lane Ste 106

Knoxville

TN

37923

Address

City

State

ZIP

865-418-7483

Phone

Email

### CURRENT PROPERTY INFO

Keith Desiree

1307 W Beaver Creek Dr

530.295.7474

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1311 W Beaver Creek Dr

056 131.00

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). We require applicants to acknowledge their role in this process.

**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 \_\_\_\_\_

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

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

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 RA  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change  
 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  
 Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
	\$650.00
Fee 2	
Fee 3	

**DECLARATION**

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

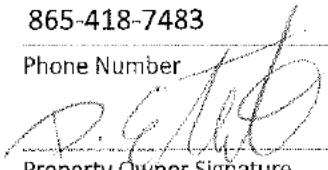
Applicant Signature 

Print Name / Affiliation  
Josh Haun

Date  
03/20/2025

Phone Number  
865-418-7483

Email  


Property Owner Signature 

Please Print  
Desiree Keith

Date Paid  
02/19/2025, SG

## 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.

## 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).

### 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.

03/28/2025

Date to be Posted

04/11/2025

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



Applicant Signature

Desiree Keith 7-6-25

Applicant Name

Date

4-I-25-RZ  
FILE NUMBER

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0277656
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 295.76
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> April 11, 2025 11:25:00 AM EDT
<b>Amount:</b> 295.76

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02776560
April 15, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02776560
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on May 12, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>2-H-25-RZ - BENJAMIN C. MULLINS - 3110 &amp; 0 GRAY HENDRIX RD, 7551 OAK RIDGE HWY.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, subject to one condition</p> <p><u>4-B-25-RZ - SAM R &amp; LENORA M ENSOR- 1311 GREENWELL DR.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-C-25-RZ - VYACHESLAV DULLCO- 754 S GALLAHER VIEW RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-D-25-RZ - JEAN L. ROOT- 0, 4524 BUD MCMILLAN RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-E-25-RZ - NOAH HUDSON- 6100 LACY RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-H-25-RZ - JUSTIN VAUGHN- 8216 NORRIS FRWY.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac</p> <p><u>4-I-25-RZ - TRUELINE LAND SURVEYING, LLC- 1311 W BEAVER CREEK DR.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-M-25-RZ - JAMES MCKAMEY- 5732 BALL RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-N-25-RZ - JAMES I SMITH- 0, 3516, 3518, 3524, 3526 MALONEY RD.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac and F (Floodway)</p> <p><u>4-O-25-RZ - MESANA INVESTMENTS, LLC- 8022 HILL RD.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac</p> <p><u>4-V-25-RZ - 1222 DEVELOPMENT LLC - 7324 MILLERTOWN PIKE.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac</p> <p><u>4-X-25-RZ - JIMMY E. HENDERLIGHT SR. - 0 E Governor John Sevier Hwy.</u> Property located east side of E Governor John Sevier Hwy, north of Thorn Grove Pike. Proposed rezoning. Planning Commission Action: Approve CA (General Business)</p> <p><u>4-Y-25-RZ - BRAD PRUITT - 6125 Riverview Crossing Dr.</u> Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial)</p> <p style="text-align: center;"><b>STREET NAME CHANGES</b></p> <p><u>4-A-25-SNC - CATHY OLSEN/KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS-</u> Request to change the street name of "Coward Mill Rd." to "George Coward Ln." from the northeast corner of Parcel 090 075 north to its terminus. Planning Commission Action: Approve name change as requested</p> <p><u>4-B-25-SNC - CATHY OLSEN/KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS-</u> Request to change the street name of "Coward Mill Rd." to "Bull Elk Ln." from a point approximately 375' west of Sycamore Creek Ln near the southwest corner of parcel 090 072 west to its terminus. Planning Commission Action: Approve name change as requested</p> <p>April 15 2025 LOKR0277656</p>

[<< Click here to print a printer friendly version >>](#)



**This case is scheduled to be heard by County Commission on **May 12, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17251**

**4-O-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential), up to 4 dwelling units per acre. Property located at 8022 Hill Road / Parcel ID 028 132. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 14-0. (DEFERRED FROM MAY AT REQUEST OF COMMISSIONER RHONDA LEE)**  
*(Commission District 7)*

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**Attachments**

Mesana Investments LLC 4-O-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

4/14/2025 10:28 AM

FILE NUMBER: 4-O-25-RZ

*APPLICANT:* MESANA INVESTMENTS, LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* up to 4 du/ac

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

*COMMISSION VOTE COUNT:* 14-0

*LOCATION:* 8022 HILL RD / Parcel ID 28 132

*ACREAGE:* 14.13 acres

*DISTRICT:* Commission District 7

*COMMISSION HEARING ON:* 4/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/6/2025

*LEGISLATIVE HEARING ON:* 5/12/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/15/2025

*APPLICANT'S ADDRESS:* Scott Davis Mesana Investments, LLC  
P.O. Box 11315  
Knoxville, TN 37939

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 4-O-25-RZ

**AGENDA ITEM #:** 44

**AGENDA DATE:** 4/10/2025

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Nicely Estate

TAX ID NUMBER: 28 132

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8022 HILL RD

▶ **LOCATION:** East side of Hill Rd, north of Cabbage Ln, and across from the terminus of Cantrell Blvd

▶ **APPX. SIZE OF TRACT:** 14.13 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hill Road, a minor collector street with 19 ft of pavement width within a right-of-way width that varies from 37 ft to 40 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONE: No, it is not an extension, but PR with up to 3 du/ac abuts this property to the east and south.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), A (Agricultural), PR (Planned Residential) up to 3 du/ac

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential)

West: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area with single family houses on large 1+ acre lots and in subdivisions interspersed with tracts of undeveloped land. It is approximately 1.5 miles from Halls Elementary, Middle, and High Schools.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox**

**County Comprehensive Plan and the surrounding area.**

**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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Surrounding properties have been transitioning from the A zone to the RA (Low Density Residential) and PR up to 3 du/ac zones since 1985. Most of the surrounding subdivisions are single family residential with some attached houses.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There are some steep slopes on the property within the Hillside Protection area, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone.
3. 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.

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. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR at 4 du/ac is compatible with the adjacent RA zone, which allows single family homes on 10,000 sq ft lots and PR up to 3 du/ac zones.
2. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses on a range of lot sizes.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 6, which promotes attainable housing that meets the needs of the current and future residents. The PR zone provides flexibility for different types of residential development.
4. The property is within the Planned Growth Boundary. The purposes of the Planned 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: 592 (average daily vehicle trips)

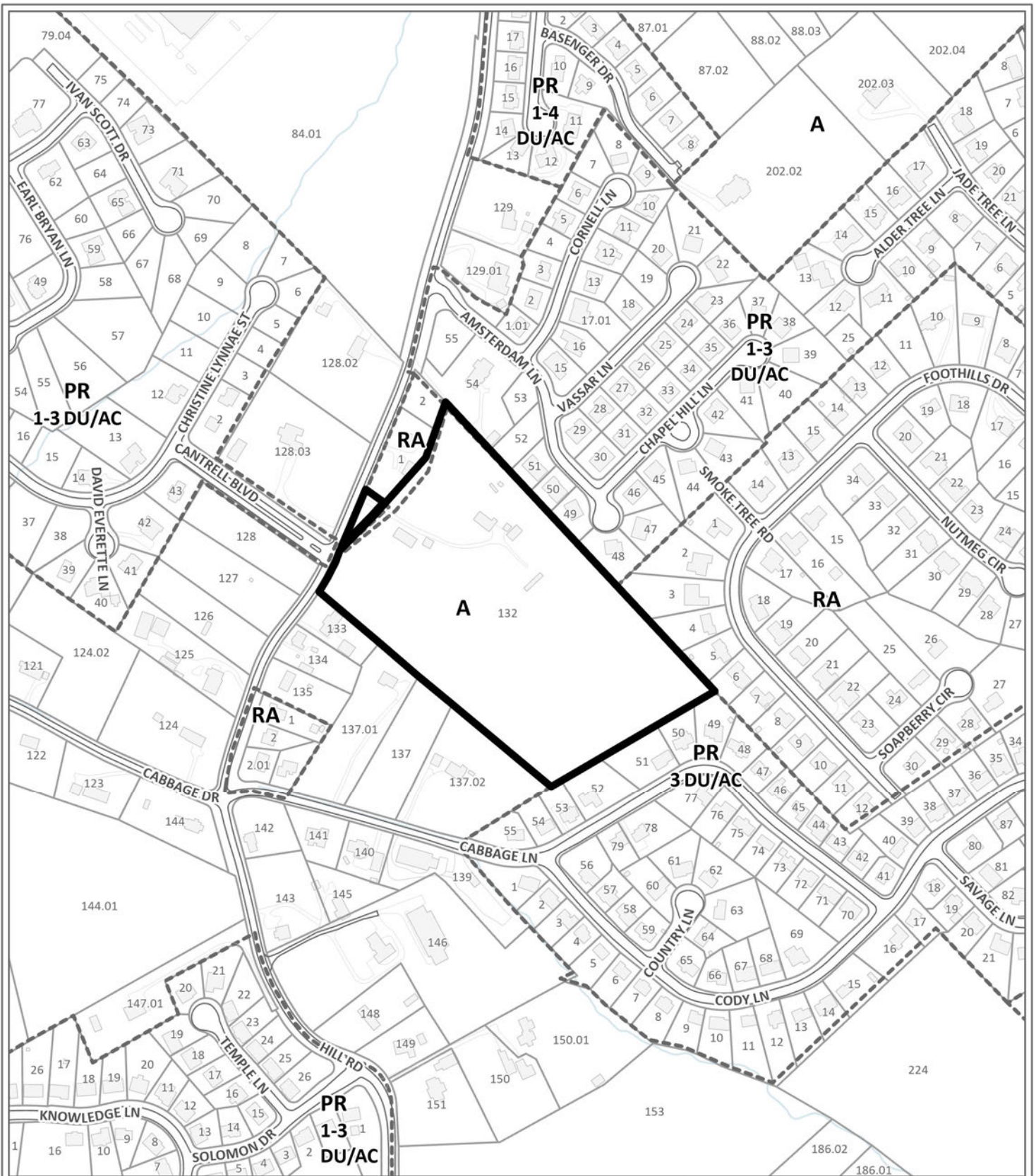
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 24 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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 5/12/2025. 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**

**4-O-25-RZ**

**Petitioner:** Mesana Investments, LLC



**From:** A (Agricultural)

**To:** PR (Planned Residential) 4 du/ac

**Map No:** 28

**Jurisdiction:** County

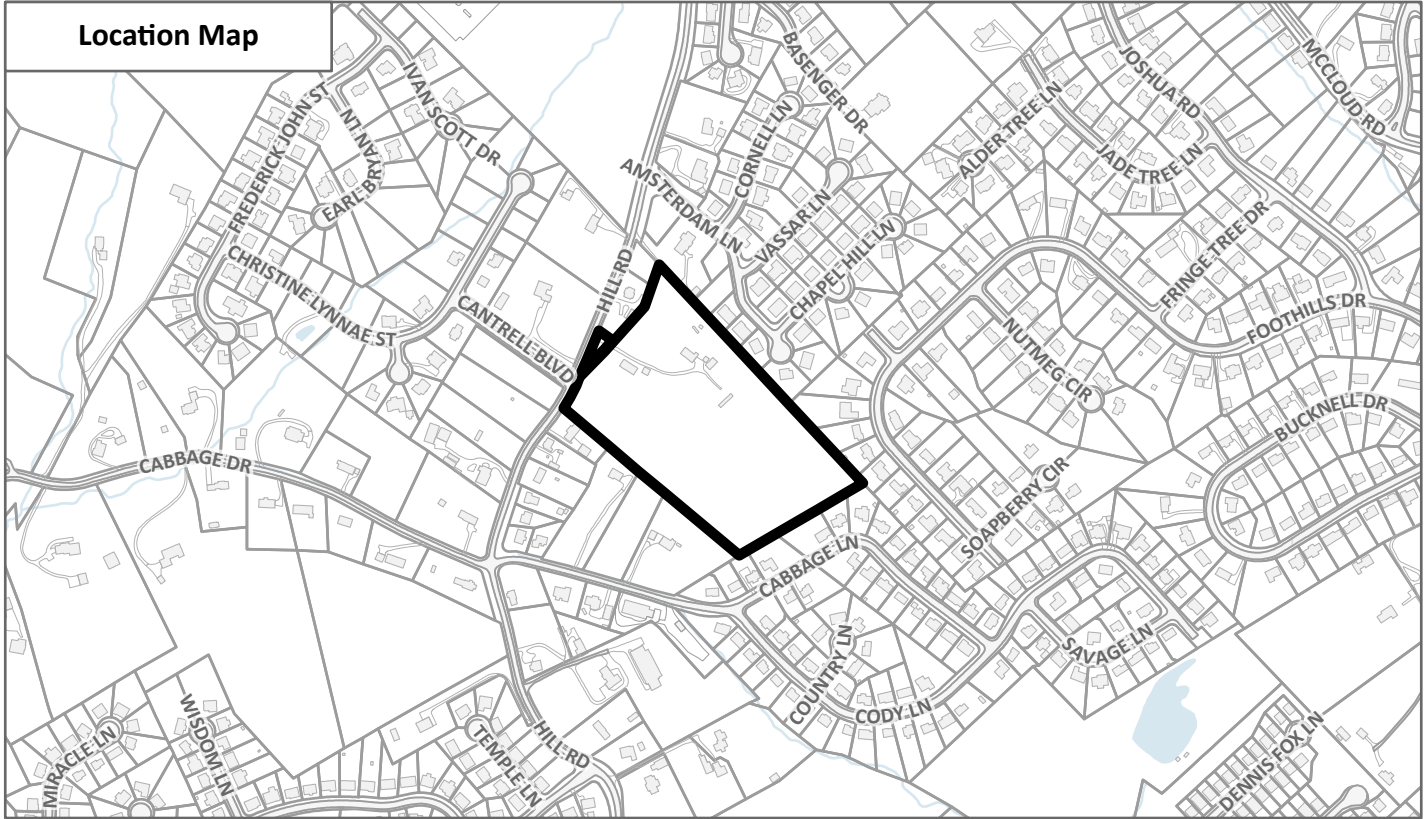
**Original Print Date:** 3/11/2025

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

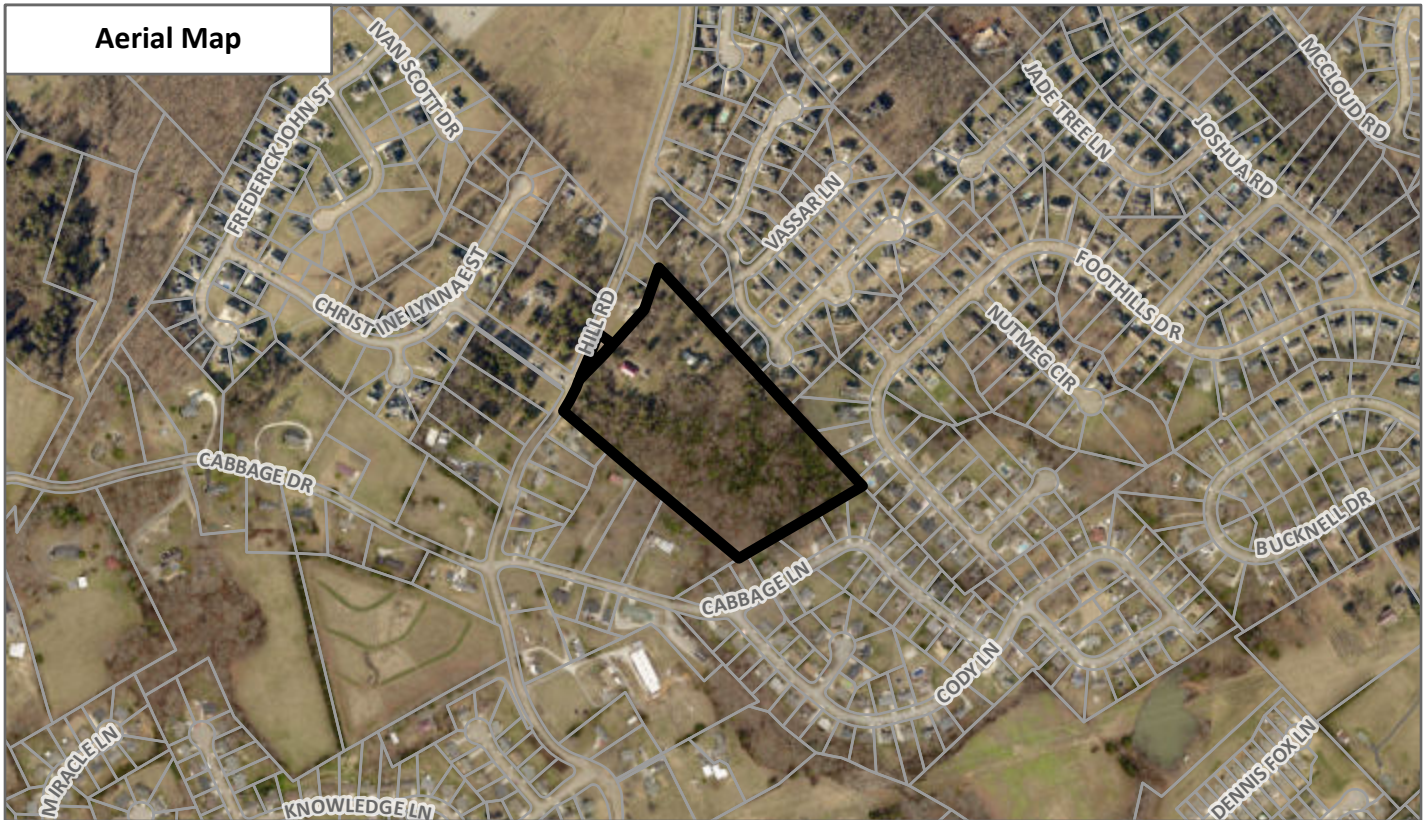


# Exhibit A. Contextual Images

Location Map



Aerial Map

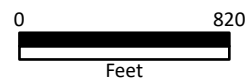


CONTEXTUAL MAPS 1

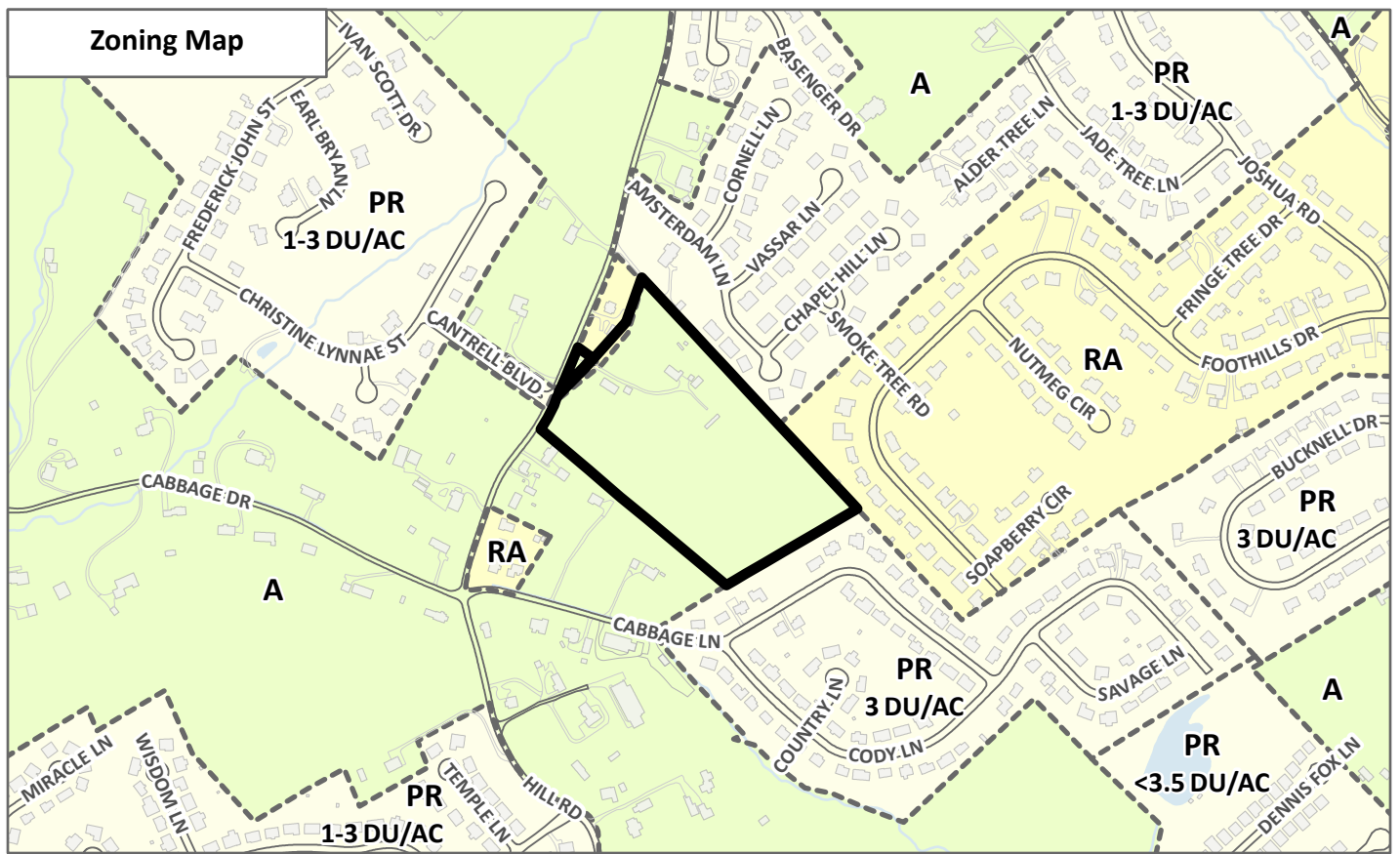
4-O-25-RZ



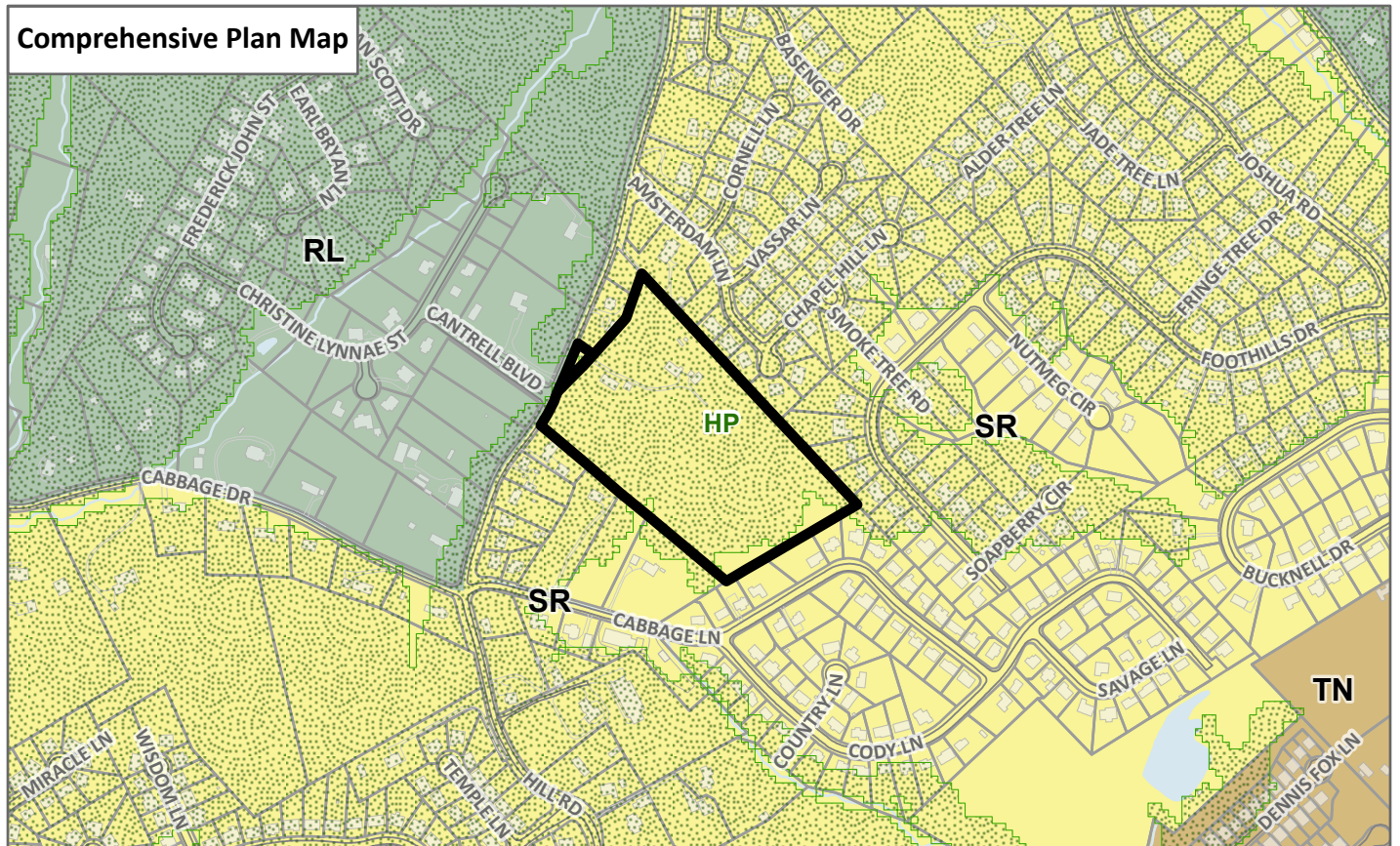
Case boundary



Zoning Map



Comprehensive Plan Map

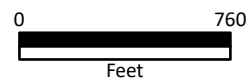


CONTEXTUAL MAPS 2

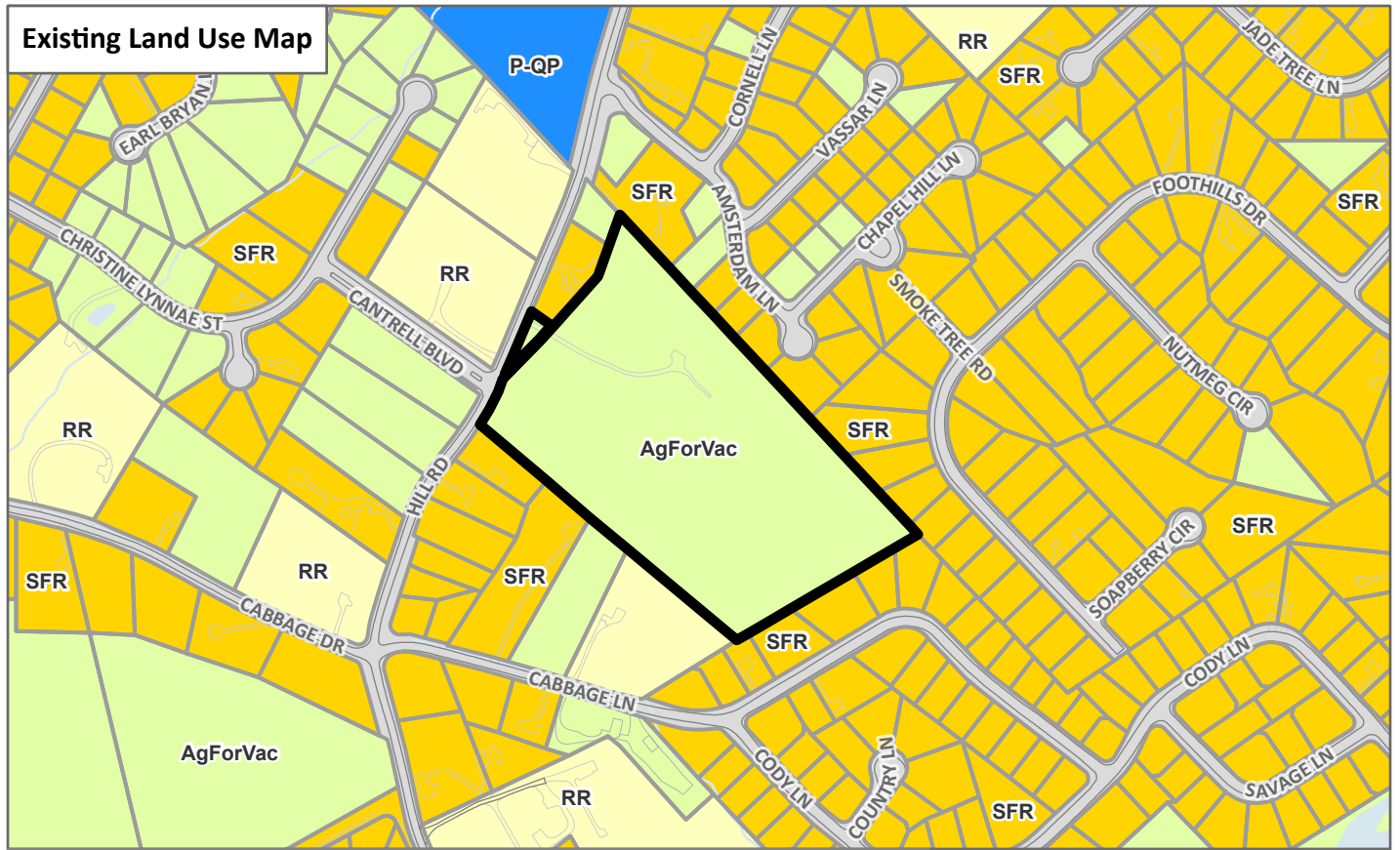
4-O-25-RZ



Case boundary



Existing Land Use Map

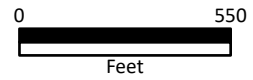


CONTEXTUAL MAPS 3

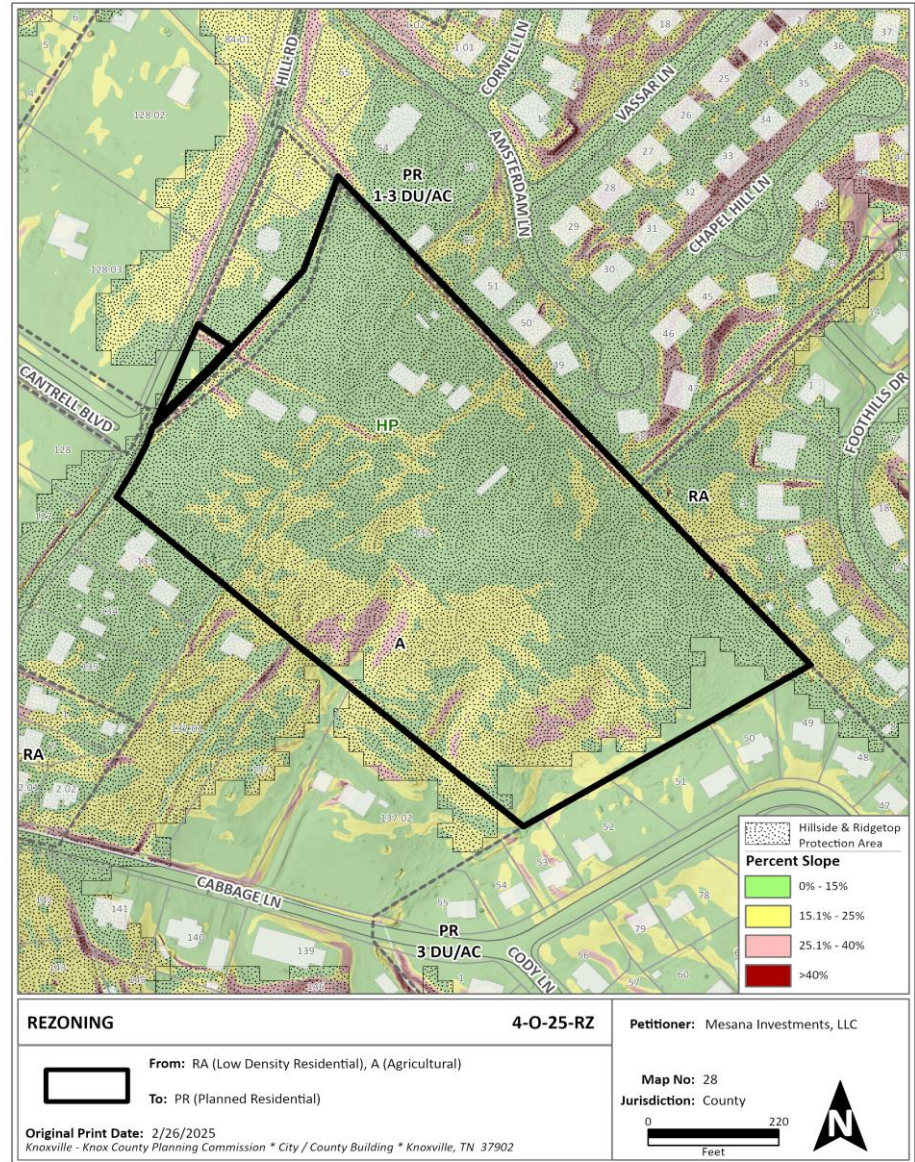
4-O-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>14.13</b>		
Non-Hillside	0.82	N/A	
0-15% Slope	9.00	100%	9.00
15-25% Slope	3.74	50%	1.87
25-40% Slope	0.55	20%	0.11
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>13.31</b>	Recommended disturbance budget within HP Area (acres)	<b>10.99</b>
		Percent of HP Area	<b>82.5%</b>



April 10, 2025  
Planning Commission meeting

# Public Comments

## 30 Comments for 4-O-25-RZ and

---

**Jeff** (37938), March 30, 2025 at 7:04 PM

I live at [redacted] Cabbage Lane Knoxville 37938. I was recently made aware of planned construction for a subdivision for the 14 acres at 8022 Hill Road. My property runs up to the end of the 14 acres. Ive been here since 2008. One of the reasons I have stayed here that long is because of those woods. The wildlife that uses that as a home are deer, squirrels, rabbits, etc. Also the additional 56 houses are going to contribute to even more traffic on Hill road, a road that is not built to handle the amount of traffic that is currently on it. Not to mention the pulling out to Andersonville Pike from Hill Road can already be congested and this will only add to it. One of the things that people enjoy about Halls is the peace and quiet.

---

**Liam** (37938), March 31, 2025 at 5:29 PM

Please find my attached document

I am against rezoning this property. The infrastructure in Knoxville, but Halls specifically, is already under a tremendous amount of stress. Our roads and schools are already over capacity, adding a neighborhood by deforesting 14 acres isn't going to make that any better! Plus the homeowners surrounding the proposed development will have to deal with construction pollution for years to come. Our quiet, peaceful, rural community does not want developers coming in, destroying agricultural land, just to build cheap homes at inflated prices for out-of-towners!

Keep East Tennessee beautiful! Say no to rezoning any and all agricultural land - preserve the beauty our state has to offer, not destroy it

[View Attachment](#)

---

**Deanna** (37938), March 31, 2025 at 8:03 PM

I live in Cantrell Estates right across from the proposed subdivision. The very last thing this road needs is more traffic. It is narrow and dangerous to pull out on Andersonville Pike now.

More traffic will only exacerbate this issue. We also need to stop developing every small piece of property in the county. I highly oppose this zoning change.

---

**Tom** (37938), March 31, 2025 at 8:30 PM

This development creates the addition of close to 75 cars (average) to this already overcrowded two lane country road, twice a day. That in conjunction with the width of the road, the blind curve from one direction and a blind hill from the other is a recipe for accidents causing personal and property damages. Not to mention this road being a very frequent route for trucks pulling trailers (that have a difficult time staying in their lane), and the added construction traffic, will create a definite hazard for traffic accidents. Those

accidents create delays, without there being a convenient detour in the event of blocked roads. A piece of property this size with that many homes per acre, along with the roads from development lend themselves to questionable values of homes in relation to the current homes in the area. While I am against the development as a whole, the density should require at the least to be adjusted to 2 or 3 homes per acre, so as to not deplete values of surrounding properties.

---

**Michael** (37938), March 31, 2025 at 8:30 PM

I live on Cabbage Drive that is a connector road between Hill Rd and Andersonville Pike. This is a small county road that can barely have 2 cars pass. Each morning people use it as a cut through to avoid the enormous amount of traffic backed up at the stop sign of Hill Road and Andersonville Pike. This subdivision will increase the amount of traffic to already congested small county roads. I know Knox County is a growing area but the infrastructure of this area has not kept up with the growth. I encourage the planning commission to come hang out during school drop off and pick up and see the amount of traffic we currently have.

---

**Amber** (37938), March 31, 2025 at 8:52 PM

If you havent driven Hill Rd. around 2:45-3:15 on weekdays and on Sundays around 11-12:00, you should try it out before you consider putting at minimum 56 more cars into the mess. Our roads are already flooded with vehicles and potholes. Our local economy cant even handle the surplus of Western transplants we currently have. Our community is beautiful. Its important to preserve that. You will run off the locals.

---

**Mycah** (37938), March 31, 2025 at 8:59 PM

This is insane! Please dont pass the restructure! We have the biggest trouble with traffic coming off Hill Road already. At the three-way juncture of Andersonville, Hill and McCloud daily. This place is hazardous. Not to mention Hill Road has been spotty patched for over 10 years. They wont even pave it!! We dont need the type of housing this is suggesting at 4 homes per acre. Not even 2 per acre.

---

**Alex** (37938), March 31, 2025 at 9:56 PM

Please see attached document.

[View Attachment](#)

---

**Brittney** (37938), March 31, 2025 at 10:11 PM

Our schools, roads and infrastructure can NOT handle more homes!! Our schools are over crowded now without these additional homes. Our roads are overcrowded! One house per acre is plenty for anyone!

---

**Amanda** (37938), March 31, 2025 at 10:37 PM

Hill road can not handle the traffic from another subdivision. Traffic in the mornings are very backed up trying to merge from Hill Rd on to Andersonville Pike with the school traffic as well as the entrance to McCloud Rd. Also, the property is located on a section of Hill Rd that is not easy to pull out on. Due to the curve and blind hill, homes and the Cantrell heights neighborhood have limited visibility when pulling in to Hill Road. Adding 50+ houses to that area will only increase the problems. Hill Road is also full on potholes that never seem to be fixed. Adding at 50-100 more cars on that road daily will increase the deteriorating road condition. This subdivision would be a devastating addition to the Hill Road area.

---

**Blair** (37938), March 31, 2025 at 10:57 PM

4 homes per acre? How is that even possible? Should be illegal. To pull out from this potential subdivision with

other homes and subdivisions near by and with blind hills, it will make it a very dangerous intersection and the chance for wrecks will definitely increase. This is a county rd that can't withstand more traffic, power utilization and bandwidth than it currently already has. How will the power grid and local school systems support this many homes and potential families ?

---

**Joseph** (37938), April 1, 2025 at 8:45 AM

This would be terrible for the already congested area of Hill rd. There are 2 other neighborhoods that enter Hill Rd right at where the proposed development will be. TVA has an easement on the proposed land 150 feet wide that wouldnt be able to be built on. Deed book 575 page 491. I understand people want to make money, but at some point you have to consider whats best for the community. More overcrowding is not the answer. Its dangerous enough on Hill rd as it is.

---

**Cheryl** (37938), April 1, 2025 at 1:24 PM

Please vote no. I live in Hidden View. It's already bad enough pulling out on Hill Rd. Then pulling out on Andersonville Pike. Ours schools are over crowded. We do not need more cars on Hill Rd. The building of more homes has to stop.

---

**Matt** (37938), April 1, 2025 at 2:53 PM

The location for the entrance and exit for a neighborhood or driveway would be very treacherous. There is already a neighborhood directly across the street that has frequent issues. Going north there is a marked blind curve and coming south is a blind hill that meet where the proposed entrance would be located. There is no shoulder on a very narrow two-lane road. Please review some accurate photographs before making any approval.

---

**Brittany** (37938), April 1, 2025 at 4:25 PM

This areas schools are already overcrowded along with the main roads. Another neighborhood in the area would not help these issues.

---

**Daniella** (37938), April 1, 2025 at 7:36 PM

I live on Cabbage Drive which connects Hill Rd and Andersonville Pike. This is a narrow county road that can barely have 2 cars pass with steep drop offs on either side for water drainage. Daily traffic on Cabbage has increased substantially as utilization to cut through to avoid the enormous amount of traffic backed up at the stop sign of Hill Road and Andersonville Pike has increased. The overwhelming majority of vehicle traffic is due to drivers who do not reside on this street or obey the speed limit. Each morning I am passed by cars exceeding the speed limit in the middle of the road, and there are very few opportunities to pull of the side safely. Adding 50+ more cars that could need to commute during rush hour would surely increase accidents and delays in our area which is not sustainable for first responders. Say no to rezoning any and all agricultural land - preserve the beauty our state has to offer!

---

**Elizabeth** (37938), April 1, 2025 at 8:05 PM

Respectfully I ask the planning commission to decline the rezoning at 8022 Hill Road. I have lived on Hill Road for over 13 years. This narrow winding road has blind hills and curves, two of which are right at the proposed entrance to this neighborhood. The addition of a neighborhood here will only worsen the amount of near-misses that happen daily. Also, the intersection at the end of Hill Road is difficult to navigate safely with McCloud and Andersonville Pike all convening in the same area, with another hill and curve that limits visibility. Hill Road itself is so narrow that wider trucks or trailers frequently cross over the yellow line to stay on the road. I personally have had a side mirror hit on my vehicle on this road at this intersection when someone crossed over the yellow line. Halls is known for being more rural and less traffic than West Knoxville.

However, it has disappointingly become more populated in recent years. Maynardville Pike in Halls is frequently bumper to bumper, even on weekends. The infrastructure is not present to support this size of neighborhood on this particular road. We have a choice in how our region is developed. As representatives and stewards of our region, I ask you to stop throwing away rural land for the mighty dollar. Rural land is the definition of the beauty of Knoxville, Tennessee.

---

**David (37938)**, April 2, 2025 at 8:18 AM

---

My name is David Crosby and [redacted] Foothills Drive Knoxville TN 37938 is my residence. I bought this property nearly a decade ago now on the grounds that this land was not to be rezoned. This land remaining zoned as agricultural holds the very balance of my entire neighborhood and life as I know it at stake. Weve built roots based on those woodland roots, and now it seems the rug is about to be jerked from under our feet in the name of capitalism. No one wants it?

My wife teaches first grade at Halls Elementary. Shes one of the lead teachers for the school. My daughter attends the same school, and none of us have a desire to change any of this. We shouldnt have to.

My property butts up to this land and I have been all through it. The elevation changes throughout are going to be an undertaking to level out and plan for drainage. The land needs to stay as is for all of us.

If there is an option for a buyout of said land with a clause to never rezone, Im in! There has to be another way. PLEASE. This is going to uproot a lot of people. Out with the old, in with the new shouldnt apply to people.

---

**Amy (37938)**, April 2, 2025 at 10:19 PM

---

We need zero more development in Knox County until roads, schools and other critical infrastructure can be improved.

---

**Joseph (37938)**, April 3, 2025 at 9:19 AM

---

This area of Hill rd is already congested with 3 large neighborhoods within 1/4 mile. Its dangerous and it wouldnt be in the best interest of the community. This LLC is known to sell to D.R. Horton and those house are known to be junk. D.R. Horton has faced numerous lawsuits and settlements, particularly regarding construction defects, with a notable \$16.1 million settlement in a South Carolina class-action lawsuit and ongoing legal trouble in other states. Please consider the people of the community and deny this rezoning request. Theres also a 150 wide TVA easement on the land that spans top to bottom.

---

**William (37938)**, April 3, 2025 at 11:45 AM

---

Hello

I live on Cabbage Rd which intersects with Hill Rd 100 yds or so from proposed entrance to new subdivision. Motorists use Cabbage Rd as a cut through to Andersonville Pike. Cabbage Rd is a narrow 2 lane Rd with a couple of hidden curves and requires slow speed in the interest of safety. Most of the people that abide by that are the ones that live on Cabbage. Most others do not. It is my opinion that this proposed project would create more traffic on Cabbage because motorists will want to avoid the intersection of Hill and Andersonville Pike which can get pretty backed up at certain times of day We do not need more traffic on Cabbage Dr.  
William Olin

---

**James (37938)**, April 3, 2025 at 12:08 PM

---

Mesana Investments LLC has been involved in property transactions with D.R. Horton, including selling lots for new developments. D.R. Horton has faced numerous lawsuits and settlements, particularly regarding construction defects, with a notable \$16.1 million settlement in a South Carolina class-action lawsuit and ongoing legal troubles in other states.

We dont need more congestion in the already crowded area of Hill Rd. We also dont need someone to come in and build 40-50 cheaply built houses that are going to have problems as soon as they are up!

---

---

**Diana** (37938), April 3, 2025 at 12:41 PM

Hello, I wanted to leave a comment regarding the zoning of the property adjacent to my neighborhood. My first concern is the obvious increase in traffic on Hill Rd, which has become very busy. Is there a plan to widen it or add a traffic light at the bottom of the hill? It is already needed. My second and greater concern is how this would fit the area. Hill Rd has neighborhoods of large lots, with large homes. Brining in a neighborhood with small houses jammed together ruins the integrity of the area. I hope youll consider this when making your zoning decision. Im not against building, but let a home builder come and build a neighborhood appropriate to the area. Thank you.

---

**Amanda** (37938), April 3, 2025 at 1:19 PM

We do not want anything else built off Hill road. It is right near my house and we have a hard time pulling out of our road now so to the large amount of traffic.

---

**Marvin** (37938), April 3, 2025 at 6:16 PM

I am opposed to this subdivision for many reasons. The top among them is the traffic levels on Hill Road. The levels are bad already; and this new large subdivision will make traffic levels untenable and not safe to pull out from existing side streets. Again, as a local resident, I am vehemently opposed to this project idea.

---

**Josh** (37938), April 3, 2025 at 8:45 PM

I'm not sure if anyone has done a traffic study on Hill road, or Halls recently, but 4 houses an acre anywhere is just causing more traffic and congestion strain on this once little farm community. I would like to see any future developments take consideration in limited traffic flow options we even have in or out of our town. And try to preserve some acreage by limiting developments to just 2/ acre.

---

**Phillip** (37938), April 7, 2025 at 2:30 PM

I would strong urge the city council to reject rezoning this property. Building another close to 60 houses at this location would be out of character for the rest of the community. Most properties are on larger lots with a rural feel. In addition Hill Rd and the intersection with Andersonville is already dangerous enough. Hill Rd is very narrow, and adding more traffic does not have the communitys best interest in mind. Instead of cutting down trees, and congesting our neighborhood with more houses, perhaps more property should be redeveloped closer to the center of town.

---

**Lisa** (37938), April 7, 2025 at 4:54 PM

I am opposed to the construction of 56 homes on the land. Hill Road cant handle the traffic it has on it now. The road is narrow, in bad shape and has some very dangerous blind curves. 56 homes would bring at least 112 additional vehicles traveling the roads daily. Hill and Andersonville Pike cant handle the traffic it has now. The schools cant handle the additional students that 56 homes would bring. Currently trying to get past Halls Elementary School in the mornings and afternoons is nearly impossible. Cars block Andersonville Pike and traffic is at a standstill.

Removing all the greenery would be a detriment to the community. We have wildlife that has already been displaced by the construction in Rhodes Hill and Cantrell Heights. During the construction in Rhodes Hill Turner Homes created a water slide when excavating the area. We dont need another man made disaster like that.

Halls was known to be a quiet area, sadly thats not a true statement anymore. Building needs to stop until the infrastructure is able to handle the growth. That includes roads, schools, emergency services.

---

**Stan and Wanda** (37938), April 8, 2025 at 11:50 AM

---

My concern is not that this land will be developed. The owners have the right to sell their land at the highest price they can get and that will come from a developer. My concern is that the density of the proposed development at 4 DU/acre is not consistent with the five surrounding neighborhoods. As shown in the attached table, the neighborhoods surrounding this property have an average of 2.2 DU/acre, with a range from 2.29 to 2.76 DU/acre.

The access to this property must also be carefully considered because of the limited sight distance from the existing driveway into the property. It may be safer to have traffic leaving the new subdivision exit onto Cabbage Ln rather than onto Hill Rd.

[View Attachment](#)

---

**Joseph (37938)**, April 8, 2025 at 6:12 PM

There is a TVA easement that renders over 4 acres unable to be built on. So the proposed 4 per acre (56) would really be squeezed into 10 acres. Thats too much.

---

The Planning Commission met in regular session on April 10, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 310. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer		✓	
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 44. MESANA INVESTMENTS, LLC

4-O-25-RZ

8022 Hill Road / Parcel ID 028 132, Commission District 7.  
 Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking:

- Scott Davis, PO Box 11315, Knoxville, TN 37939
- Stan Nalley, 8100 Hill Rd., Knoxville, TN 37938
- Harvey Fitch, 4308 Foothills Dr., Knoxville, TN 37938
- David Crosby, 4233 Foothills Dr., Knoxville, TN 37938

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

**2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**



# Development Request

- DEVELOPMENT**
- Development Plan
  - Planned Development
  - Use on Review / Special Use
  - Hillside Protection COA
- SUBDIVISION**
- Concept Plan
  - Final Plat
- ZONING**
- Plan Amendment
    - SP
    - PA
  - Rezoning

Mesana Investments, LLC

Applicant Name		Affiliation	
2/11/25	4/10/25	File Number(s)  <b>4-O-25-RZ</b>	
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

Mesana Investments, LLC

Name		Company	
P.O. Box 11315	Knoxville	TN	37922
Address	City	State	ZIP
865-806-8008	[REDACTED]		
Phone	Email		

**CURRENT PROPERTY INFO**

<b>"Nicely Estate"</b>		<b>8022 HILL RD KNOXVILLE TN 37938</b>	
Property Owner Name (if different)		Property Owner Address	Property Owner Phone
8022 Hill Road Knoxville, TN 37938		028 132	
Property Address		Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)	

**COMMUNITY ENGAGEMENT** Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

### DEVELOPMENT REQUEST

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

### SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
--	------------------------------

### ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>A to PR</b> Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____ <b>Up to 4 DU/acre</b> Proposed Density (units/acre) _____    Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
--	--------------------------

### STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request ( <i>Comprehensive Plan</i> )  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Fee 1</td> <td style="width:40%;">Total</td> </tr> <tr> <td>02/12/25 Fee 2</td> <td rowspan="3" style="color: red; vertical-align: middle; font-size: 1.2em;">\$1,356.50</td> </tr> <tr> <td>Fee 3</td> </tr> </table>	Fee 1	Total	02/12/25 Fee 2	\$1,356.50	Fee 3
Fee 1	Total					
02/12/25 Fee 2	\$1,356.50					
Fee 3						

### AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

 Applicant Signature	Mesana Investments, LLC Print Name / Affiliation	2/11/25 Date
865-806-8008 Phone Number	 Email	_____ Date Paid
 Property Owner Signature	Nicely Estate - Amy Batson (EXEC) Please Print	02/11/25    02/24/2025, SG Date Paid

(2) Sign the application digitally



# Public Notice and Community Engagement

## 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.

## Community Engagement

02/12/25

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).

### 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.*

03/28/2025

04/11/2025

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

 *Scott Davis*

Mesana Investments, LLC

2/12/25

Applicant Signature

Applicant Name

Date

**FILE NUMBER**  
4-O-25-RZ

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0277656
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 295.76
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> April 11, 2025 11:25:00 AM EDT
<b>Amount:</b> 295.76

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02776560
April 15, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02776560
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on May 12, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>2-H-25-RZ - BENJAMIN C. MULLINS - 3110 &amp; 0 GRAY HENDRIX RD, 7551 OAK RIDGE HWY.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, subject to one condition</p> <p><u>4-B-25-RZ - SAM R &amp; LENORA M ENSOR- 1311 GREENWELL DR.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-C-25-RZ - VYACHESLAV DULLCO- 754 S GALLAHER VIEW RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-D-25-RZ - JEAN L. ROOT- 0, 4524 BUD MCMILLAN RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-E-25-RZ - NOAH HUDSON- 6100 LACY RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-H-25-RZ - JUSTIN VAUGHN- 8216 NORRIS FRWY.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac</p> <p><u>4-I-25-RZ - TRUELIN LAND SURVEYING, LLC- 1311 W BEAVER CREEK DR.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-M-25-RZ - JAMES MCKAMEY- 5732 BALL RD.</u> Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><u>4-N-25-RZ - JAMES I SMITH- 0, 3516, 3518, 3524, 3526 MALONEY RD.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac and F (Floodway)</p> <p><u>4-O-25-RZ - MESANA INVESTMENTS, LLC- 8022 HILL RD.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac</p> <p><u>4-V-25-RZ - 1222 DEVELOPMENT LLC - 7324 MILLERTOWN PIKE.</u> Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac</p> <p><u>4-X-25-RZ - JIMMY E. HENDERLIGHT SR. - 0 E Governor John Sevier Hwy.</u> Property located east side of E Governor John Sevier Hwy, north of Thorn Grove Pike. Proposed rezoning. Planning Commission Action: Approve CA (General Business)</p> <p><u>4-Y-25-RZ - BRAD PRUITT - 6125 Riverview Crossing Dr.</u> Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial)</p> <p style="text-align: center;"><b>STREET NAME CHANGES</b></p> <p><u>4-A-25-SNC - CATHY OLSEN/KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS-</u> Request to change the street name of "Coward Mill Rd." to "George Coward Ln." from the northeast corner of Parcel 090 075 north to its terminus. Planning Commission Action: Approve name change as requested</p> <p><u>4-B-25-SNC - CATHY OLSEN/KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS-</u> Request to change the street name of "Coward Mill Rd." to "Bull Elk Ln." from a point approximately 375' west of Sycamore Creek Ln near the southwest corner of parcel 090 072 west to its terminus. Planning Commission Action: Approve name change as requested</p> <p>April 15 2025 LOKR0277656</p>

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**This case is scheduled to be heard by County Commission on **May 12, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17352**

**5-J-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential), up to 5 dwelling units per acre. Property located at 7734 Majors Road / Parcel ID 020 160. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition, by a vote of 13-0.**  
*(Commission District 8)*

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**Attachments**

Mesana Investments LLC 5-J-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:22 PM

FILE NUMBER: 5-J-25-RZ

*APPLICANT:* MESANA INVESTMENTS, LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* 5 du/ac

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 7734 MAJORS RD / Parcel ID 20 160

*ACREAGE:* 29.29 acres

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Mesana Investments, LLC  
P.O. Box 11315  
Knoxville, TN 37922

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, the PR (Planned Residential) zone up to 5 du/ac is partially related to the SR (Suburban Residential) placetype

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-J-25-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Daniel & Sandra Butler

TAX ID NUMBER: 20 160

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7734 MAJORS RD

▶ **LOCATION:** South side of Coppock Rd, east side of Majors Rd

▶ **APPX. SIZE OF TRACT:** 29.29 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Majors Road, a minor collector with a pavement width which varies from 16 ft to 18 ft within a right-of-way which varies from 50 ft to 60 ft. Access is also via Coppock Rd, a local road with an approximate pavement width of 15 ft within a right-of-way that varies from 32 ft to 39 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: This would be an extension of the PR zone, however at a different density than existing adjacent zoning.

HISTORY OF ZONING: None noted.

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

South: Single family residential, rural residential - A (Agricultural)

East: Single family residential, agriculture/forestry/vacant/land - PR (Planned Residential) up to 4.25 du/ac

West: Single family residential, agriculture/forestry/vacant/land - A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is characterized by single family dwellings on a mix small suburban lots and larger rural lots amongst cleared and forested areas.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition.**

1. Improving Majors Road from the intersection with Emory Road to the development access point for any public or private right-of-way connection to Majors Road or providing suitable access via the abutting eastern stub out(s) with necessary improvements at the connection point(s), as required by the Knox County Engineering and Public Works Department. If a public or private right-of-way connection is proposed to Majors Road, an evaluation of line of sight and need for turn lane at E Emory Road shall be submitted at the time of concept plan application.

**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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The Gibbs area on the north side of Emory Road has been transitioning from agricultural to planned residential zones since early 1990s. The most recent examples are the PR at 2.9 du/ac rezoning for a property northwest of the subject parcel (4-M-22-RZ) and the PR at 4.25 du/ac rezoning for the abutting eastern parcel that now accommodates a single-family subdivision of 189 lots (2-D-20-RZ). The recommended density is consistent with the range of approved densities for the surrounding areas.
2. Gibbs Middle School, located within a one-mile radius of the subject property, was constructed between 2016-2018 that coincided with the sidewalk installation and road widening of Tazewell Pike. There are other completed and planned mobility infrastructure improvements in the Gibbs area, such as the realignment of Thompson School Road intersection at Emory Road (completed between 2019-20), sidewalk installation on a segment of Thomson School Road (funded capital improvement project), and the proposed Beaver Creek East Greenway (Knox County Greenway Corridor Study, 2020).

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. There is a blue line stream within a 100-year FEMA flood zone on the northwest part of the property. The proposed amendment would allow developments to be concentrated in suitable areas of the site.
2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac, up to 148 dwelling units could be accommodated on this 29.65-acre land. The recommended density of 4 du/ac could yield up to 118 units.
3. 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 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. Majors Road is a narrow local road with line-of-sight concerns at E Emory Road. The two stub outs along the western boundary of the adjacent Thompson Meadows subdivision offers potential access via Grasshopper Lane and Squirrel Run Lane; one is within the cul-de-sac and the other splits the adjoining property lines at Squirrel Run Lane that may limit access. Because of these considerations, staff recommends PR at 4 du/ac and a condition to improve the vehicular connectivity of the property.
2. Any development under the PR zone would require development plan approval by the Planning Commission, which involves a public hearing process. A traffic impact study will be required if the property is developed at its maximum development potential.

THE 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 proposed amendment is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and wide range of housing choices.
2. The proposed rezoning is compatible with the property's SR (Suburban Residential) place type, as designated in the Comprehensive Plan. The SR place type allows consideration of the PR zone with a density of up to 12 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 4 du/ac is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1) and it is compatible with the current zoning of adjacent sites (criterion 2).
4. The proposed rezoning in tandem with the recommended condition is consistent with the Comprehensive Plan Implementation Policy 9 that encourages to coordinate infrastructure improvements with development.
5. The proposed amendment is consistent with the Comprehensive Plan Implementation Policy 5 that

recommends creating neighborhoods with a variety of housing types and amenities in close proximity. The PR zone allows different types of residential development that would be supported by the property's proximity to amenities such as the Gibbs schools, Gibbs Ruritan Park, and commercial uses along Tazewell Pike.

ESTIMATED TRAFFIC IMPACT: 1447 (average daily vehicle trips)

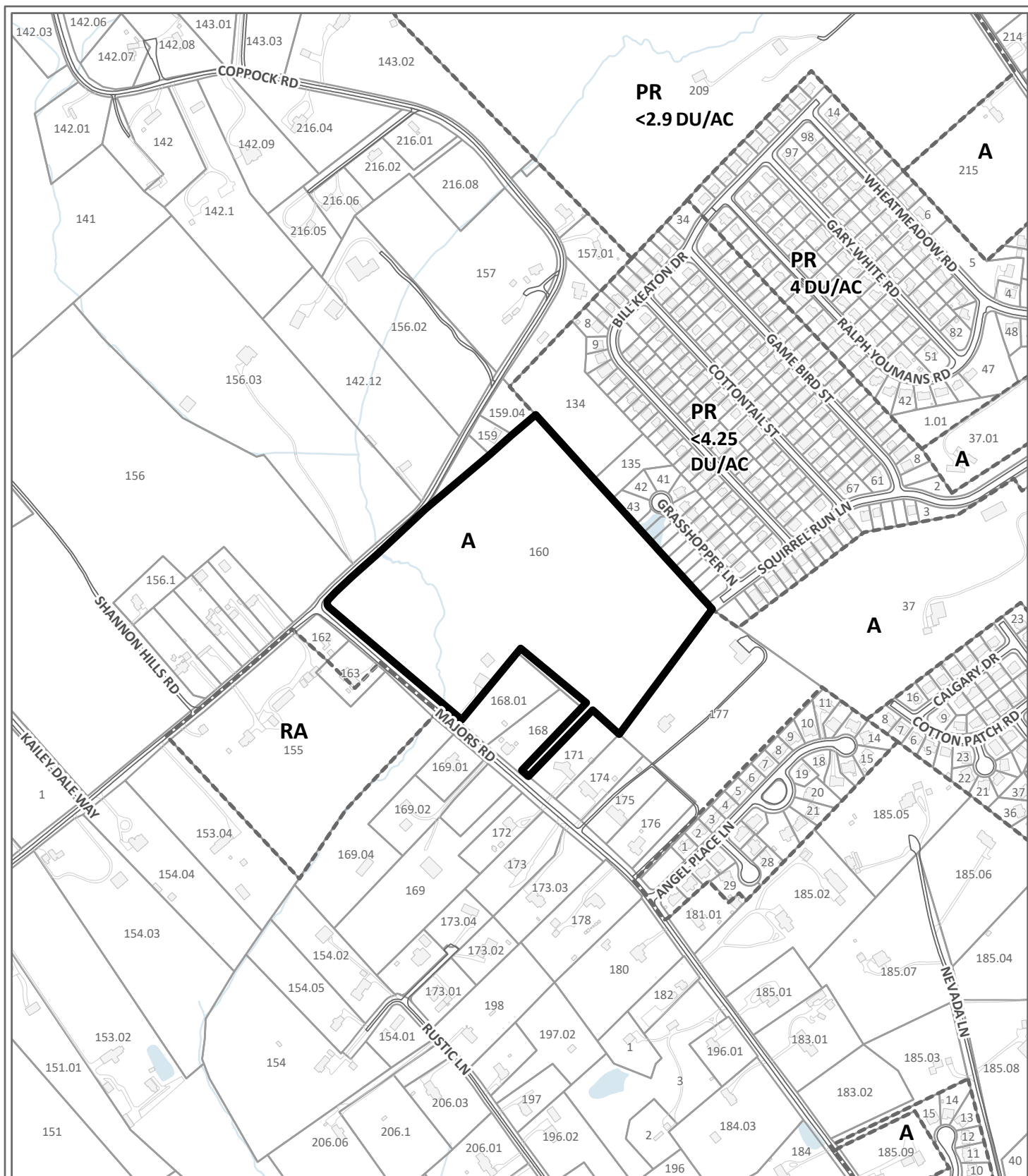
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 63 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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 6/16/2025. 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**

**5-J-25-RZ**

**Petitioner:** Mesana Investments, LLC



**From:** A (Agricultural)

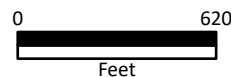
**To:** PR (Planned Residential) up to 5 du/ac

**Map No:** 20

**Jurisdiction:** County

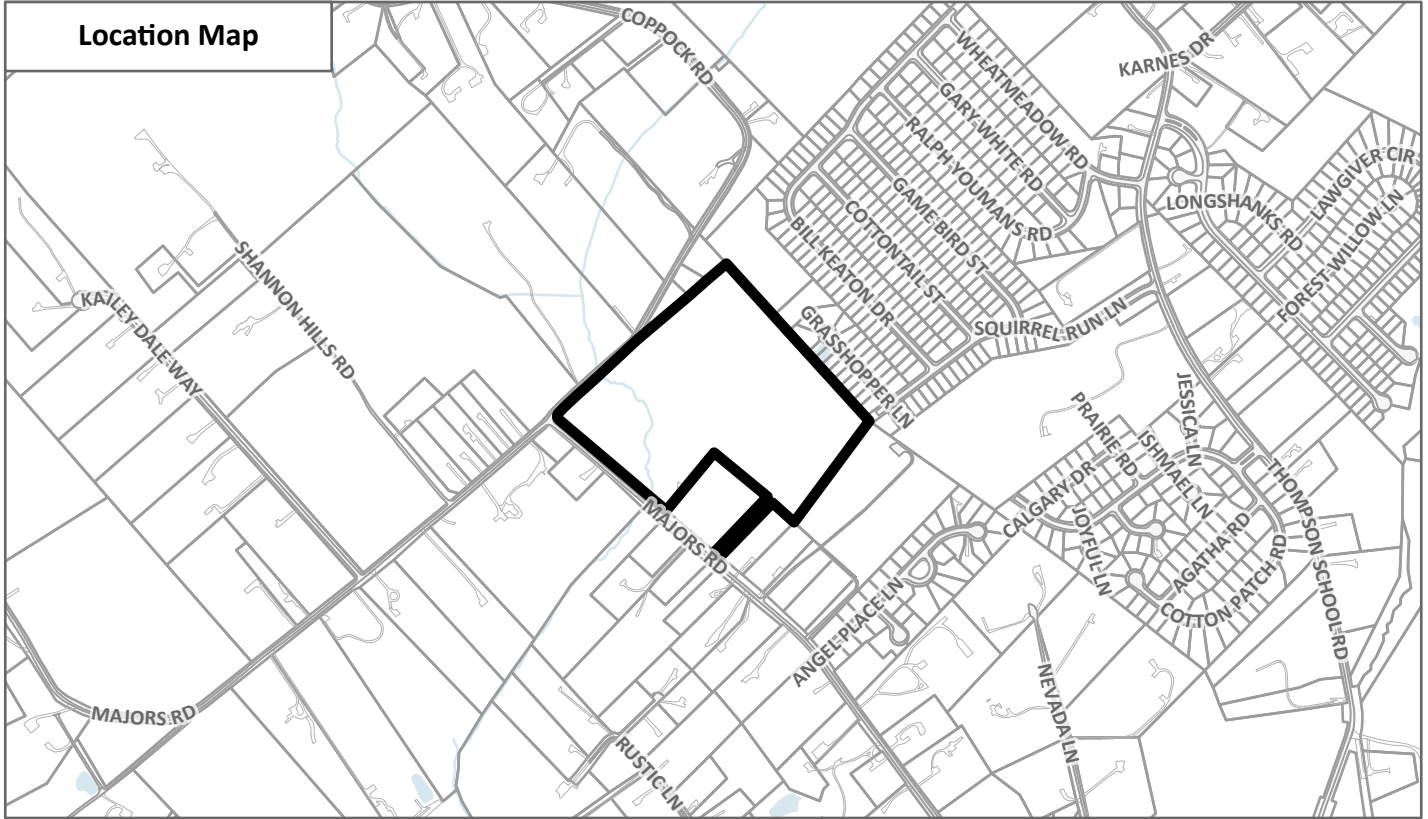
**Original Print Date:** 4/24/2025

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

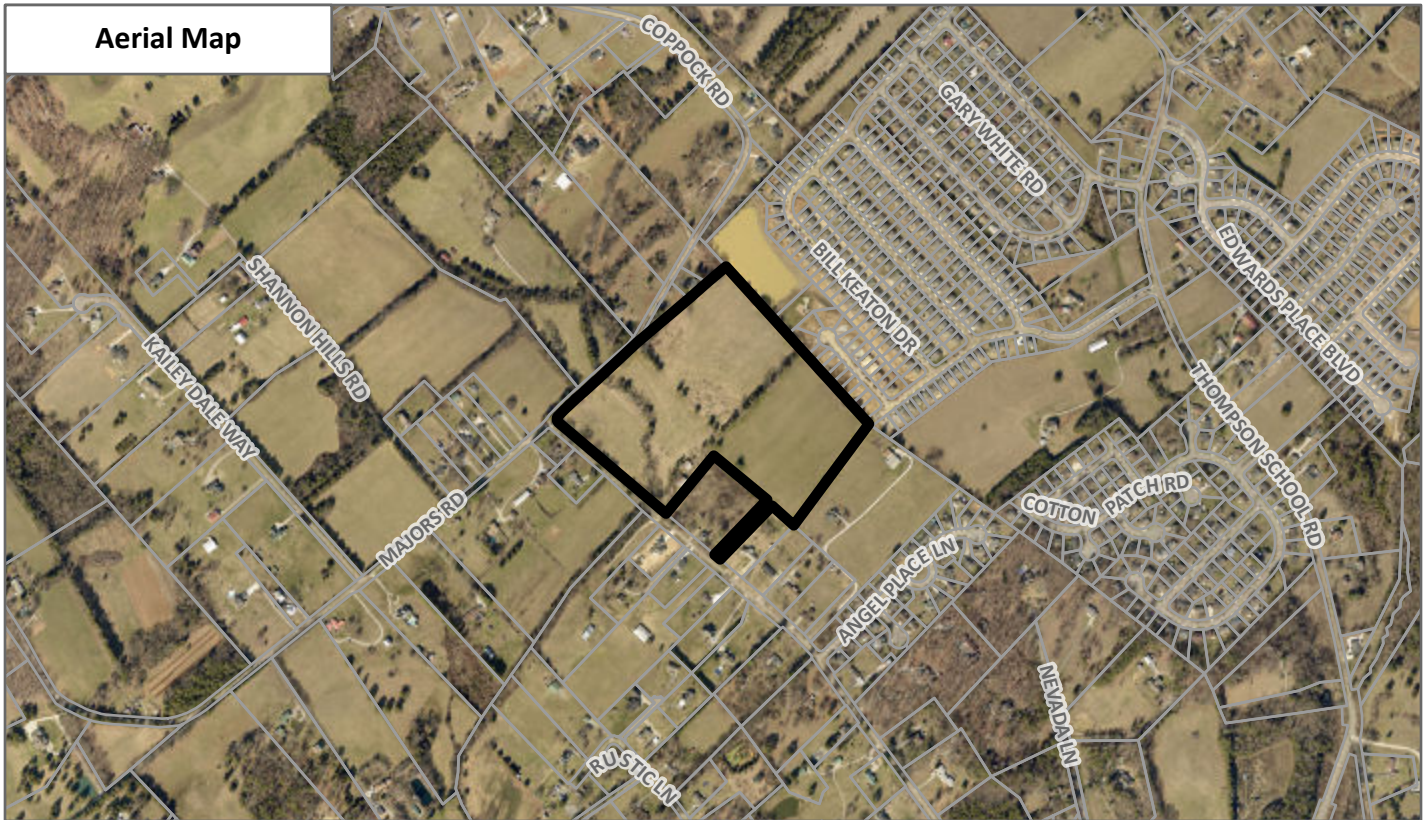


# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

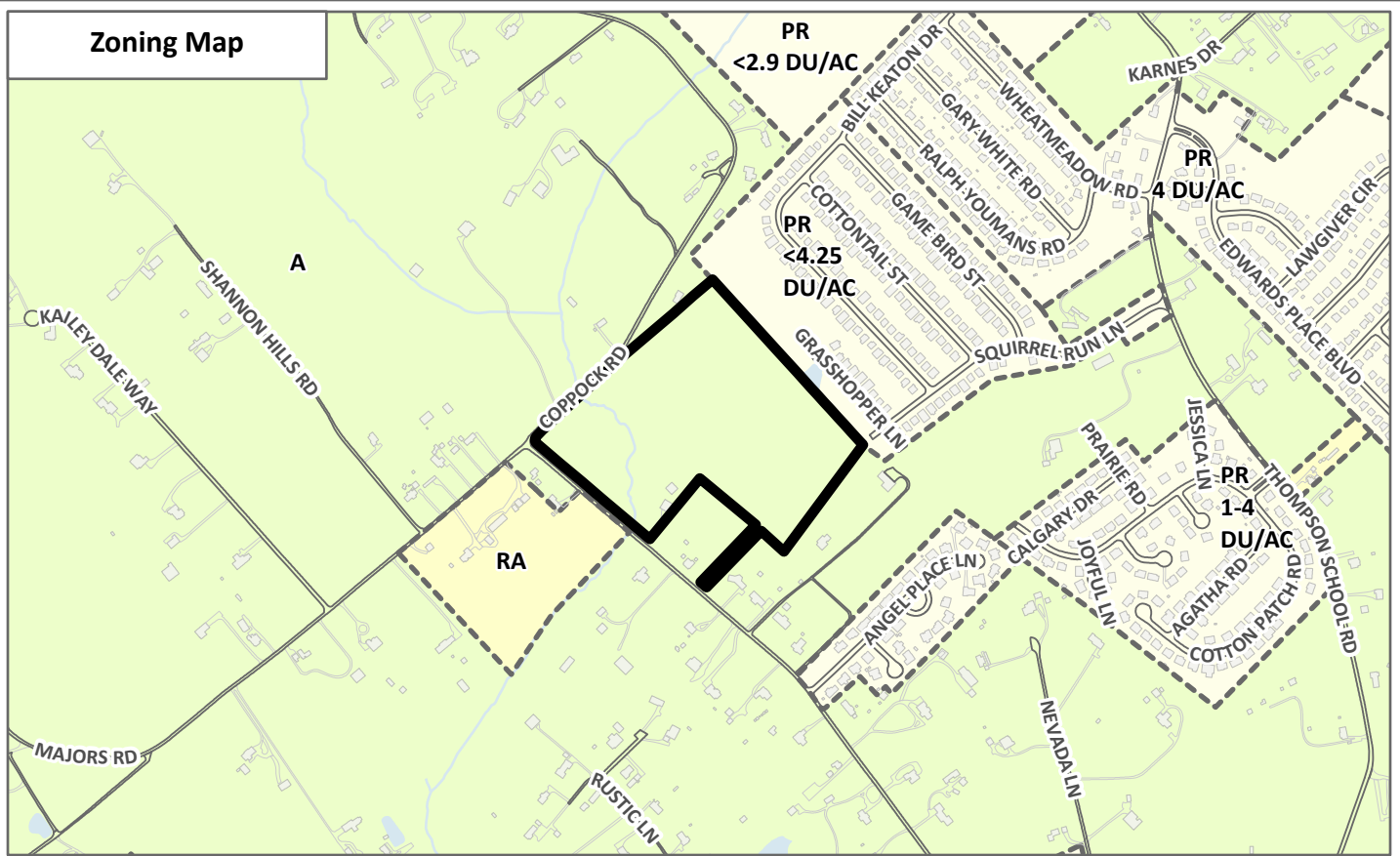
5-J-25-RZ



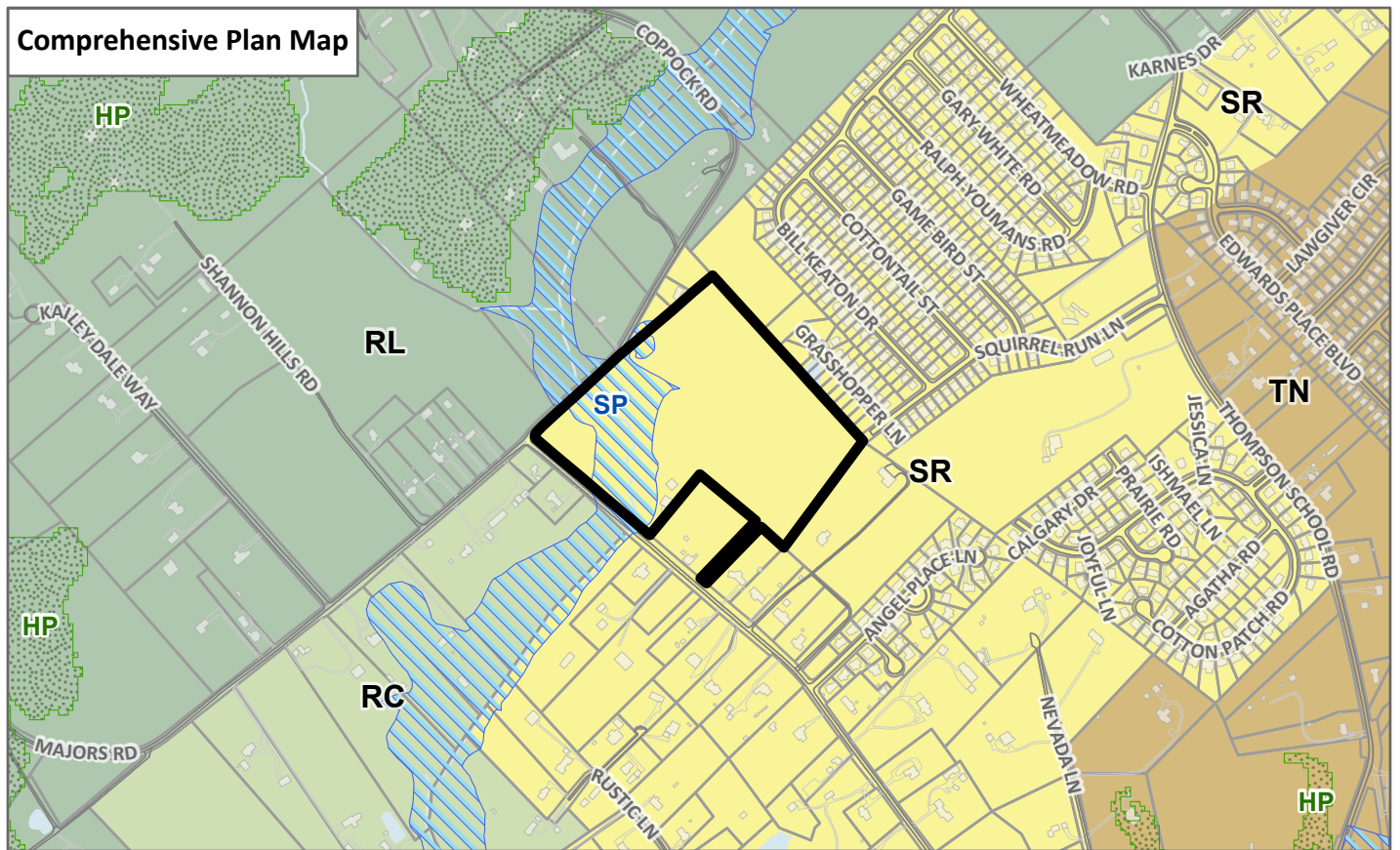
Case boundary



# Zoning Map



# Comprehensive Plan Map



## CONTEXTUAL MAPS 2

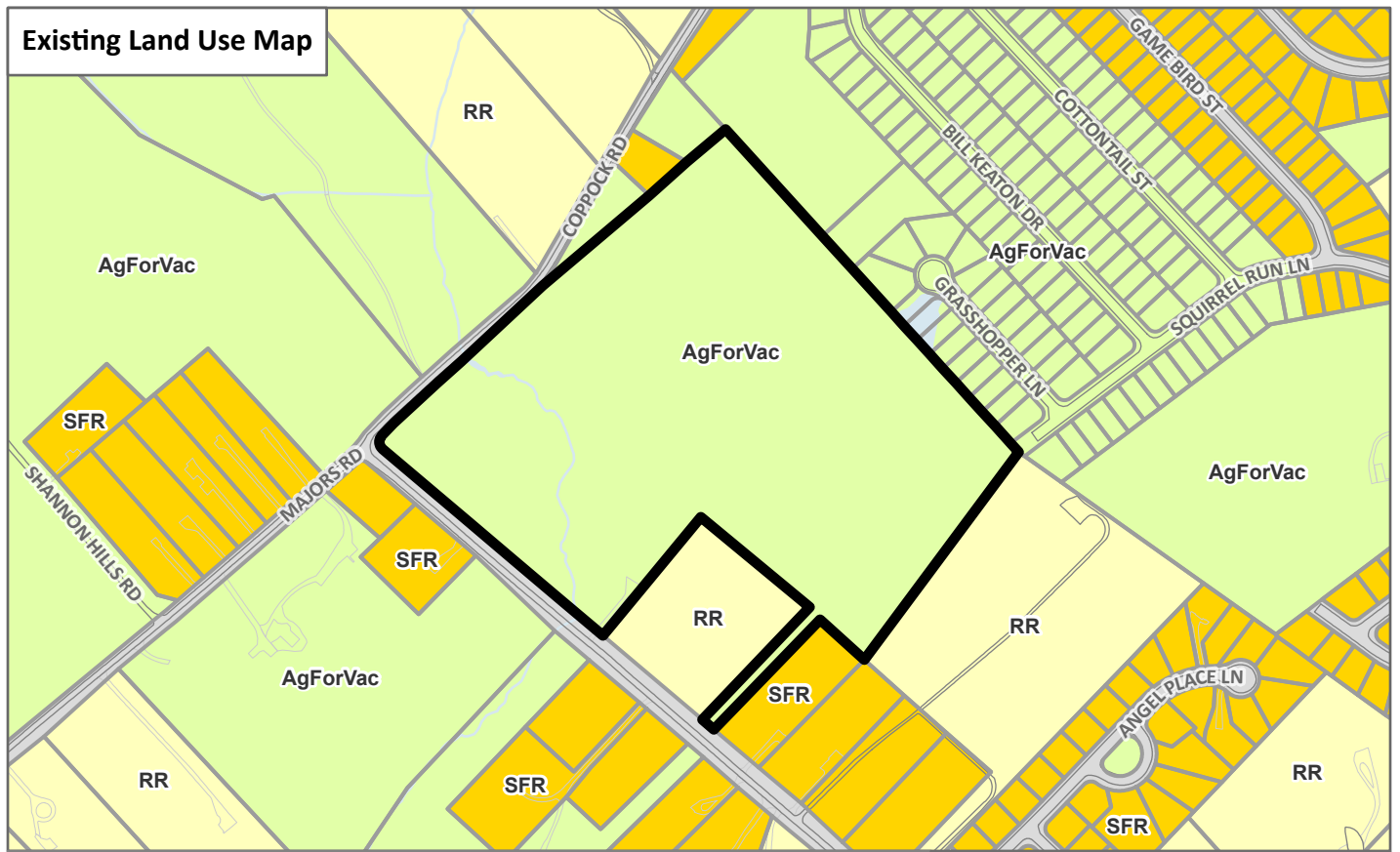
5-J-25-RZ



Case boundary



Existing Land Use Map

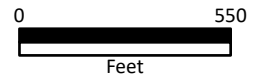


CONTEXTUAL MAPS 3

5-J-25-RZ



Case boundary



May 8, 2025  
Planning Commission meeting

# Public Comments

## 47 Comments for 5-J-25-RZ and

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**Melissa** (37721), April 25, 2025 at 5:23 PM

What are the plans for roads when there are this many houses? Majors Rd is very narrow and dangerous with several blind hills. Turning left off or Majors onto Emory is already an issue. The developer should be responsible for ensuring the upgrade of roads when this many new houses are being built. The other high density residential that was added adjacent to this last year exits onto Thompson School rd. That is a bit better, but putting this many houses in that small of an area is not feasible with these roads. Please consider a lower density and road improvements. I am available for comments at [redacted]

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**Shirley** (37721), April 25, 2025 at 5:54 PM

We do not need anymore growth in our area, the roads are heavily traveled as it is and the schools can't handle more kids. Thanks

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**Wayne** (37721), April 25, 2025 at 6:03 PM

I live in a small subdivision directly off Majors Road, just south of this area. I feel this proposal is questionable for this road and the amount of increased traffic we would experience.

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**Hannah** (37721), April 25, 2025 at 6:16 PM

This road cannot accommodate anymore additional traffic. It is already overcrowded as it is.

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**Jessica** (37721), April 25, 2025 at 6:16 PM

Majors road and Coppock road cannot handle more traffic. Also the schools are already bursting at the seams with students. We cannot handle yet another development. Our roadways, water, and electricity cannot handle it.

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**Hollie** (37918), April 25, 2025 at 7:44 PM

I am writing to express my concern regarding the proposed development. Our area is already facing significant challenges with traffic congestion, overcrowded schools, and strained infrastructure. Adding another large neighborhood would only worsen these issues. The roads are not equipped to handle the additional traffic, posing safety risks for both current residents and future ones. Our schools are already operating near or over capacity, and this development would overwhelm them even further, negatively impacting the quality of education for all students.

This community was not designed to sustain the rapid growth that is now being pushed onto it. I respectfully ask the commission to reconsider or delay approval until there is a clear and detailed plan addressing how these critical issues will be responsibly managed. Growth should be thoughtful, not reckless.

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**John** (37721), April 27, 2025 at 5:04 PM

I am against adding a road to the Cul-de-sac on Grasshopper Lane in Thompson Meadows. The communities HOA parks access easement is at the cul-de-sac and there would be safety concerns with an additional traffic flow from a road. There is a pond where the road would come through and it would disturb the wildlife there. The Thompson Meadows development plat shows that if there were a road it would be used to access the pond. Thank you for looking at these considerations.

[View Attachment](#)

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**Megan** (37721), April 27, 2025 at 11:39 PM

Hi! Would it be possible to put a nice community park or greenway on this land instead of more housing? Emory road is getting dangerous enough as a 2 lane road; Im afraid more housing without road accommodations will only make it worse. I know the requirements to adapt roads to the population is extensive - but we see so many wrecks in our community from people trying to pull out onto crowded roads. A community park, greenway or soccer fields would be a great addition to the Gibbs/Corryton area.

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**Caroline** (37721), April 30, 2025 at 7:56 PM

There is absolutely no infrastructure to support this. Infrastructure will be 20 years behind these changes. What is the plan to get all of these cars out and on the interstate. There are no jobs other than Amazon out this way so everyone has to go to downtown or West Knoxville to work. There are no grocery stores other than IGA and Food City. Where are all of these children going to go to school?

---

**Emile** (37806), May 1, 2025 at 7:56 AM

PLEASE deny anymore requests to rezone the properties on Thompson School road and Millertown Pike. The Corryton/Gibbs/Mascot communities cannot take any more massive growth with these huge neighborhoods going in. Our infrastructure, especially our school systems, cannot handle it!

---

**Christine** (37721), May 1, 2025 at 11:37 AM

We have a number of concerns about this potential development, many of which have already been expressed in other comments. Overcrowded roads and schools are an issue that MUST be addressed before any further development in this area is permitted. The safety of current residents MUST be considered, especially when it comes to road safety and the safety of our children.

Additionally, we have additional concerns:

We live in a subdivision that backs up to the property in question. There is a major drainage issue between the homes on Grasshopper Lane and the land in question. This MUST be addressed and handled before further development is permitted. If it is not addressed properly, existing properties will begin to experience flooding issues.

There is also a question of what road access points the new development would have. If Squirrel Run Lane is extended all the way to Majors Road, our neighborhood could experience an uptick in traffic cutting through the neighborhood in order to avoid E Emory (which is already severely congested). This would endanger residents, their children, and pets.

We are also concerned about an access road being built on the cul-de-sac of Grasshopper Lane. The neighborhood park is located on this cul-de-sac and having more cars funneling through this location could once again endanger the children of our neighborhood.

---

**Taylor** (37721), May 1, 2025 at 6:09 PM

I live on the road directly behind this potential development. The area is already prone to flooding, which would affect both current residents of Thompson Meadows and residents of the new development. Also, Emory road is already too congested of a road as can be shown by the several wrecks per week. Until the road is expanded, it is a safety hazard to keep building in the community.

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**Holly** (37721), May 1, 2025 at 7:10 PM

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I am strongly opposed to the 29.9 acre Developmental Request to be changed from Agricultural to Private Residential with a request for up to 5 houses per acre! That is up to 150 houses that could potentially be added to our extremely rapid growing area! As many of you know a few years ago 250 houses were added adjacent to this property for Thompson Meadows off Thompson School Road, they have added a large amount of houses directly across from that in Edwards Place Subdivision, and down the road are in the ground clearing stages to add an additional 180+ houses on Thompson School Road. Not to mention the huge subdivision on Emory right next to Clear Springs behind the Weigles that is underway. The subdivision in the planning stages of Lett Road, and countless others on McGinnis, Tazewell, ect. It is time to stop the nonsense our infrastructure, schools, and communities CAN NOT handle the changes they are forcing on our rural community. The planning commissioners are not listening to the residents of the community and the desires of the people who live there. I started a petition in regards to this Particular subdivision request as well as the changes in our community and 100% so far have said that they are strongly opposed to this request. Again 100%!!!! Please hear what this amazing community is saying!!!

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**Bailey** (37721), May 2, 2025 at 1:15 PM

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I am writing to express my strong concern regarding the proposed construction of additional homes in the Thompson Meadows neighborhood in Corryton. Our community is already facing increasing traffic and speeding, which puts our children many of whom play and ride bikes near the streets at serious risk. Thompson Meadows has grown into a close-knit and peaceful neighborhood where families know and support each other. Rapid development threatens to disrupt that sense of community and further burden already strained infrastructure and road safety.

I respectfully urge the committee to reconsider this proposal and prioritize the safety, stability, and quality of life for current residents. Thoughtful planning not unchecked expansion is key to preserving what makes Thompson Meadows a great place to live.

Thank you for your attention.

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**Kellan** (Corry), May 2, 2025 at 6:44 PM

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Please NO. Our schools are so over crowded and our roads already can not handle the influx of new homes. Rezone PLEASE

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**Crystal** (37721), May 2, 2025 at 8:05 PM

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We dont need more development in this area. The schools cant handle the overflow over children. The children are losing out on a decent education cause the teachers are overwhelmed. The roads are county roads. Small , no shoulders, narrow. Not set up for the overflow of traffic. I live on Gibbs Road, everyday the school kids treat this road as a race track to and from school.

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**Christina** (37721), May 3, 2025 at 11:38 AM

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I am against the development on Majors Road. As a long time resident of Halls and Corryton, the current volume of traffic is excessive. There is no infrastructure to support a development this large, particularly off of Majors Road. The area is area prone to flooding, which would increase with a development of this size. In addition, an access point is planned for Thompson Meadows, which is the subdivision I live in. This subdivision is already subject to flooding issues, which would only increase with an additional subdivision. Also, as homeowners in Thompson Meadows, we have to maintain our roads. Unless this new subdivision will be part of our HOA and providing financial compensation for road use, our subdivision would experience and undue burden in road maintenance.

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**Buddy** (37721), May 3, 2025 at 11:40 AM

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I have lived in East TN my whole life. Gibbs doesn't have the support to have this many people. It's dangerous. My neighborhood would be an access point. That's a problem. Don't put a neighborhood here.

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**Tammy** (37721), May 4, 2025 at 5:00 PM

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I as many have addressed many issues and concerns regarding this development. The additional population and traffic as well as a possibility of an access road in the cul de sac on Grasshopper is of great concern as our neighborhood park would connect to this access road where children, depending on age ride their bikes by entering and exiting this potential access road and would be of great concern of traffic flowing through this road. All children would be high risk of a potential collision, accident or any dangerous injury while using the park. In addition, there are at least two or more developments within this area which will increase traffic flow, overcrowding the zoned schools and other concerns. My plea is to please consider all who have expressed their concerns and hear the true whys these new developments will affect multiple issues that simply cannot exist. Thank you

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**Michael** (37721), May 4, 2025 at 11:40 PM

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The community overwhelmingly disapproves the rezoning and changing of the character of our community. We do not want more densely populated subdivisions, and it appears our local government does not care about that. The development that has happened in the Corryton/Gibbs community has worsened our quality of life and makes me consider stopping my investment in this community as it is not how we want to live.

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**Megan** (37721), May 5, 2025 at 8:41 AM

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We do not need another new build subdivision in Corryton. Every piece of land is turning into 180+houses. We dont have enough road or buses for these cars and kids. Go somewhere else and build.

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**Patricia** (37721), May 5, 2025 at 8:56 AM

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I am very opposed to this rezoning. We moved here because it had a country atmosphere. At that time we were assured there wouldnt be Construction behind Grasshopper Lane

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**Jadie** (37721), May 5, 2025 at 9:05 AM

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I do not wish to have another neighbor built directly behind two other neighborhoods. We should be trying to preserve as much farm land as possible. Corryton does not need to become the next Powell or west Knoxville.

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**Jason** ( 3772), May 5, 2025 at 11:54 AM

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To Whom It May Concern,

I am writing to formally object to Rezoning Case 5-J-25-RZ concerning the proposed development along Majors Road.

As a concerned resident and stakeholder in this community, I believe that the proposed rezoning is not in the best interest of the surrounding area for the following reasons:

**Increased Traffic and Safety Risks:** Majors Road already experiences significant traffic congestion, particularly during peak hours. Approving this rezoning would likely exacerbate the problem, leading to longer commute times and increased risk of accidents, especially near schools and residential neighborhoods.

**Incompatibility with Surrounding Land Use:** The proposed development does not align with the existing residential and rural character of the area. A shift in zoning could undermine long-term planning goals and disrupt the community's current structure and identity.

**Infrastructure Strain:** Existing infrastructure such as water, sewer, and emergency services may not be equipped to handle the increased demand that the rezoning and subsequent development would bring. Given these concerns, I respectfully request that the rezoning application be denied or at minimum, postponed until a more comprehensive impact study is conducted and made available for public review.

Thank you for your time and consideration.

Sincerely,

Jason A.

[redacted] Corryton TN 37721

[phone number redacted]

---

**Jackie** (er Ln), May 5, 2025 at 1:13 PM

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This rezoning with the added of new streets and subdivision will increase traffic within our subdivision and street. There are many children whom frequent the park in the cul de sac on Grasshopper and many children that utilize our bus stop. This presents a safety hazard for our children. There will be issues with speeding and cutting through our development. This will also affect the aesthetic of our neighborhood which is one of the reasons many bought here. It is a quiet quant neighborhood filled with a close cohesiveness. We do not want more trouble from neighboring communities. We already have issues with vandalism from a neighboring community which has cost our HOA and our money to fix issues and vandalism to personal property. Our neighborhood is quiet and safe and we would love to keep it that way. Many bought here because of that reason.

---

**sebastian** (37721), May 5, 2025 at 1:34 PM

---

Im writing as a nearby resident to urge careful consideration before moving forward with the proposed housing development next to our neighborhood. While Im not opposed to responsible growth, several key issues need to be addressed beforehand to ensure the safety and well-being of current residents.

One major concern is drainage. Homes on Grasshopper Lane already experience runoff issues from the adjacent property, and further development without proper stormwater planning could lead to flooding. This needs to be resolved up front.

Access points are another critical issue. Extending Squirrel Run Lane through to Majors Road would likely turn our neighborhood into a traffic cut-through, increasing risk to children and pedestrians. Even more concerning is the idea of adding an access road at the end of the Grasshopper Lane cul-de-sac, where our neighborhood park is located. If you lived on the road you would know that the cul-de-sac in front of the park is a favorite spot for many of the neighborhood kids to come and play soccer, basketball, ride electric cars, etc...

I would ask that these concerns - particularly drainage and road access - be fully addressed in the planning stage. Doing so will help ensure any development integrates safely and responsibly with the existing community.

Thank you,

---

**David** (37721), May 5, 2025 at 1:42 PM

---

I am against the construction of any road going through our neighborhood. Our neighborhood should not be connecting with any unrelated development since our neighborhood is private. My daughter plays in the street with the neighbors in their bikes and scooters and my concern is safety. Having something like that will create traffic, cars speeding and it will be unsafe for our kids. Our neighborhood is very peaceful and safe and we want to keep it as it is.

---

**Lauren** (37721), May 5, 2025 at 1:47 PM

---

Good afternoon,

I am concerned about the stub out to give access via Grasshopper Lane. That is currently a cul-de-sac where we have a community playground. I am concerned about the increased traffic causing safety concerns for young children going to and from the playground. The stub out via Squirrel Run would be a much better option and help keep our playground access safe for residents.

It would be better for the neighborhoods to remain separate, if at all possible. If Squirrel Run is extended, people might start using that as a way to go around Emory Road. Our neighborhood doesn't have sidewalks or enough parking which causes Squirrel Run to be very congested. The additional traffic would cause our neighborhood to be unsafe. Please consider these points in your decision making.

Thank you for your consideration,  
Lauren D.

---

**Johanny** (37721), May 5, 2025 at 1:52 PM

There is talk of potentially having two stubout streets in our home development (Thompson Meadows). This is not the right solution for increasing the population in this area. We have a lot of kids in our development and dont need increase in traffic flow in our housing development.

---

**Leah** (37721), May 5, 2025 at 1:52 PM

As a resident of the Thompson Meadows housing development, I would like to express my concerns to 5-J-25-RZ. Rezoning this land will negatively impact our community and my personal family. Please see attached PDF

[View Attachment](#)

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**Jonathan** (37721), May 5, 2025 at 3:00 PM

To whom it may concern,

I am writing as a concerned resident of Bill Keaton Dr in the Thompson Meadows community to express my strong opposition to the proposed construction of two new residential neighborhoods directly off our street. While I understand the need for responsible growth, these developments raise serious safety and infrastructure concerns for our existing community.

**Traffic and Safety:** Our street is already seeing increased traffic volumes, and adding two new neighborhoods would significantly worsen congestion. This raises the risk of accidents, especially for children, pedestrians, and cyclists who use this route daily. The added traffic also complicates emergency response times, which could jeopardize public safety.

**Drainage and Flooding Risks:** Our area has long struggled with water runoff and drainage issues. Additional housing developments would increase impermeable surfaces, overwhelming existing drainage systems and potentially leading to increased flooding risks for current residents.

**Environmental and Quality of Life Impact:** Beyond infrastructure concerns, the increased noise, pollution, and strain on public resources could negatively impact the quality of life for existing homeowners. Our neighborhood was not designed to handle such a high density of homes and vehicles.

We respectfully urge the county to reconsider or significantly revise these development plans.

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**Billy** (37721), May 5, 2025 at 4:12 PM

I am a HOMEOWNER on Coppock Rd ADDRESSING the width and condition of Coppock and Majors Road. Neither road will support additional traffic EXAMPLE - if meeting truck with wide mirrors or pulling a trailer I need to stop on edge of pavement or in grass to avoid collision When entering Emory Road from Majors a wait of five or more minutes is ordinary. Blind hills on Coppock, Majors and Emory Roads present significant safety problems especially with more traffic. Majors and Coppock Roads cannot carry the amount of construction equipment needed to develop this subdivision. Also turning off Emory Road onto Majors with construction equipment will present an even bigger problem. Common sense should prevail in this decision making by the Planning Commission. PLEASE visit these roads and view the proposed entrances to this planned subdivision.

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**Karen** (37721), May 5, 2025 at 4:44 PM

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I really don't agree with connecting squirrel run lane in Thompson meadows to the new neighborhood you're building. The traffic on squirrel run lane is busy enough and we deal with a lot of speeding. Plus I don't want this to affect our HOA fees because of road maintenance with our roads being more busy if you connect us. I strongly encourage this not to happen.

---

**Christopher** (37721), May 5, 2025 at 10:19 PM

---

We live in a subdivision that backs up to the property in question. There is a major drainage issue between the homes on Grasshopper Lane and the land in question. This MUST be addressed and handled before further development is permitted. If it is not addressed properly, existing properties will begin to experience flooding issues. There is also a question of what road access points the new development would have. If Squirrel Run Lane is extended all the way to Majors Road, our neighborhood could experience an uptick in traffic cutting through the neighborhood in order to avoid E Emory (which is already severely congested). This would endanger residents, their children, and pets. We are also concerned about an access road being built on the cul-de-sac of Grasshopper Lane. The neighborhood park is located on this cul-de-sac and having more cars funneling through this location could once again endanger the children of our neighborhood.

---

**Olga** (37721), May 5, 2025 at 10:20 PM

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We have a number of concerns about this potential development, many of which have already been expressed in other comments. The safety of current residents MUST be considered, especially when it comes to road safety and the safety of our children. Additionally, we have additional concerns: We live in a subdivision that backs up to the property in question. There is a major drainage issue between the homes on Grasshopper Lane and the land in question. This MUST be addressed and handled before further development is permitted. If it is not addressed properly, existing properties will begin to experience flooding issues. There is also a question of what road access points the new development would have. If Squirrel Run Lane is extended all the way to Majors Road, our neighborhood could experience an uptick in traffic cutting through the neighborhood in order to avoid E Emory (which is already severely congested). This would endanger residents, their children, and pets. We are also concerned about an access road being built on the cul-de-sac of Grasshopper Lane. The neighborhood park is located on this cul-de-sac and having more cars funneling through this location could once again endanger the children of our neighborhood.

---

**Ann** (37721), May 6, 2025 at 11:23 AM

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HOMEOWNER on COPPOCK ROAD

PROBLEMS WITH DEVELOPMENT ON MAJORS/COPPOCK ROAD

- (1) Vehicles travel average 50 MPH over blind hill on Emory Rd at Majors Road turn off - could they stop if large construction equipment is slowly turning onto Majors?
- (2) How can entrance to subdivision off Majors improve when only a small strip of land goes into property ??
- (3) Entrance off Coppock Road would most likely be in the curve on Coppock Road???
- (4) Sinkhole on Coppock Road stays full of water and often flows over on proposed property Has this been addressed????
- (5) Large portion of property at corner of Majors/Coppock Road has a creek and is in flood zone. We have seen this flooded many times ???
- (6) It is very difficult for school bus to travel these roads - meeting vehicles have to stop or go in ditch or yards to pass????

PLEASE CONSIDER STUDYING THIS PROPOSAL BEFORE PASSING - LOTS OF PROBLEMS NEED TO BE ADDRESSED

(What happened to the guidelines established by Commissioners/Planning Commission - limit subdivisions save farmland - If this is approved a possibility of 400-500 houses could be built on Thompson School Road and Majors/Coppock Road in the next year - by the same builder)

---

**Alanna** (37721), May 6, 2025 at 8:45 PM

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Please do not connect Thompson Meadows subdivision to this potential residential property. This neighborhood already has 180 houses in it. Any more traffic could be hazardous to children, pets, and current residents. Before any new properties get developed in this area Knox county needs to increase the infrastructure. These two lane roads are already at max capacity during the mornings and evenings. There have been multiple accidents with cars trying to turn left onto Tazwell pike and Emery road. The second issue is there are already flooding issues along that property and Thompson Meadows. Lastly, our neighborhood park is in that area. Children are constantly riding bikes and walking to the park. Increasing traffic to an already busy neighborhood puts them at a higher risk for being hit and seriously injured. Overall, that property is not an ideal location for a residential property until something is done about the infrastructure in this area.

---

**Patricia** (37721), May 6, 2025 at 9:01 PM

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When we looked at the subdivision we asked if there were future plans to build behind grasshopper lane. We were told there wouldnt be plans as the landowner had a farm. We are Not in favor

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**Arianne** (37721), May 6, 2025 at 11:28 PM

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I am strongly opposed to 5-J-25-RZ. A new development would create additional strain on existing infrastructure, including roads, utilities, and schools. Its my understanding that our schools are already overwhelmed by population growth in the area. The development would also result in increased traffic congestion and density on roads that are not currently equipped for it. Traffic and limited parking, along with having no sidewalks, are challenges that the Thompson Meadows community is already trying to overcome. Grasshopper Lane is a street where many of our children play in front of the park and a stub out would put them at great risk. Potentially connecting a new development to our community also puts a financial strain on our HOA to maintain roads and implement safety precautions.

[View Attachment](#)

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**Jenell** (37721), May 7, 2025 at 7:16 AM

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Im very concerned about this subdivision. The added traffic on Emory Road as well as additional students in the Gibbs schools. I have also heard this may allow traffic to flow through the Thompson Meadows subdivision. This would be a disaster for all involved. The streets are packed with cars and traffic is ridiculous just with those living here. Please consider carefully as more houses means more traffic and crowded schools.

---

**Sarah** (37721), May 7, 2025 at 8:24 AM

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As a resident of Thompson Meadows, I am very concerned about this new development and combining the potentially new development with our neighborhood. We already have issues of large amounts of traffic and residents flying through the neighborhood. If a new development is added on and connected to our neighborhood, it is going to increase the danger of someone or children getting hurt. As a mom of young kids who love to be outside as much as we can, we are very cautious when walking to the playground or playing in/around our driveway on their bikes, etc. However, there is so much road traffic in our neighborhood already that my kids cant enjoy riding bikes, scooters, etc. without having to pull over every minute so a car doesnt hit them. Please reconsider this new development being connected to our current neighborhood.

---

**Linda** (37721), May 7, 2025 at 8:29 AM

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I want to express my strong opposition to the proposed rezoning of the property located at 7734 Majors Rd. This rezoning poses significant concerns for my property and the surrounding community, and I urge you to deny this request.

My primary concern will be increased traffic, noise pollution, potential loss of property value, and will be detrimental to the character of our neighborhood.

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**Anthony** (37721), May 7, 2025 at 9:11 AM

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We love in the Thompson Meadow neighborhood which is right next to the rezoning area. We have concern about la the upcoming plans for the land rezoning behind Grasshopper Lane.

The biggest concern is that they want to connect our neighborhood to the new neighborhood at either or both Squirrel Run Lane and Grasshopper Lane. This could significantly increase traffic in our neighborhood. And that would especially put our neighborhood children at risk when they are out and about. The other big issues would be all the drainage problems our neighborhood is already experiencing and that could be worsened by additional nearby development.

---

**Lauren** (37721), May 7, 2025 at 12:20 PM

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I am so disheartened by this proposal. The appointed individuals that are supposed to represent & protect our community, and be our advocate decided on, planned, and tentatively approved this plan prior to notifying/including the community whose daily lives this will directly impact.

Majors & Coppock are narrow roads that supply transport to several farms. We cant pass the road at the same time FedEx, the mailman, or a dually is coming the other way. Majors (before Emory) frequently floods due to the pond right beside the road.

Those of us who reside here choose to live here because we want to conserve natural areas, farm the land, and protect what little land is left in Knoxville. This will directly negatively impact the culture of our community. If this gets approved, there will be no end to the destruction of woodlands and fields in this area in order to make way for cheaply built homes crammed in as many as possible.

To read the case file and see the committee plans to approve because this plan is similar to neighborhoods built in adjacent areas seems to be such a flimsy, insulting, ill-informed reason. Redirecting some traffic through an adjoining neighborhood beside their neighborhood park is absolutely absurd and poses huge safety risks that shouldnt have to be explained.

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**Lauren** (37721), May 7, 2025 at 12:28 PM

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Please see attached.

[View Attachment](#)

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**Lauren** (37721), May 7, 2025 at 2:01 PM

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We live here to conserve what little land Knoxville has left. We feel so ignored that as we were farming our land and investing in our community, plans were being made and approved without our knowledge or insight. These plans keep crowding out some of the last few farmers in Knoxville. This area used to be zoned as a rural conservation area. If this gets approved, there will be no end to the continued destruction of our communitys land. These developments will keep crowding us out. We are one of the last rural areas left in Knoxville. Please help us protect it! Please represent us!

Please see attached.

[View Attachment](#)

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**Neighborhood** (37902), Submitted during the meeting

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See attached

[View Attachment](#)

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The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 35. MESANA INVESTMENTS, LLC

5-J-25-RZ

7734 Majors Road / Parcel ID 020 160, Commission District 8.  
 Rezoning from A (Agricultural) to PR (Planned Residential) 5 du/ac.

**Item No.**

**File No.**

Speaking:

Holly King, 7920 Coppock Road, Corryton, TN 37721

Gregory Stevens, 7745 Majors Rd., Corryton, TN 37721

Leah Handley, 7607 Grasshopper Ln., Corryton, TN 37721

Jay Sanders, 8071 Kaileydale Way, Corryton, TN 37721

Tim Tindell, 7831 Majors rd., Corryton, TN 37721

Drew Staten, PO Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition.

**2. MOTION (OVERTON) AND SECOND (LEVENSON) WAS MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

---

(1) Download and fill out this form at your convenience.

(2) Sign the application digitally (or print, sign, and scan).

(3) 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  PA
- Rezoning

Mesana Investments, LLC

Applicant Name

Affiliation

3/5/25

5/8/25

Date Filed

Meeting Date (if applicable)

File Number(s)

5-J-25-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

Mesana Investments, LLC

Name

Company

P.O. Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

865-806-8008

Phone

Email

## CURRENT PROPERTY INFO

Daniel/Sandra Butler

4300 Foley Drive Knoxville, TN 37721

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7734 Majors Road Corryton, TN 37721

020 160

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

### DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

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

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

Related City Permit Number(s)

### SUBDIVISION REQUEST

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

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

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

Attachments / Additional Requirements

Related Rezoning File Number

### ZONING REQUEST

Zoning Change   **A to PR up to 5 DU/acre**  
Proposed Zoning

Plan Amendment Change   Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

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

Pending Plat File Number

### STAFF USE ONLY

#### PLAT TYPE

- Staff Review    Planning Commission

#### ATTACHMENTS

- Property Owners / Option Holders    Variance Request  
 Amendment Request (*Comprehensive Plan*)

#### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

### AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**



Scott Davis

03/05/25

Applicant Signature



Print Name / Affiliation

Date

865-806-8008

Phone Number

Email

Property Owner Signature

Please Print

3/17/25  
Date/Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

04/25/2025

05/09/2025

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

 Scott Davis

Applicant Signature

Mesana Investments, LLC

Applicant Name

3/19/25

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17355**

**5-M-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Noah Hudson for rezoning from A (Agricultural) and CA (General Business) to RA (Low Density Residential). Property located at 2217 Shipetown Road / Parcel ID 042JD008. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**

*(Commission District 8)*

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**Attachments**

Noah Hudson 5-M-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:29 PM

FILE NUMBER: 5-M-25-RZ

*APPLICANT:* NOAH HUDSON

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural), CA (General Business)

*TO:* RA (Low Density Residential)

*COMM. RECOMMENDATION:* **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 2217 SHIPETOWN RD / Parcel ID 42 J D 008

*ACREAGE:* 2.02 acres

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Noah Hudson TrueLine Land Surveying  
8880 Cedar Springs Ln  
Knoxville, TN 37923

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, the RA (Low Density Residential) zone is directly related to the TN (Traditional Neighborhood) placetype.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-M-25-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** NOAH HUDSON

OWNER(S): John King

TAX ID NUMBER: 42 J D 008

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2217 SHIPETOWN RD

▶ **LOCATION:** West side of Shipetown Rd, north of John David Dr

▶ **APPX. SIZE OF TRACT:** 2.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Shipetown Road, a local street with a pavement width which varies from 20 ft to 25 ft within a 40-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Roseberry Creek

▶ **PRESENT ZONING:** A (Agricultural), CA (General Business)

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

▶ **EXISTING LAND USE:** Rural Residential

▶ EXTENSION OF ZONE: Not an extension of zone.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - CA (General Business), A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac

East: Single family residential, agriculture/forestry/vacant land, multifamily residential - CA (General Business), A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is characterized by single family homes on small and medium lots and a mix of cleared and forested land in this historically agricultural area. The site is situated between Rutledge Pike and the heavy industrial/mining site at the Martin Marietta-Midway quarry.

**STAFF RECOMMENDATION:**

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

**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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Development trends in the area have been predominantly residential, consisting of single family dwelling units on small lots. A PR zone of up to 3 du/ac was approved for the property directly south of the subject lot in 2007 (2-M-07-RZ) and has been fully developed (in accordance with associated concept plan approved with 4-SC-07-C) as of 2019. An RA zoning was approved approximately 600 ft to the southeast of the property in 2024 (4-S-24-RZ).
2. Although surrounding properties are zoned A, which has a 1-acre minimum lot size, they are generally about 1/2 acre in size, making them more consistent with the RA zone.

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

1. The RA zone provides for residential areas with low population densities. The surrounding area consists of low density residential development, therefore the request for RA zoning on this property is consistent with the zone's intent.
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 predominantly residential uses, though there are a handful of low impact, non-residential uses allowed.

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 RA zone has a minimum lot size of 10,000 sq ft, which is not out of character with the size of surrounding subdivisions.
2. This property is approximately 1/2 mile away from Mascot Road and 1/3 mile away from Roseberry Road, both minor collectors, so no excess traffic would be required through local streets to access the property.

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 is designated as the TN (Traditional Neighborhood) place type in the Knox County Comprehensive Plan. The RA zone is directly related to the TN placetype. The TN place type calls for a housing mix that includes single family residential detached and attached housing as primary uses. Both are permissible uses in the RA zone, though duplexes need use on review approval.

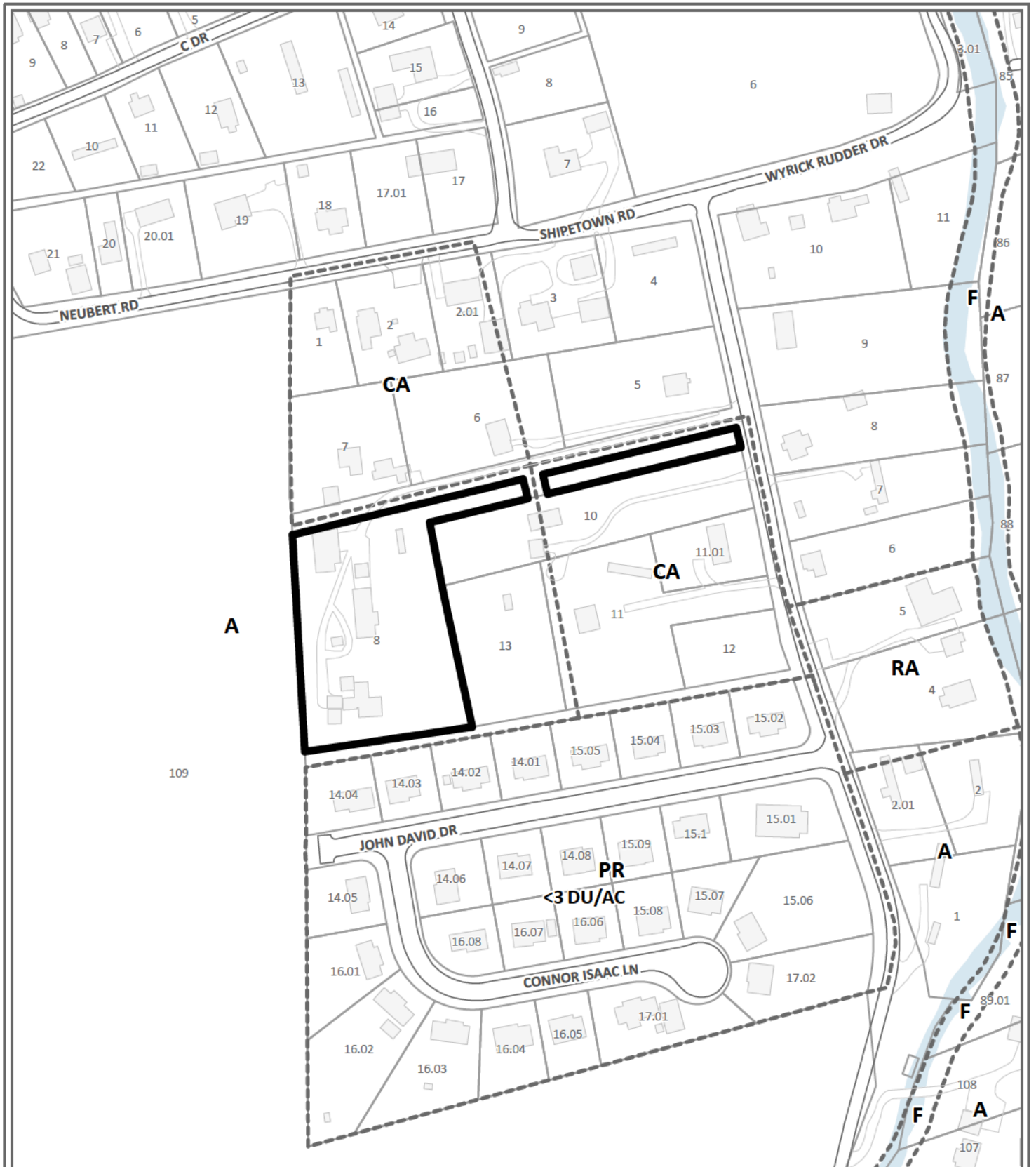
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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 6/16/2025. 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**

**5-M-25-RZ**

**Petitioner:** Noah Hudson



**From:** A (Agricultural), CA (General Business)

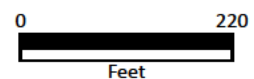
**To:** RA (Low Density Residential)

**Map No:** 42

**Jurisdiction:** County

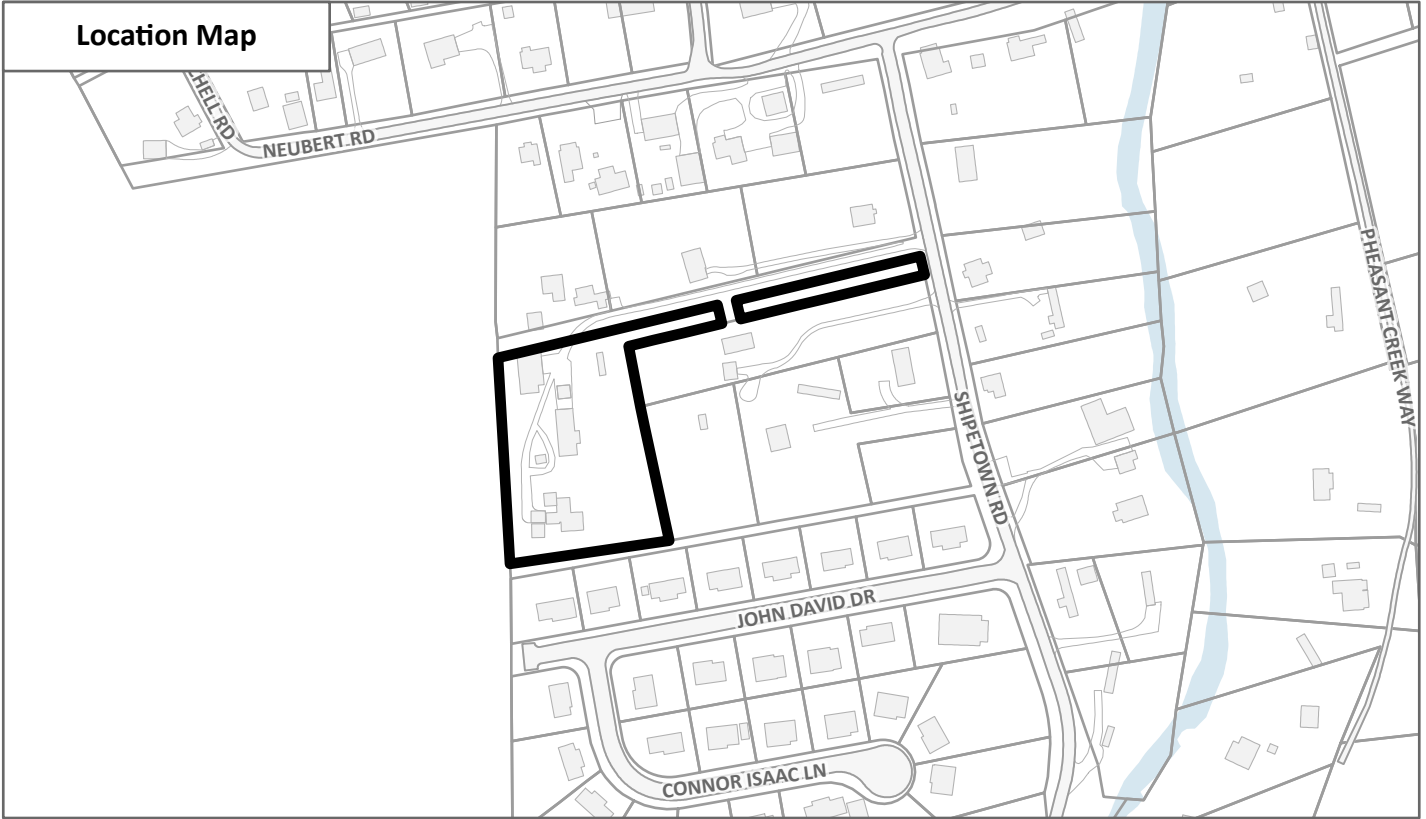
**Original Print Date:** 3/28/2025

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

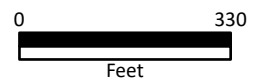


CONTEXTUAL MAPS 1

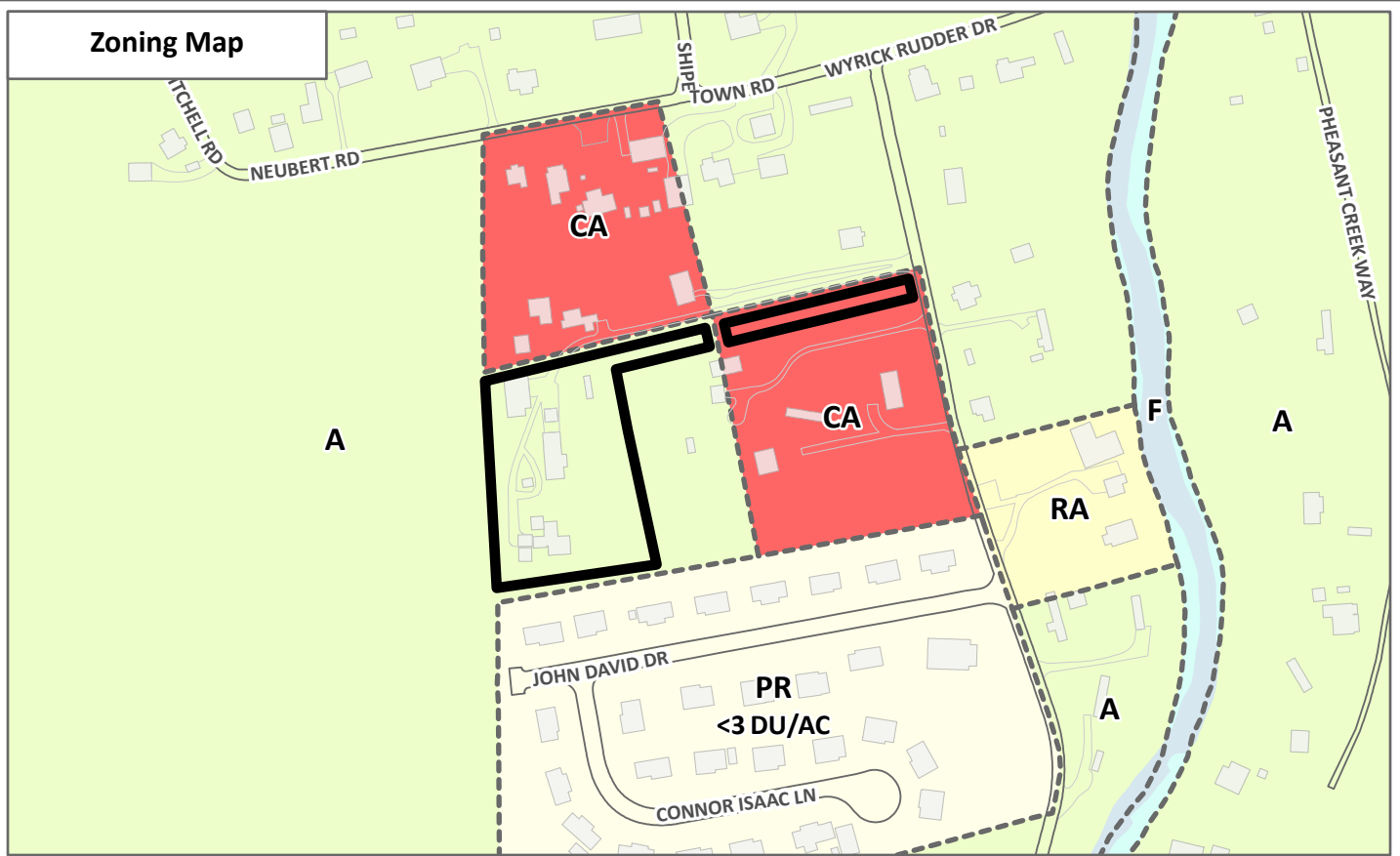
5-M-25-RZ



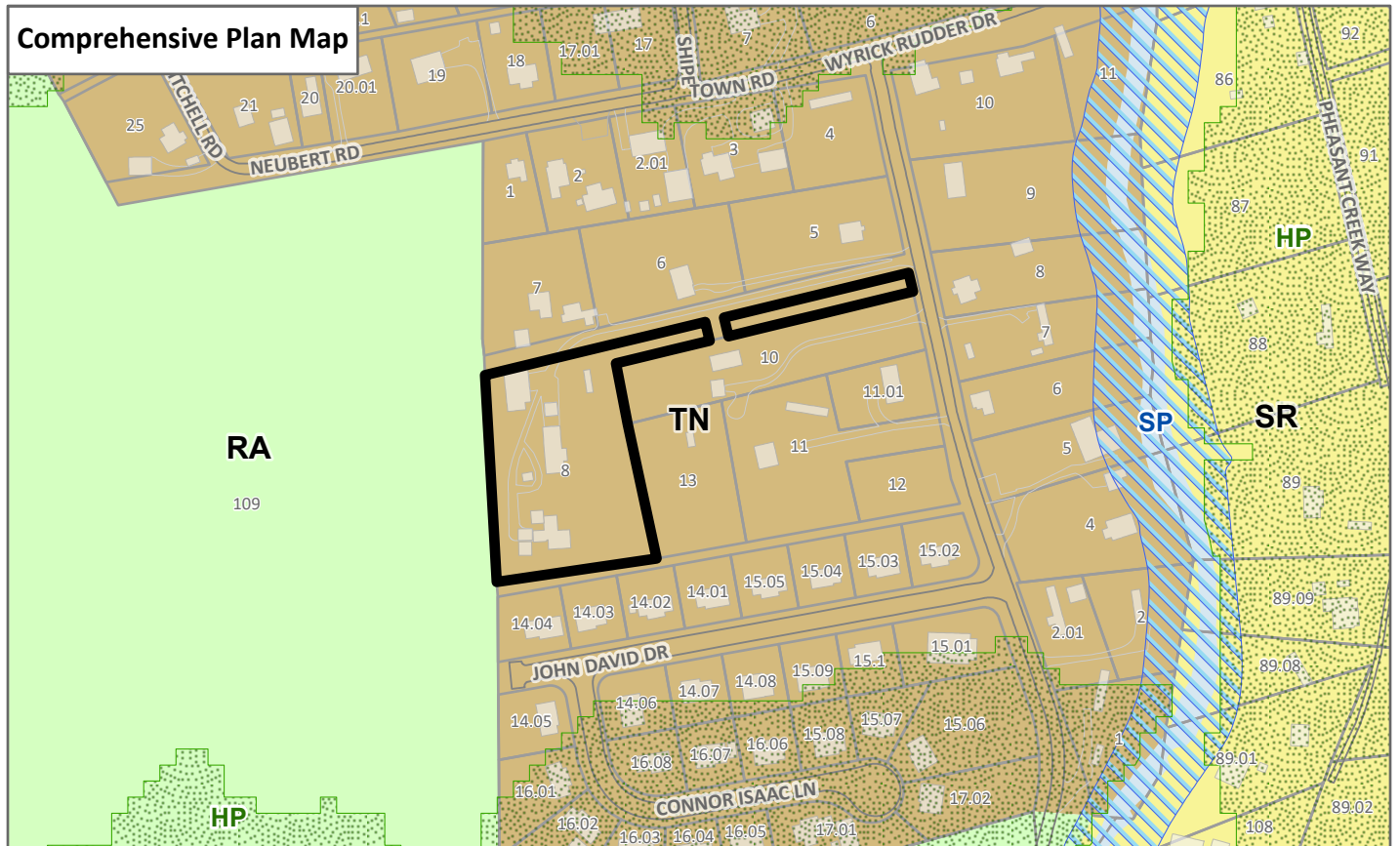
Case boundary



# Zoning Map



# Comprehensive Plan Map

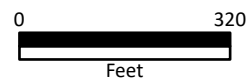


## CONTEXTUAL MAPS 2

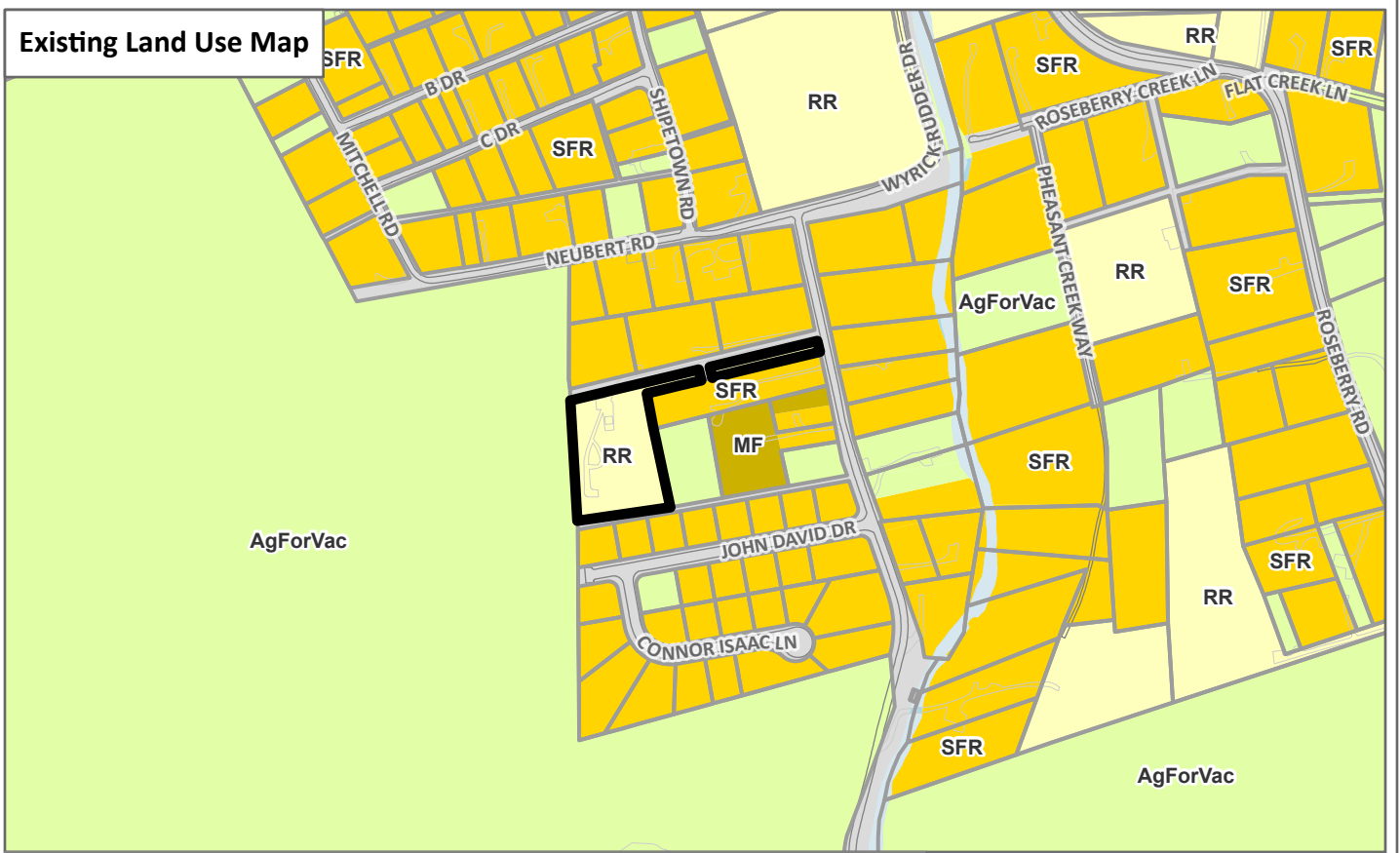
5-M-25-RZ



Case boundary



Existing Land Use Map

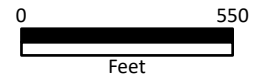


CONTEXTUAL MAPS 3

5-M-25-RZ



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.**

**File No.**

---

**38. NOAH HUDSON**

**5-M-25-RZ**

2217 Shipetown Road / Parcel ID 042JD008, Commission District 8.  
Rezoning from A (Agricultural), CA (General Business) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---



# 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

Noah Hudson	Project Manager
Applicant Name	Affiliation
03/20/2025	File Number(s)
Date Filed	Meeting Date (if applicable)
	<b>5-M-25-RZ</b>

### 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

Noah Hudson	TrueLine Land Surveying		
Name	Company		
8880 Cedar Springs Lane	Knoxville	TN	37923
Address	City	State	ZIP
865-396-1715	[REDACTED]		
Phone	Email		

### CURRENT PROPERTY INFO

John King	2213 & 2217 Shipetown Rd	865-253-6868
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2213 & 2217 Shipetown Rd	042J D 008.00	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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

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

Pending Plat File Number

Zoning Change   RA  
Proposed Zoning

Plan Amendment Change   \_\_\_\_\_  
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
0801	
Fee 2	\$650.00
Fee 3	

## AUTHORIZATION

*Noah Hudson*

Noah Hudson

03/20/2025

Applicant Signature

Please Print

Date

865-396-1715

Phone Number

Email

**Pd. 03/24/2025, SG**

03/20/2025

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

# 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). 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.

04/25/2025

Date to be Posted

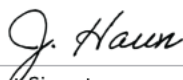
05/09/2025

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



Applicant Signature

Josh Haun

Applicant Name

3/20/2025

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17358**

**5-G-25-PA**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Matthew Regas for a Comprehensive Plan Amendment from RL (Rural Living) to RA (Rural Agriculture). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
*(Commission District 8)*

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**Attachments**

Matthew Regas 5-G-25-PA

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:34 PM

FILE NUMBER: 5-G-25-PA

*APPLICANT:* MATTHEW REGAS

*APPLICANT'S REQUEST:* COUNTY COMPREHENSIVE PLAN AMENDMENT

*FROM:* RL (Rural Living)

*TO:* RA (Rural Agriculture)

*COMM. RECOMMENDATION:* **Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 8718 MASCOT RD / Parcel ID 52 002

*ACREAGE:* 17043 square feet

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Matthew Regas  
1712 Bickerstaff Blvd  
Knoxville, TN 37922

*LEGISLATIVE BODY:* Knox County Commission



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-R-25-RZ  
5-G-25-PA

**AGENDA ITEM #:** 42  
**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** MATTHEW REGAS  
**OWNER(S):** David Maples

---

**TAX ID NUMBER:** 52 002 [View map on KGIS](#)  
**JURISDICTION:** Commission District 8  
**STREET ADDRESS:** 8718 MASCOT RD  
▶ **LOCATION:** **South side of Mascot Rd, east of Howell Ln**  
▶ **TRACT INFORMATION:** **17043 square feet.**  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Mascot Road, a minor collector street with a 19-ft pavement width within a right-of-way which varies from 70 ft to 80 ft.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
Sewer Source: Septic  
**FIRE DISTRICT:** Rural Metro Fire  
**WATERSHED:** Holston-French Broad

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▶ **PRESENT PLAN DESIGNATION/ZONING:** **RL (Rural Living) / I (Industrial)**  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** **RA (Rural Agriculture) / RA (Low Density Residential)**  
▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** This would not be an extension of either.  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Single family residential, rural residential - SR (Suburban Residential) - I (Industrial)  
South: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)  
East: Single family residential, rural residential - RL (Rural Living) - I (Industrial), A (Agricultural)  
West: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)  
**NEIGHBORHOOD CONTEXT:** This area features a mix of agricultural uses, large undeveloped tracts of land, and single-family dwellings on small, suburban style lots and larger rural lots. There is a small commercial node at the intersection of Mascot

**STAFF RECOMMENDATION:**

- ▶ **Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.**
  
- ▶ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The surrounding area has a rural character primarily consisting of residential and agricultural uses. The RL (Rural Living) place type is intended for areas primarily made up of single-family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial uses that support agricultural and civic uses. The current RL place type designation reflects the rural character of the surrounding area, and it is not the result of an error in the Comprehensive Plan.
2. However, the permitted zones in the RL place type emphasize larger residential lot sizes, as the smallest residential lot size that can be considered for a rezoning in the RL place type is half an acre under the PR (Planned Residential) zone with up to 2 du/ac. The subject property is approximately 17,043 sq ft, which is smaller than most properties often found in rural areas.
3. The requested RA (Rural Agriculture) place type is appropriate for areas intended for crop production, livestock raising, forestry uses and processes, agricultural service businesses, and supporting residences. Typically, large lots are located in rural areas, but small lots may also be found. The subject property meets the description of the RA place type, as it neighbors the Knoxville Livestock Center and is near various large-lot farms. The RA place type also considers smaller rural lots, whereas the RL place type emphasizes larger lots. Because of this, the plan amendment is appropriate to consider here due to an omission in the Comprehensive Plan regarding the existing smaller lot in a rural area.

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. Though agricultural activity is prominent in the area, development trends have mainly been residential, consisting of single-family dwellings on various lot sizes and limited duplex developments. Limited commercial development has been concentrated west of the subject property along Rutledge Pike.
2. Since the early 1990s, there has been a gradual transition from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with densities ranging from up to 2 to up to 4.7 du/ac.

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 residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 2 to 4.7 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 allowable uses in the RA zone, which are mainly residential and civic in nature, align with the character of the surrounding 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 AN AMENDMENT.

1. The RA zone is considered a low density residential zone. As such, it is not anticipated to negatively impact the surrounding residential area.
2. The RA zone requires a minimum lot area of 20,000 sq ft for properties not served by a sanitary sewer system. Based on the subject property's lot area of approximately 17,043 sq ft and the parcel's septic system, the subject property could yield one dwelling at most.

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 RA zone is partially related to the recommended RA (Rural Agriculture) place type. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the allowable uses in the RA zone align with the land use mix in the RA place type.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to the existing community character. The allowable lot sizes and housing types in the RA zone align with the surrounding area's character.
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.

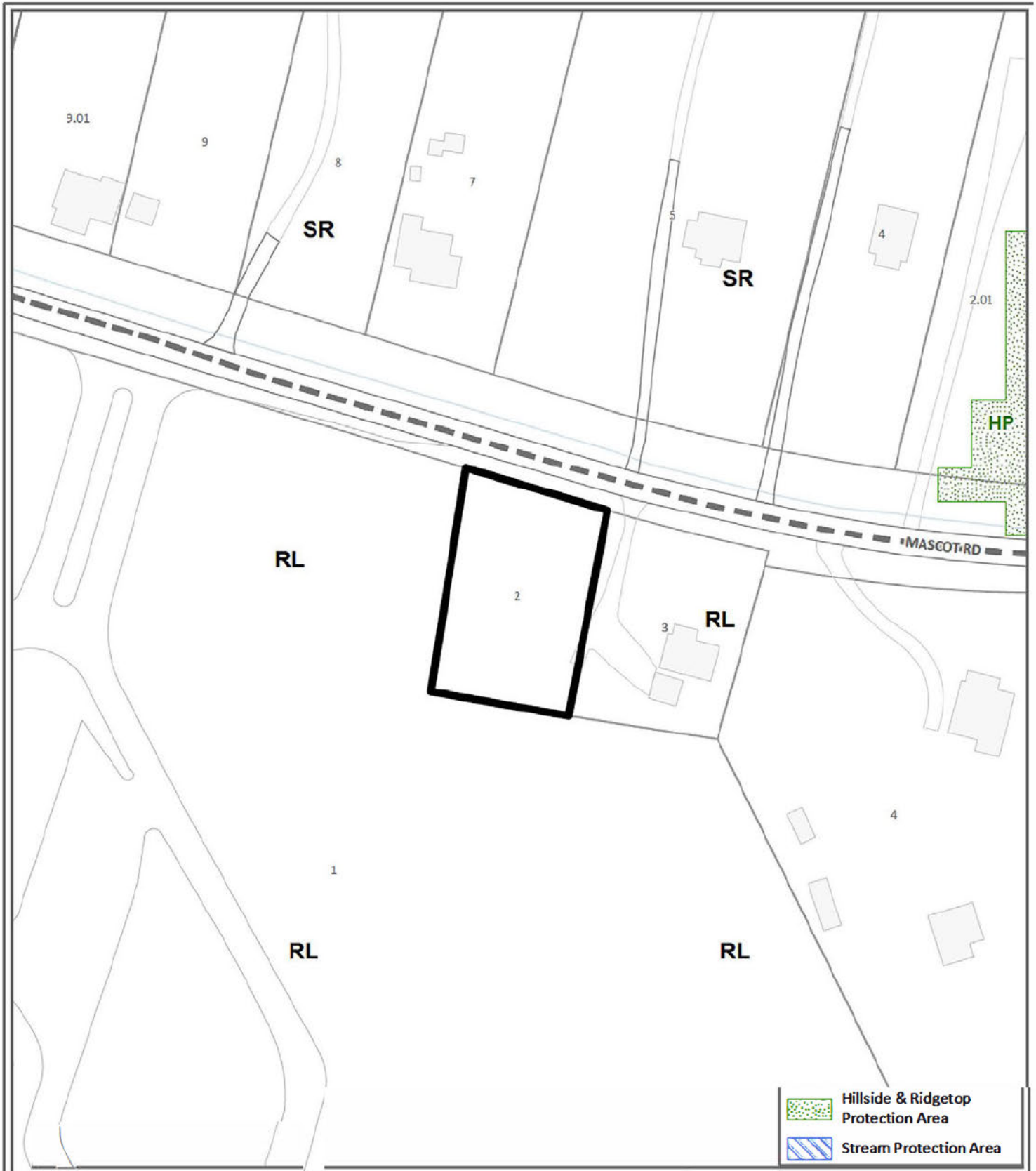
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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 6/16/2025. 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.



**5-G-25-PA  
COMPREHENSIVE LAND USE PLAN MAP**

**Petitioner:** Matthew Regas



**From:** RL (Rural Living)  
**To:** RA (Rural Agriculture)

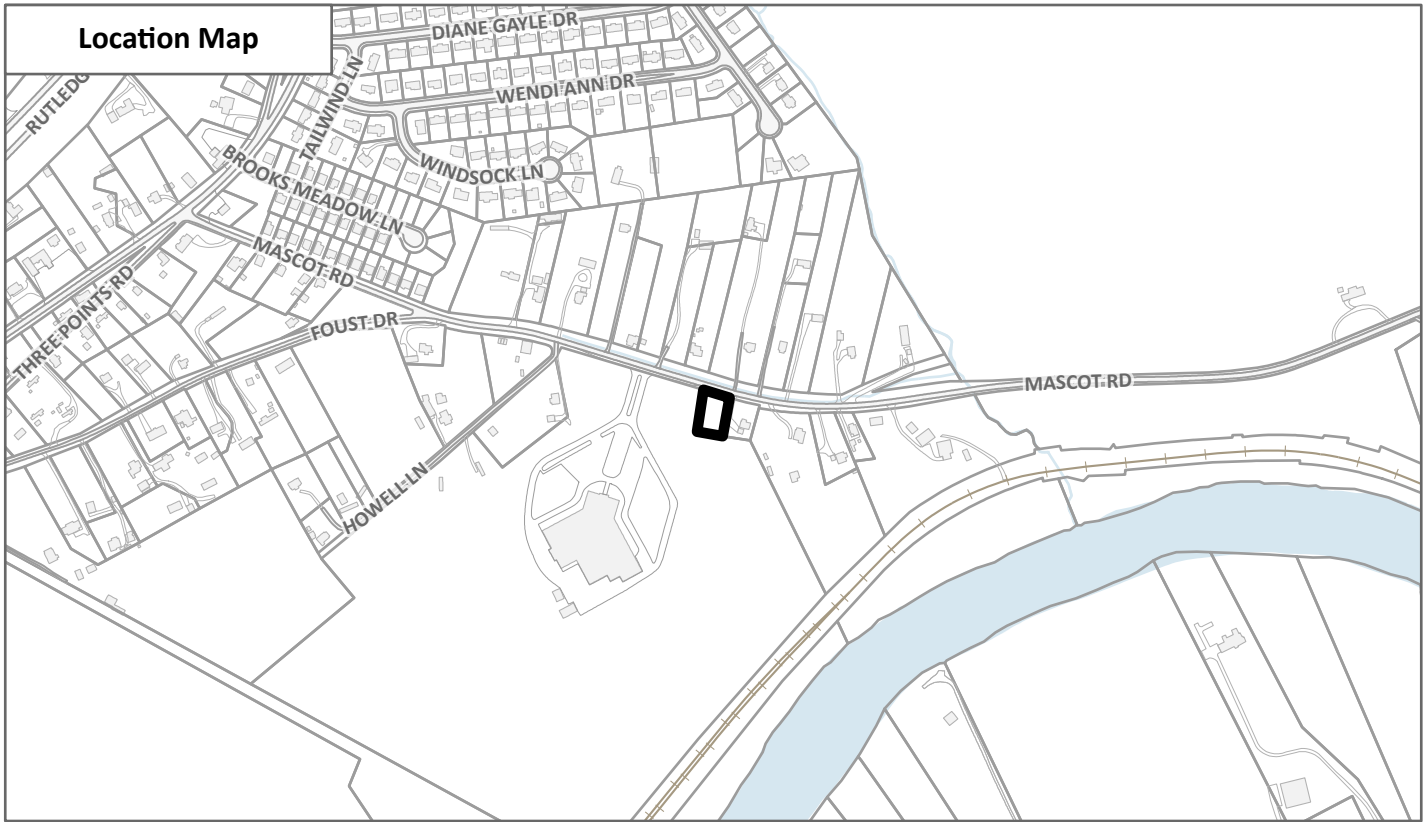
**Map No:** 52  
**Jurisdiction:** County

**Original Print Date:** 4/3/2025  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

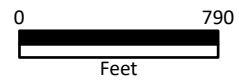


CONTEXTUAL MAPS 1

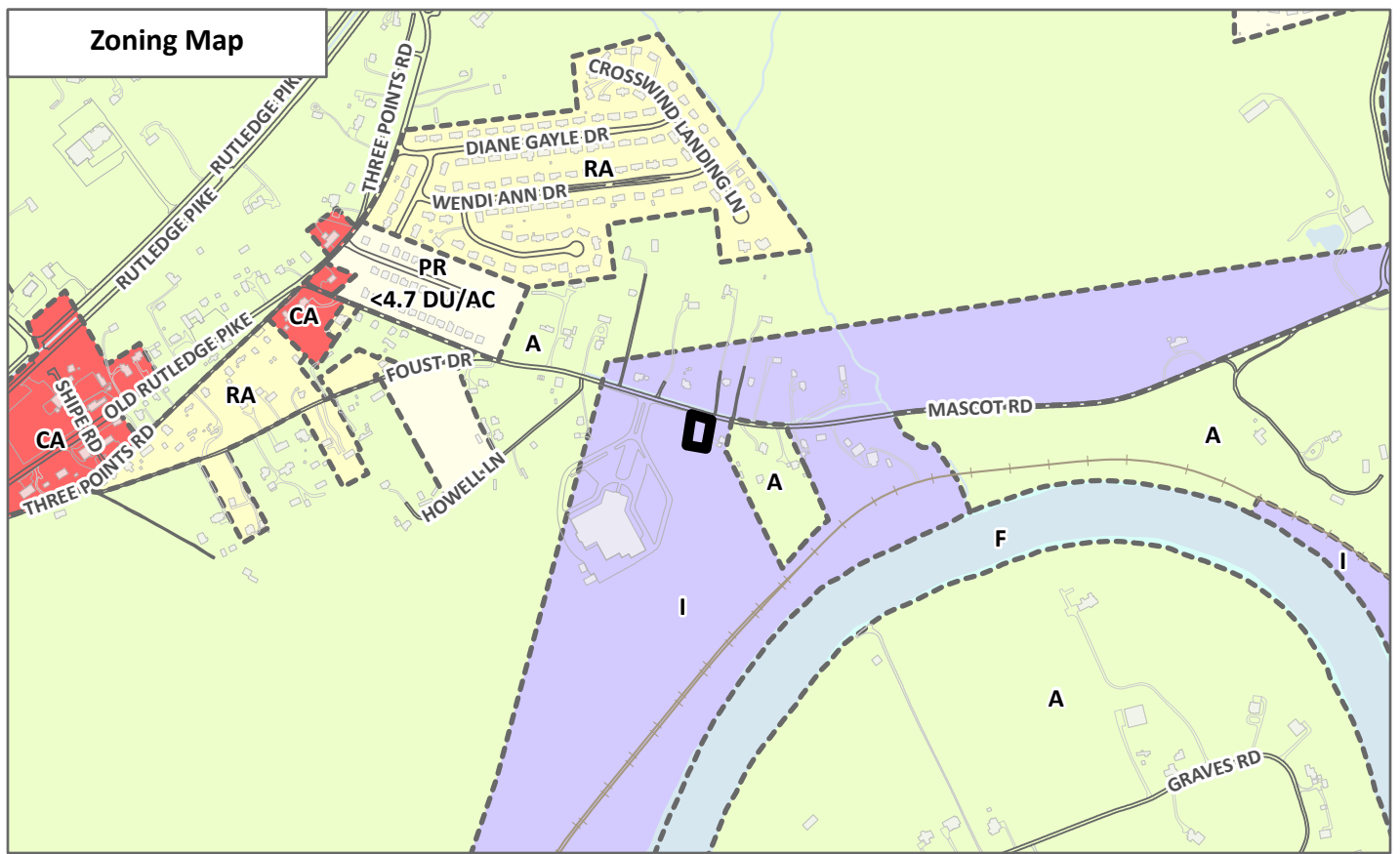
5-R-25-RZ / 5-G-25-PA



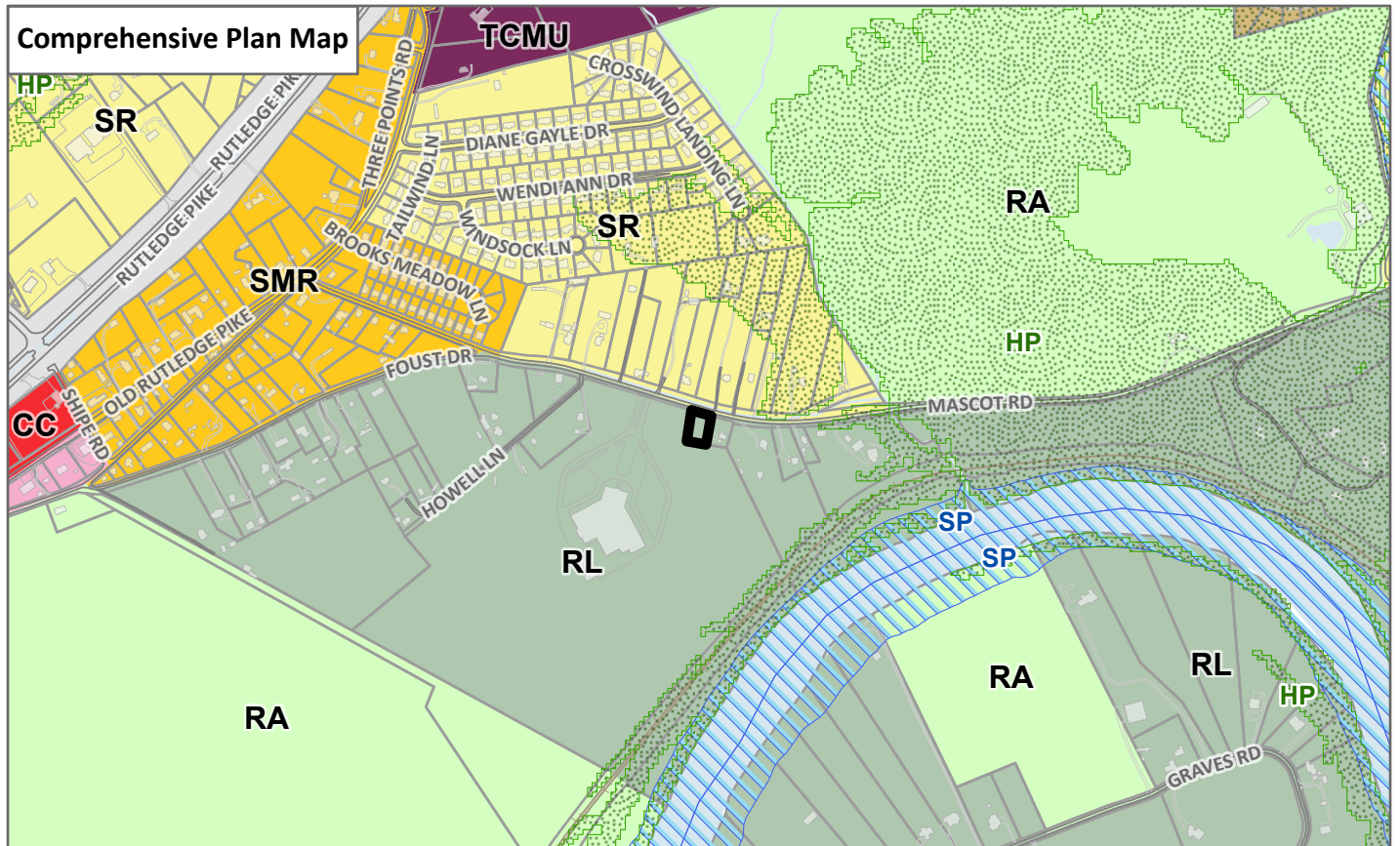
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



**CONTEXTUAL MAPS 2**

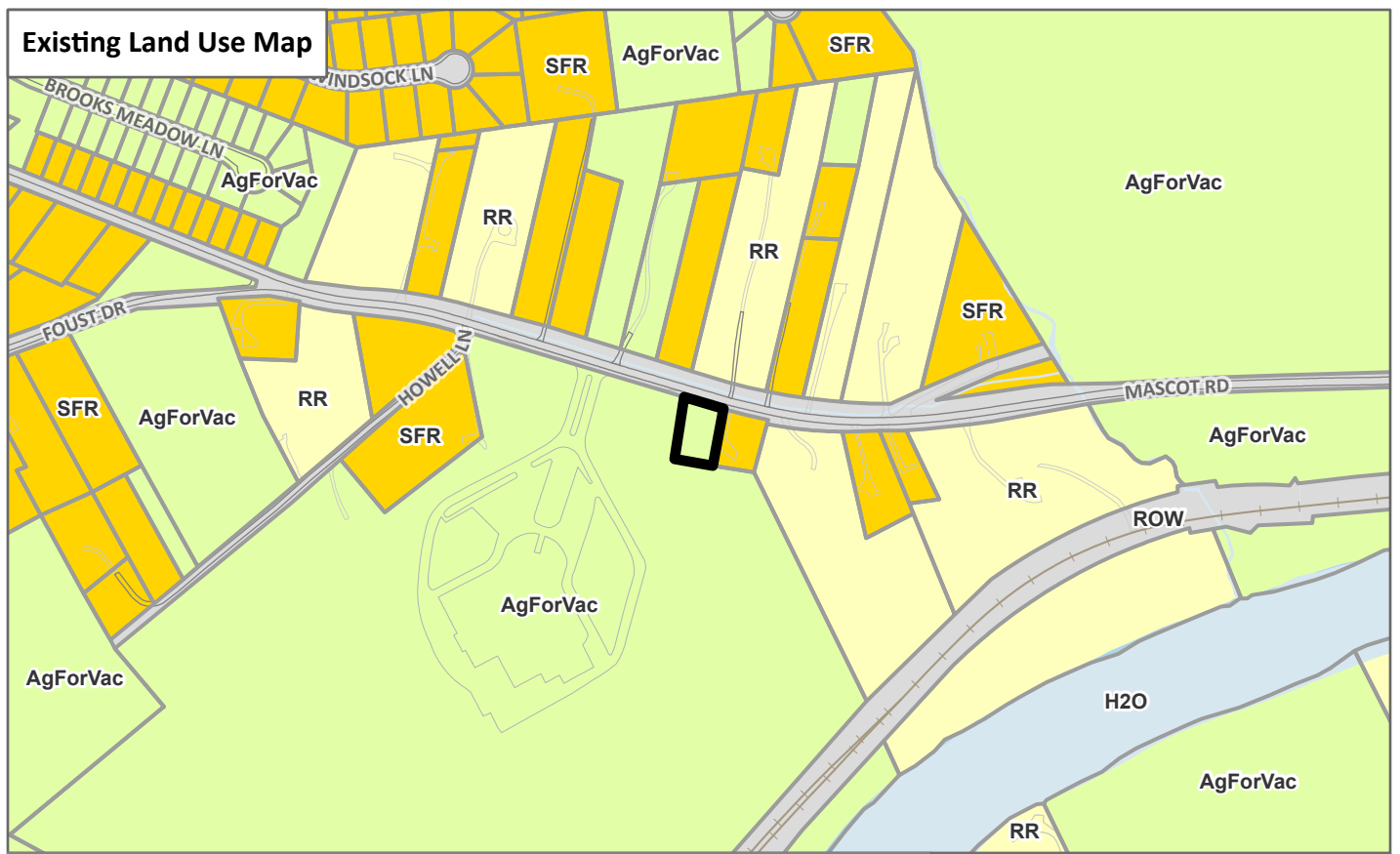
5-R-25-RZ / 5-G-25-PA



Case boundary



**Existing Land Use Map**

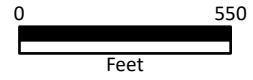


**CONTEXTUAL MAPS 3**

5-G-25-PA / 5-R-25-RZ



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.**

**File No.**

**42. MATTHEW REGAS**

8718 Mascot Road / Parcel ID 052 002, Commission District 8.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**5-G-25-PA**

From RL (Rural Living) to RA (Rural Agriculture).

**1. STAFF RECOMMENDATION**

Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING**

**5-R-25-RZ**

From I (Industrial) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto: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
  - PA
- Rezoning

Matthew Regas

Contract Holder

Applicant Name

Affiliation

3/17/24

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

Matthew Regas

Name

Company

1712 Bickerstaff Blvd

Knoxville

TN

37922

Address

City

State

ZIP

8652359587

Phone

Email

### CURRENT PROPERTY INFO

David Maples

3854 Shipwatch Lane Knoxville, TN 379

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8718 Mascot Road

052 002

Property Address

Parcel ID

Septic (permit issued from knox county)

Knox Chapman Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

N/A

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

RA- Rural Agricultural **Low Density Residential**

Proposed Zoning

Plan Amendment Change

Suburban Residential    **RA - Rural Agricultural**

Proposed Plan Designation(s)

1 (

Proposed Density (units/acre)

Previous Rezoning Requests

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

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**



Matthew C Regas

3.17.24

Applicant Signature

Print Name / Affiliation

Date

865-235-9587

Phone Number

  
Email

Property Owner Signature

Please Print

Date Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

04/25/2025

05/09/2025

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

  
Applicant Signature

McAraw C. Rosey  
Applicant Name

3-17-24  
Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17359**

**5-R-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Matthew Regas for rezoning from I (Industrial) to RA (Low Density Residential). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**

*(Commission District 8)*

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**Attachments**

Matthew Regas 5-R-25-RZ

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**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:35 PM

FILE NUMBER: 5-R-25-RZ

*APPLICANT:* MATTHEW REGAS

*APPLICANT'S REQUEST:* REZONING

*FROM:* I (Industrial)

*TO:* RA (Low Density Residential)

*COMM. RECOMMENDATION:* **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 8718 MASCOT RD / Parcel ID 52 002

*ACREAGE:* 17043 square feet

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Matthew Regas  
1712 Bickerstaff Blvd  
Knoxville, TN 37922

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* No, the RA (Low Density Residential) zone is not supported by the RL (Rural Living) place type.

*Consistent with Growth Plan?* Yes

*TTCDA Approval?* N/A



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-R-25-RZ  
5-G-25-PA

**AGENDA ITEM #:** 42  
**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** MATTHEW REGAS  
**OWNER(S):** David Maples

---

**TAX ID NUMBER:** 52 002 [View map on KGIS](#)  
**JURISDICTION:** Commission District 8  
**STREET ADDRESS:** 8718 MASCOT RD  
▶ **LOCATION:** South side of Mascot Rd, east of Howell Ln  
▶ **TRACT INFORMATION:** 17043 square feet.  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Mascot Road, a minor collector street with a 19-ft pavement width within a right-of-way which varies from 70 ft to 80 ft.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
Sewer Source: Septic  
**FIRE DISTRICT:** Rural Metro Fire  
**WATERSHED:** Holston-French Broad

---

▶ **PRESENT PLAN DESIGNATION/ZONING:** RL (Rural Living) / I (Industrial)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** RA (Rural Agriculture) / RA (Low Density Residential)  
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** This would not be an extension of either.  
**HISTORY OF ZONING REQUESTS:** None noted.  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Single family residential, rural residential - SR (Suburban Residential) - I (Industrial)  
South: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)  
East: Single family residential, rural residential - RL (Rural Living) - I (Industrial), A (Agricultural)  
West: Agriculture/forestry/vacant land - RL (Rural Living) - I (Industrial)  
**NEIGHBORHOOD CONTEXT:** This area features a mix of agricultural uses, large undeveloped tracts of land, and single-family dwellings on small, suburban style lots and larger rural lots. There is a small commercial node at the intersection of Mascot

**STAFF RECOMMENDATION:**

- ▶ **Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.**
  
- ▶ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.**

**COMMENTS:**

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The surrounding area has a rural character primarily consisting of residential and agricultural uses. The RL (Rural Living) place type is intended for areas primarily made up of single-family residential development within a rural setting. These areas may include agriculture, open space, and some limited commercial uses that support agricultural and civic uses. The current RL place type designation reflects the rural character of the surrounding area, and it is not the result of an error in the Comprehensive Plan.
2. However, the permitted zones in the RL place type emphasize larger residential lot sizes, as the smallest residential lot size that can be considered for a rezoning in the RL place type is half an acre under the PR (Planned Residential) zone with up to 2 du/ac. The subject property is approximately 17,043 sq ft, which is smaller than most properties often found in rural areas.
3. The requested RA (Rural Agriculture) place type is appropriate for areas intended for crop production, livestock raising, forestry uses and processes, agricultural service businesses, and supporting residences. Typically, large lots are located in rural areas, but small lots may also be found. The subject property meets the description of the RA place type, as it neighbors the Knoxville Livestock Center and is near various large-lot farms. The RA place type also considers smaller rural lots, whereas the RL place type emphasizes larger lots. Because of this, the plan amendment is appropriate to consider here due to an omission in the Comprehensive Plan regarding the existing smaller lot in a rural area.

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. Though agricultural activity is prominent in the area, development trends have mainly been residential, consisting of single-family dwellings on various lot sizes and limited duplex developments. Limited commercial development has been concentrated west of the subject property along Rutledge Pike.
2. Since the early 1990s, there has been a gradual transition from I (Industrial) zoning to A (Agricultural) zoning and residential zoning such as RA (Low Density Residential) and PR (Planned Residential) with densities ranging from up to 2 to up to 4.7 du/ac.

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 residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 2 to 4.7 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 allowable uses in the RA zone, which are mainly residential and civic in nature, align with the character of the surrounding 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 AN AMENDMENT.

1. The RA zone is considered a low density residential zone. As such, it is not anticipated to negatively impact the surrounding residential area.
2. The RA zone requires a minimum lot area of 20,000 sq ft for properties not served by a sanitary sewer system. Based on the subject property's lot area of approximately 17,043 sq ft and the parcel's septic system, the subject property could yield one dwelling at most.

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 RA zone is partially related to the recommended RA (Rural Agriculture) place type. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the allowable uses in the RA zone align with the land use mix in the RA place type.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to the existing community character. The allowable lot sizes and housing types in the RA zone align with the surrounding area's character.
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.

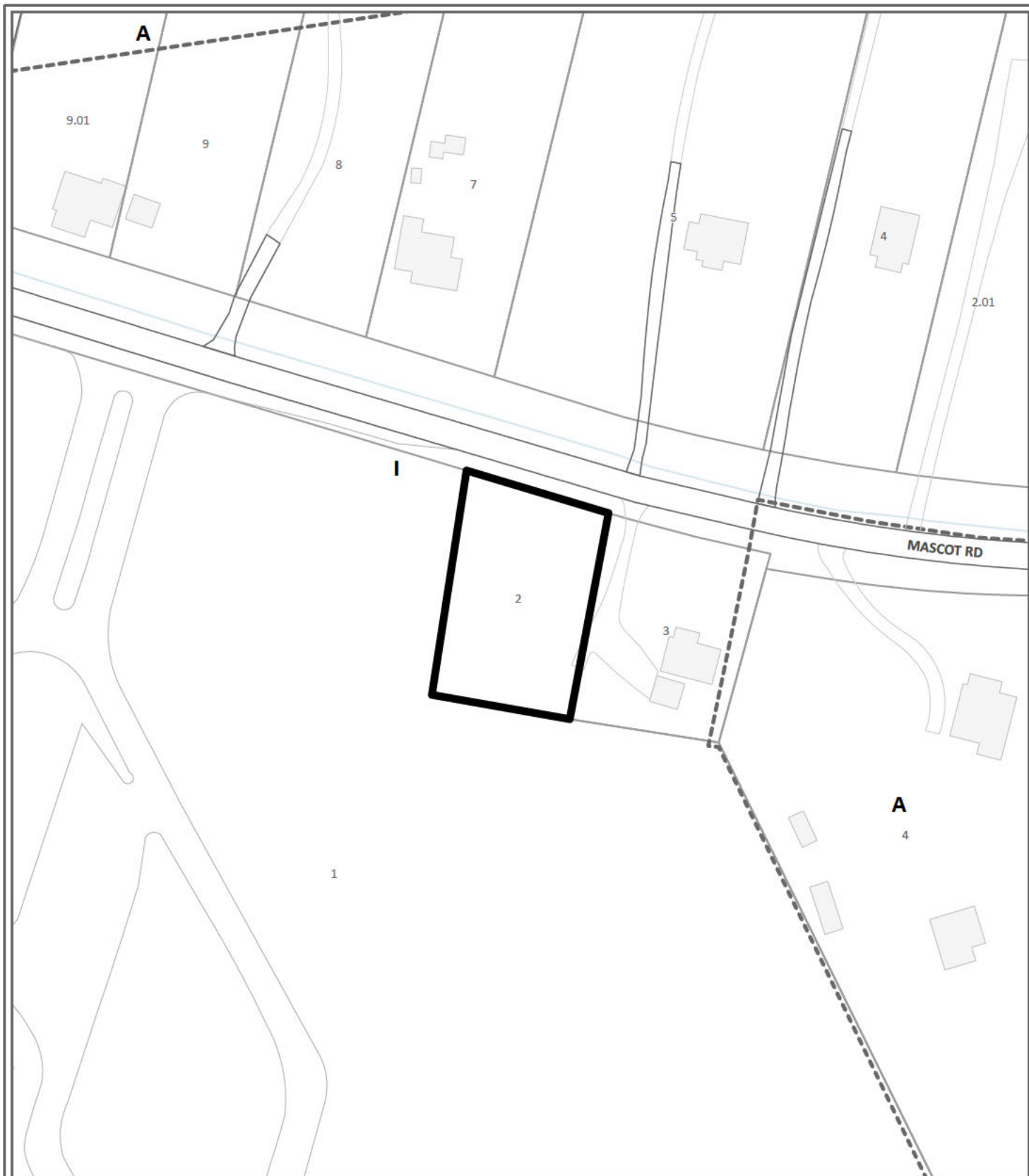
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter 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 6/16/2025. 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**

**5-R-25-RZ**

**Petitioner: Matthew Regas**



**From: I (Industrial)**

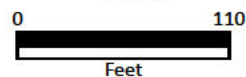
**To: RA (Low Density Residential)**

**Map No: 52**

**Jurisdiction: County**

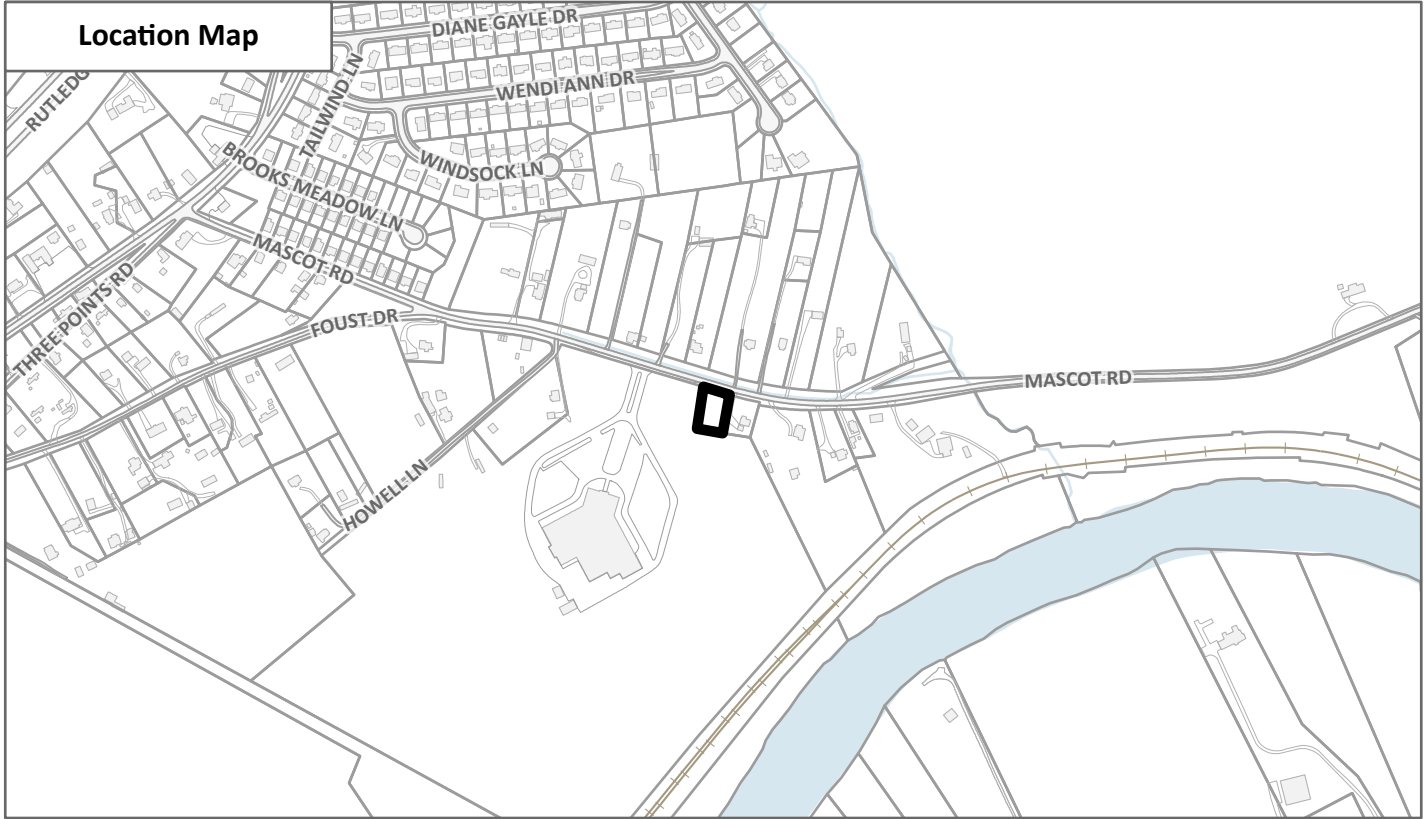
**Original Print Date: 3/28/2025**

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

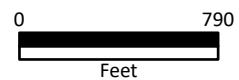


CONTEXTUAL MAPS 1

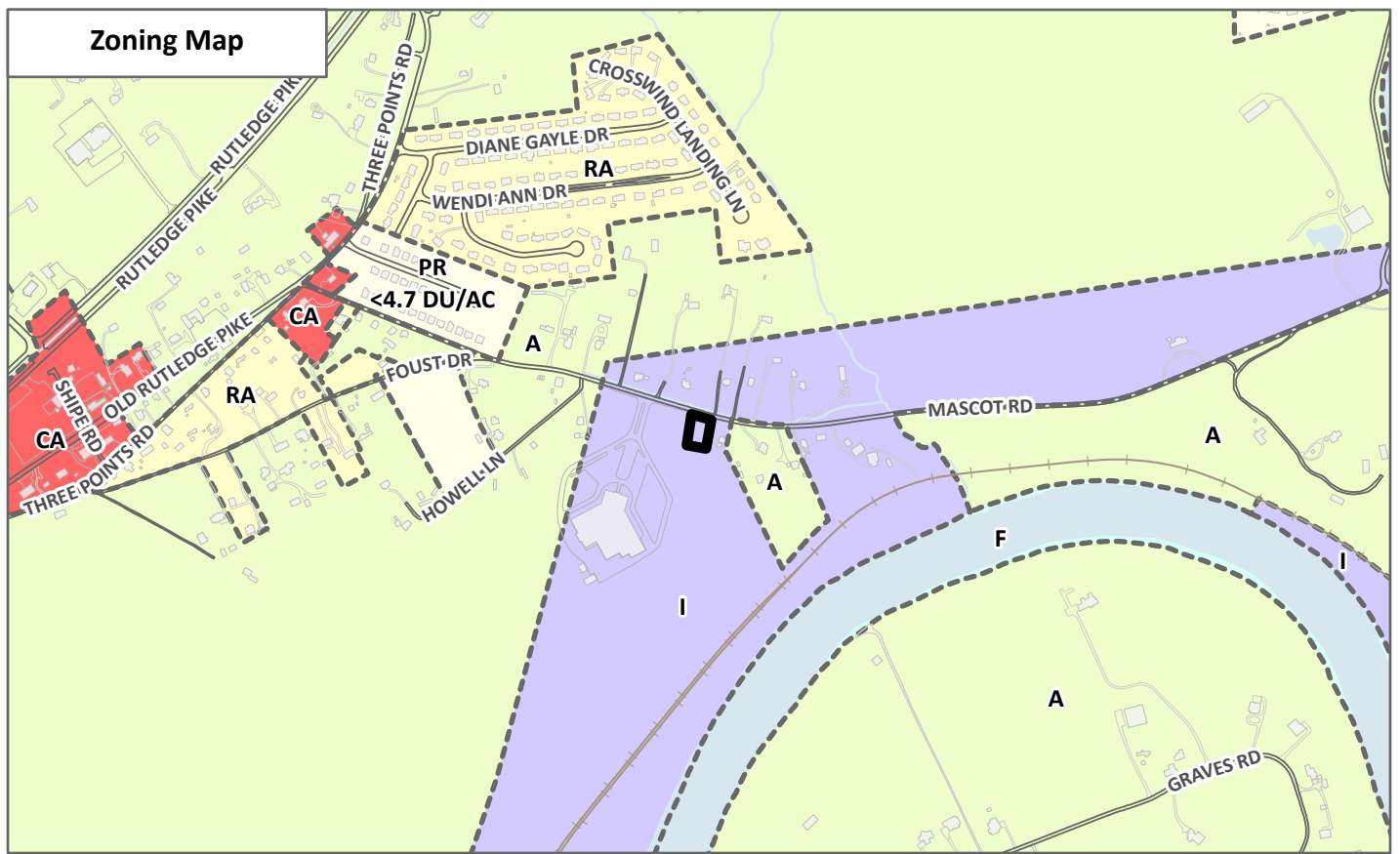
5-R-25-RZ / 5-G-25-PA



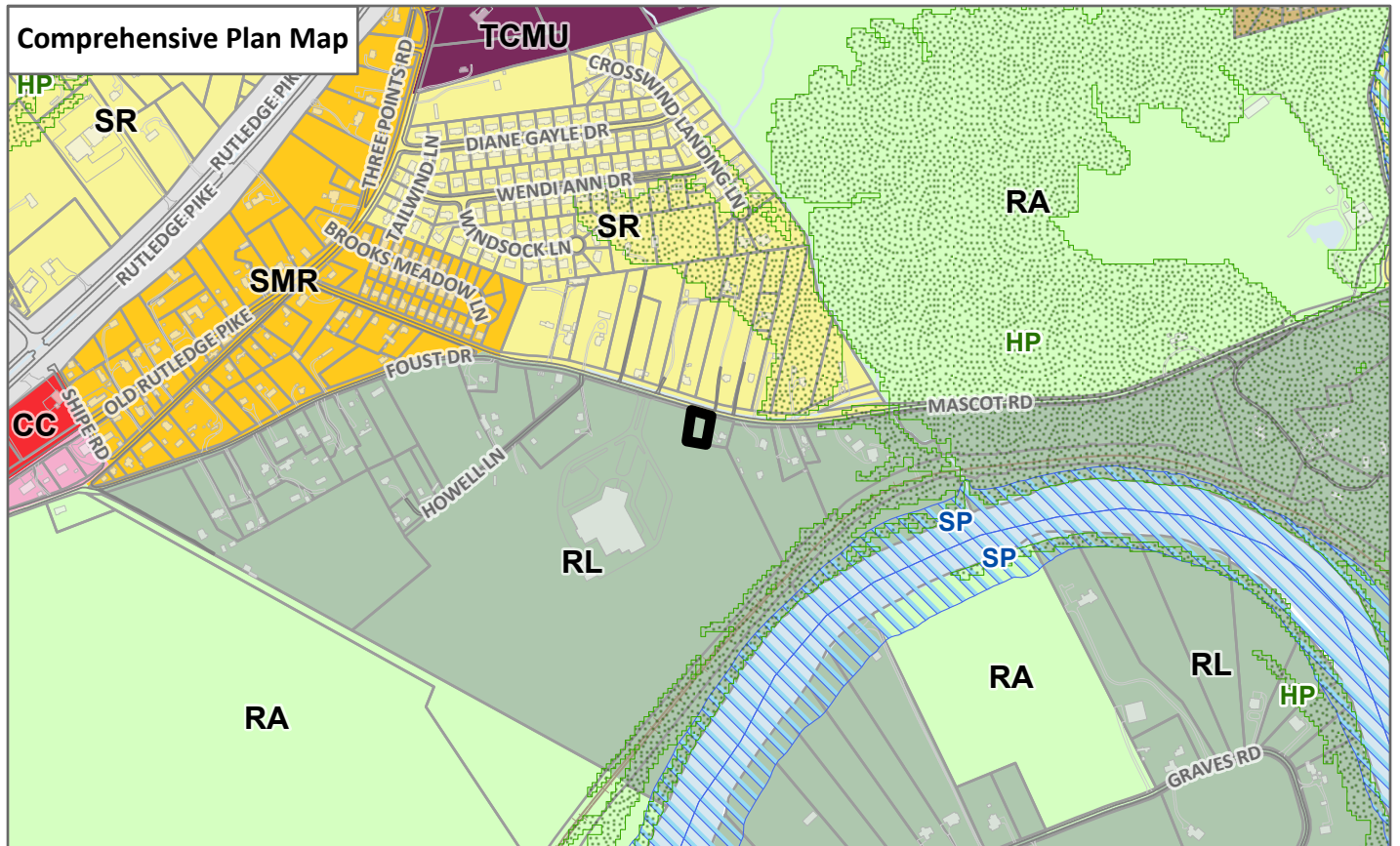
Case boundary



### Zoning Map



### Comprehensive Plan Map



### CONTEXTUAL MAPS 2

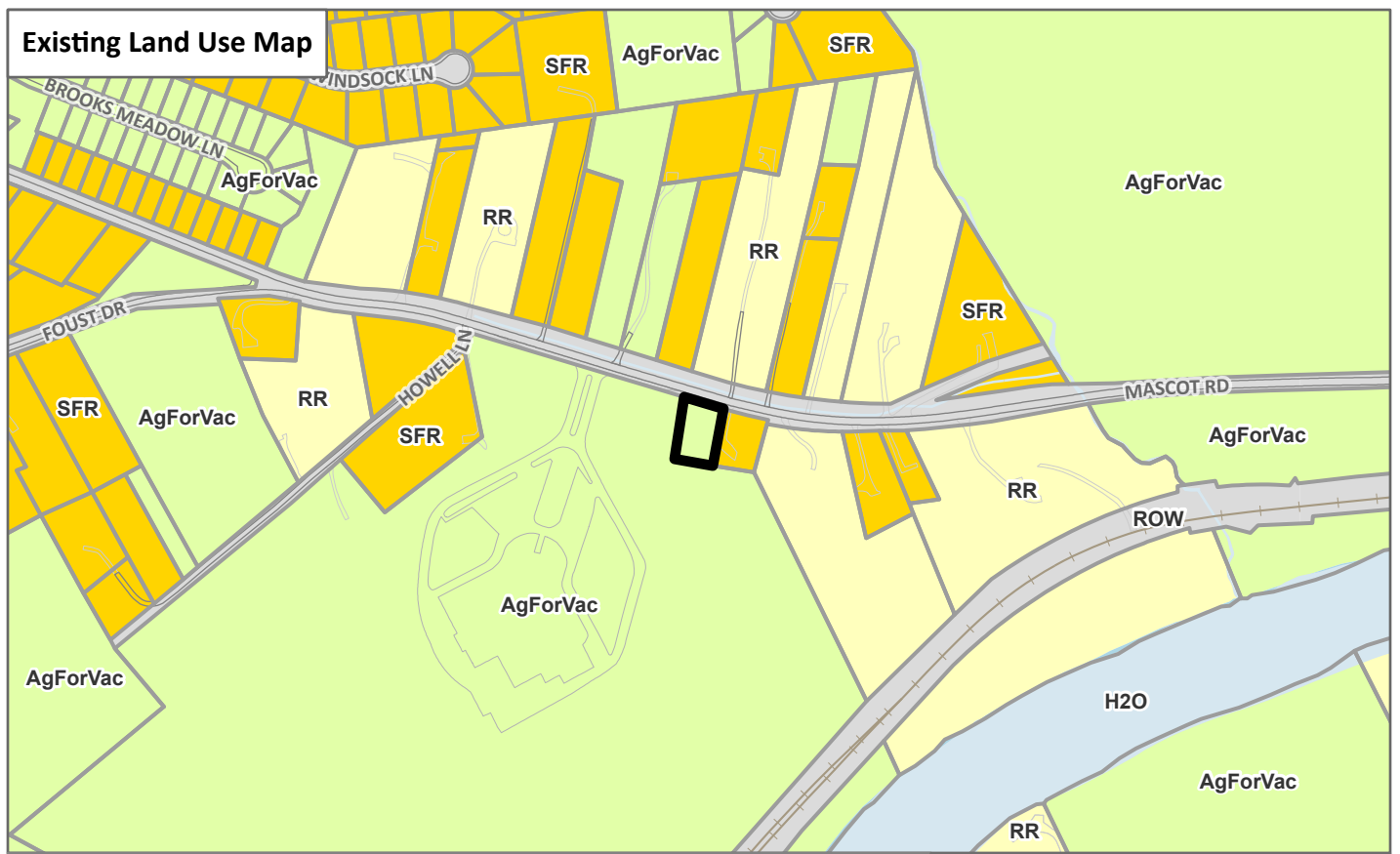
5-R-25-RZ / 5-G-25-PA



Case boundary



**Existing Land Use Map**

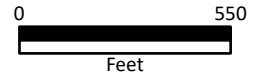


**CONTEXTUAL MAPS 3**

5-G-25-PA / 5-R-25-RZ



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.**

**File No.**

**42. MATTHEW REGAS**

8718 Mascot Road / Parcel ID 052 002, Commission District 8.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**5-G-25-PA**

From RL (Rural Living) to RA (Rural Agriculture).

**1. STAFF RECOMMENDATION**

Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING**

**5-R-25-RZ**

From I (Industrial) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto: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
  - PA
- Rezoning

Matthew Regas

Contract Holder

Applicant Name

Affiliation

3/17/24

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

Matthew Regas

Name

Company

1712 Bickerstaff Blvd

Knoxville

TN

37922

Address

City

State

ZIP

8652359587

Phone

Email

### CURRENT PROPERTY INFO

David Maples

3854 Shipwatch Lane Knoxville, TN 379

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8718 Mascot Road

052 002

Property Address

Parcel ID

Septic (permit issued from knox county)

Knox Chapman Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

## DEVELOPMENT REQUEST

Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

N/A

Proposed Subdivision Name

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

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   
 RA- Rural Agricultural **Low Density Residential**  
 Proposed Zoning  
 Plan Amendment Change   
 Suburban Residential   
 RA - Rural Agricultural  
 Proposed Plan Designation(s)

1 (

Proposed Density (units/acre)    Previous Rezoning Requests

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

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

Staff Review   
  Planning Commission

### ATTACHMENTS

Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**



Matthew C Regas

3.17.24

Applicant Signature

Print Name / Affiliation

Date

865-235-9587



Phone Number

Email

Property Owner Signature

Please Print

Date Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

04/25/2025

05/09/2025

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

Applicant Signature

McAraw C. Rosey

Applicant Name

3-17-24

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

[<< Click here to print a printer friendly version >>](#)

**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

**RLA-17356**

**5-P-25-RZ**

**AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)**

Meeting Date: 06/04/2025  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO      Funded in Current Budget: NO  
Appropriation Required: NO

---

**CAPTION**

Request of Brad Pruitt for rezoning from A (Agricultural) to PC (Planned Commercial). Property located at 0 Asheville Highway / Parcel ID 072 002 (part of).  
**Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan, by a vote of 12-1. (Commission District 8)**

---

**Attachments**

Brad Pruitt 5-P-25-RZ

---

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

5/12/2025 02:30 PM

FILE NUMBER: 5-P-25-RZ

*APPLICANT:* BRAD PRUITT

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PC (Planned Commercial)

*COMM. RECOMMENDATION:* **Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan.**

*COMMISSION VOTE COUNT:* 12-1

*LOCATION:* 0 ASHEVILLE HWY / Parcel ID 72 002 (PART OF)

*ACREAGE:* 5.13 acres

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 5/8/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 6/16/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/16/2025

*APPLICANT'S ADDRESS:* Brad Pruitt Clarion REI, LLC  
6125 Cedar Springs Ln PO Box: Ste 100  
Knoxville, TN 37923

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, the PC (Planned Commercial) zone is directly related to the CC (Corridor Commercial) placetype.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

▶ **FILE #:** 5-P-25-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 5/8/2025

▶ **APPLICANT:** BRAD PRUITT  
**OWNER(S):** JDK Properties, LLC Don Epperly

**TAX ID NUMBER:** 72 002 (PART OF) [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 0 ASHEVILLE HWY

▶ **LOCATION:** **North side of Asheville Hwy, east of Holston Ferry Rd, west of S Rich Rd**

▶ **APPX. SIZE OF TRACT:** 5.13 acres

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

**ACCESSIBILITY:** Access is via Asheville Highway, a major collector divided highway with a pavement width of 24 ft within a right-of-way which varies from 160 ft to 200 ft.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Holston-French Broad, Fawver Creek

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

▶ **ZONING REQUESTED:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF ZONE:** This would be an extension of the zone.

**HISTORY OF ZONING:** None noted.

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land - PC(k) (Planned Commercial) with conditions (pending removal, 4-Y-25-RZ)

South: Agriculture/forestry/vacant land, single family residential - CA (General Business)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Agriculture/forestry/vacant land, commercial - PC(k) (Planned Commercial) with conditions (pending removal, 4-Y-25-RZ)

**NEIGHBORHOOD CONTEXT:** This area is characterized by auto-oriented service and retail operations along Asheville Highway and the commercial node off Riverview Crossing Drive.

**STAFF RECOMMENDATION:**

▶ **Deny the PC (Planned Commercial) zone because it is incompatible with environmental constraints on the site.**

**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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The requested partial rezoning from A (Agricultural) to PC (Planned Commercial) for the rear portion of the subject parcel would be a minor extension of PC zoning from the west. There is a preliminary master plan to develop that 126-acre abutting parcel, but these plans have not been evaluated by the Planning Commission yet and as such cannot be considered a change of conditions.
2. The subject property and the area surrounding it remain heavily wooded with steep slopes. There have not been any substantial changes that warrant an expansion of commercial zoning to this location.

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

1. The PC zone is intended for a unified group of commercial buildings which do not require or desire a central business district location. It is the goal of this zone to achieve high quality site design, building arrangement, landscaping and traffic circulation.
2. The subject property proposed to be rezoned does not appear to have ever been developed. This is likely due to the extremely steep contours exhibited in the slope analysis. Most of the area has slopes in the 25% to 40% range and a substantial portion exceeds 40%. These conditions are not conducive to commercial development and do not meet the intent of the zone to develop multiple commercial buildings.

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. The clearing and grading required to develop this parcel for commercial purposes could have a negative impact on the scenic and rural character of this undisturbed area south of the Holston River.

THE 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:

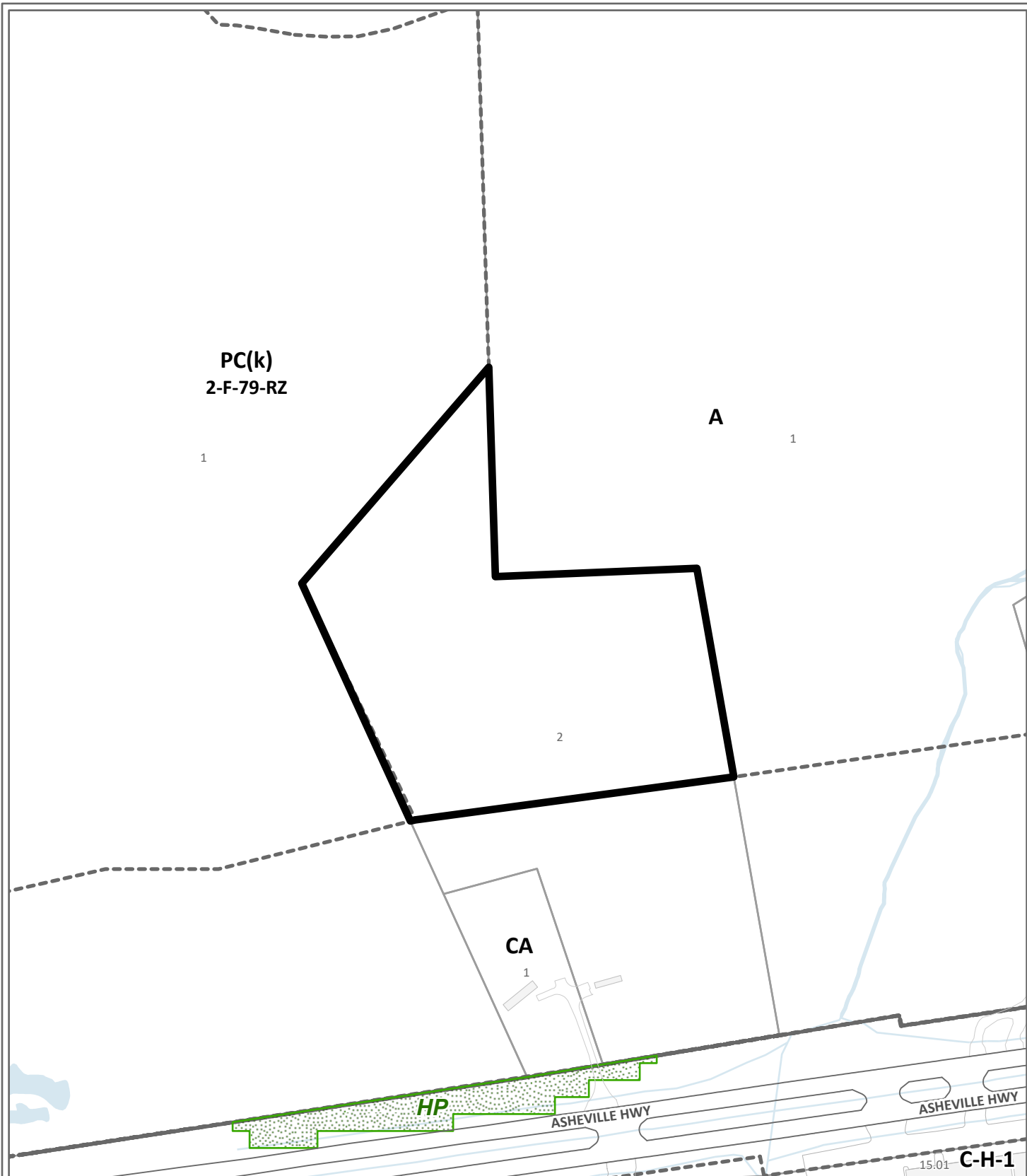
1. Although the PC zone is directly related to the CC (Corridor Commercial) place type on the property, staff consider this place type location to be a potential error in the Comprehensive Plan. The abutting place type to the east is a large swath of RC (Rural Conservation), which is intended to conserve forested areas, ridges, wetlands and other significant natural areas. The CC designation follows the subject property's boundaries and carry over a commercial classification from the previous sector plan that is no longer in effect. The RC place type is generally applied to areas with physical attributes that should be preserved, rather than following property lot lines, and this is especially the case in areas with Hillside Protection status and undisturbed forest.
2. Rezoning this property to PC is inconsistent with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. The slope analysis for this property recommends less than an acre of disturbance on this 5.13-acre area.
3. The property is within the bounds of the adopted East County Community Plan, which designates this area as a Rural Corridor. The Rural Corridor designation means the area offers scenic views where development patterns should preserve the rural look and feel, and infrastructure expansion should be minimal. An expansion of PC zoning at this location conflicts with this community plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 6/16/2025. 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**

**5-P-25-RZ**

**Petitioner:** Brad Pruitt

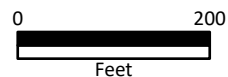


**From:** CA (General Business), A (Agricultural)

**To:** PC (Planned Commercial)

**Map No:** 72

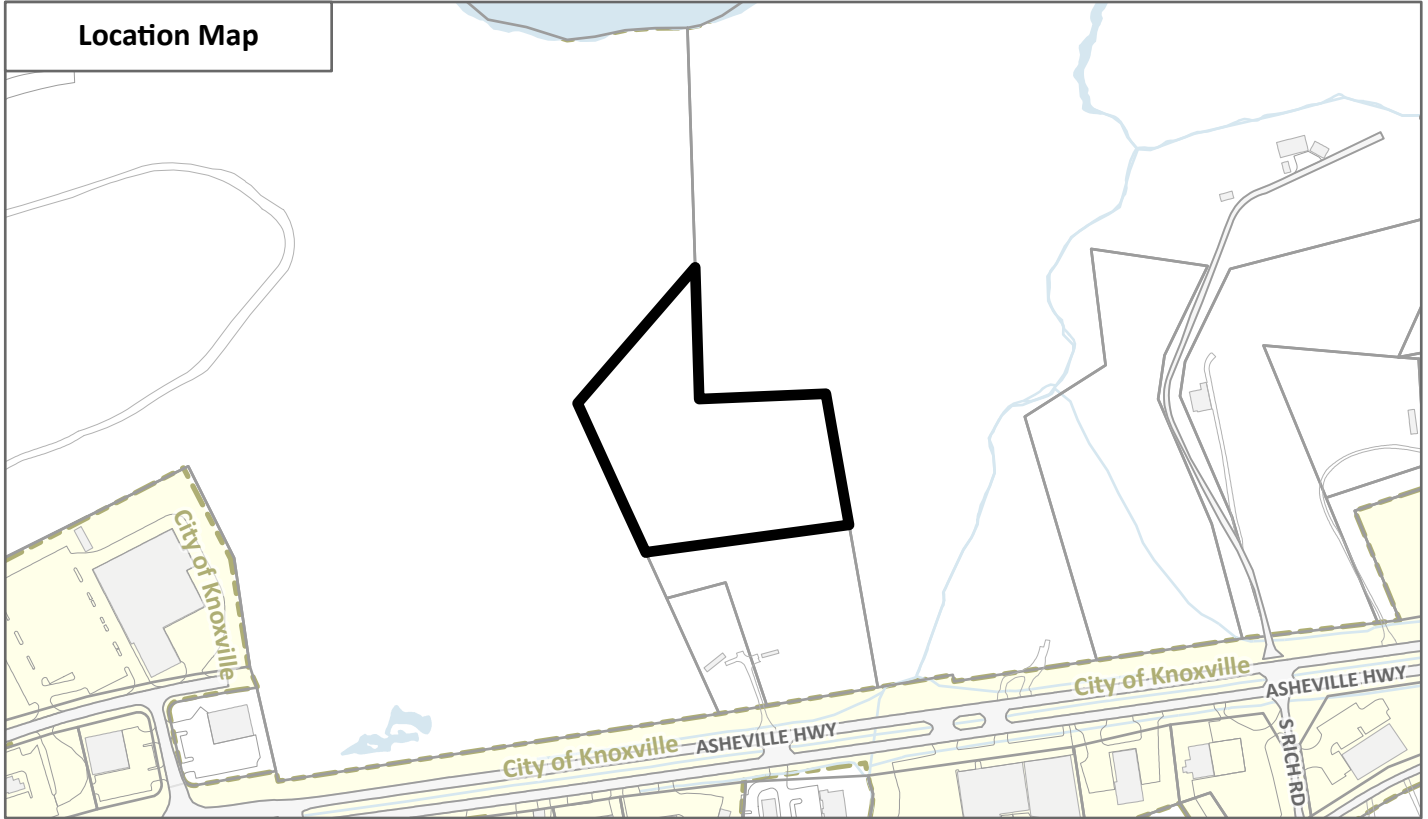
**Jurisdiction:** County



15.01 **C-H-1**

# Exhibit A. Contextual Images

Location Map



Aerial Map

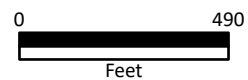


CONTEXTUAL MAPS 1

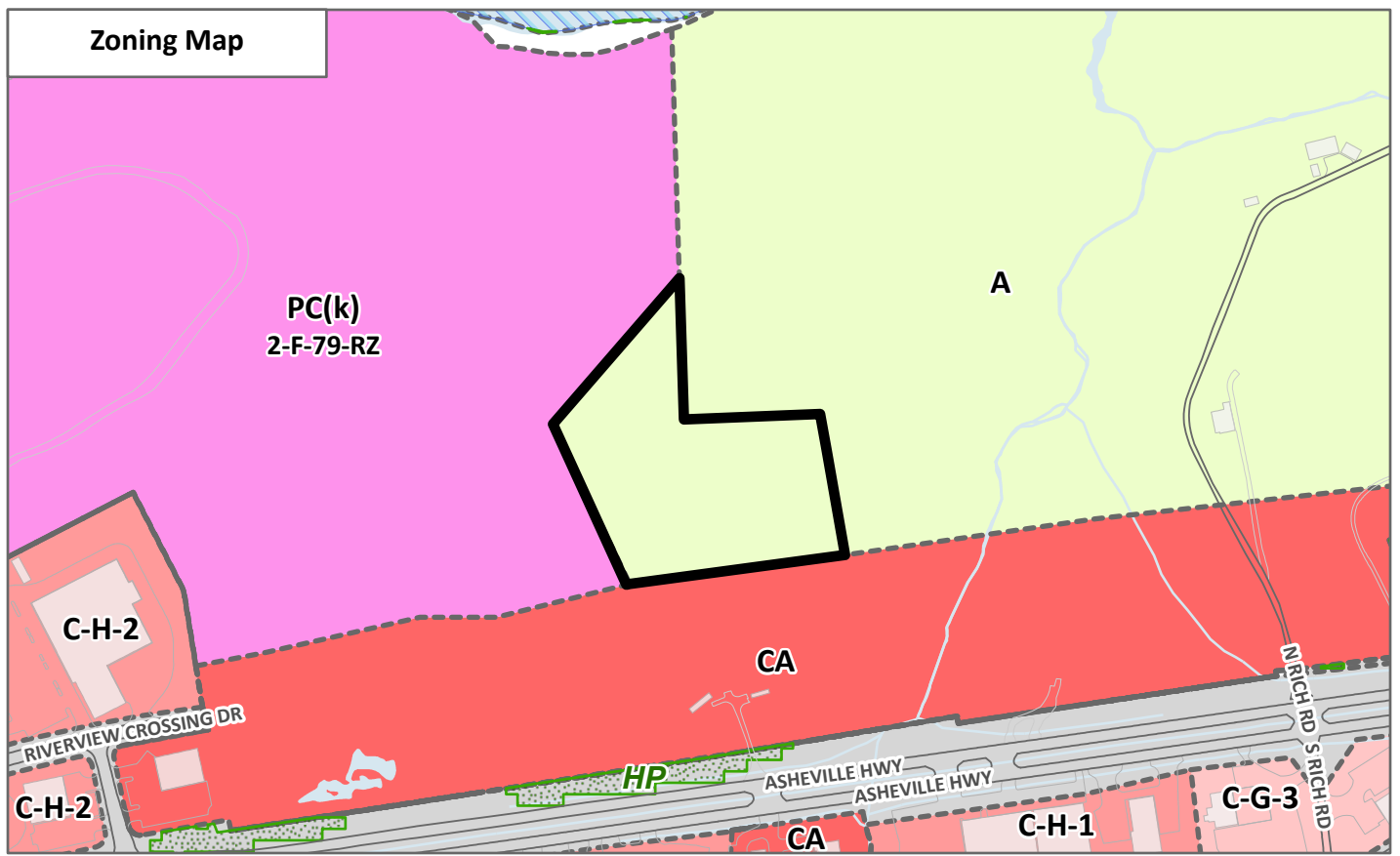
5-P-25-RZ



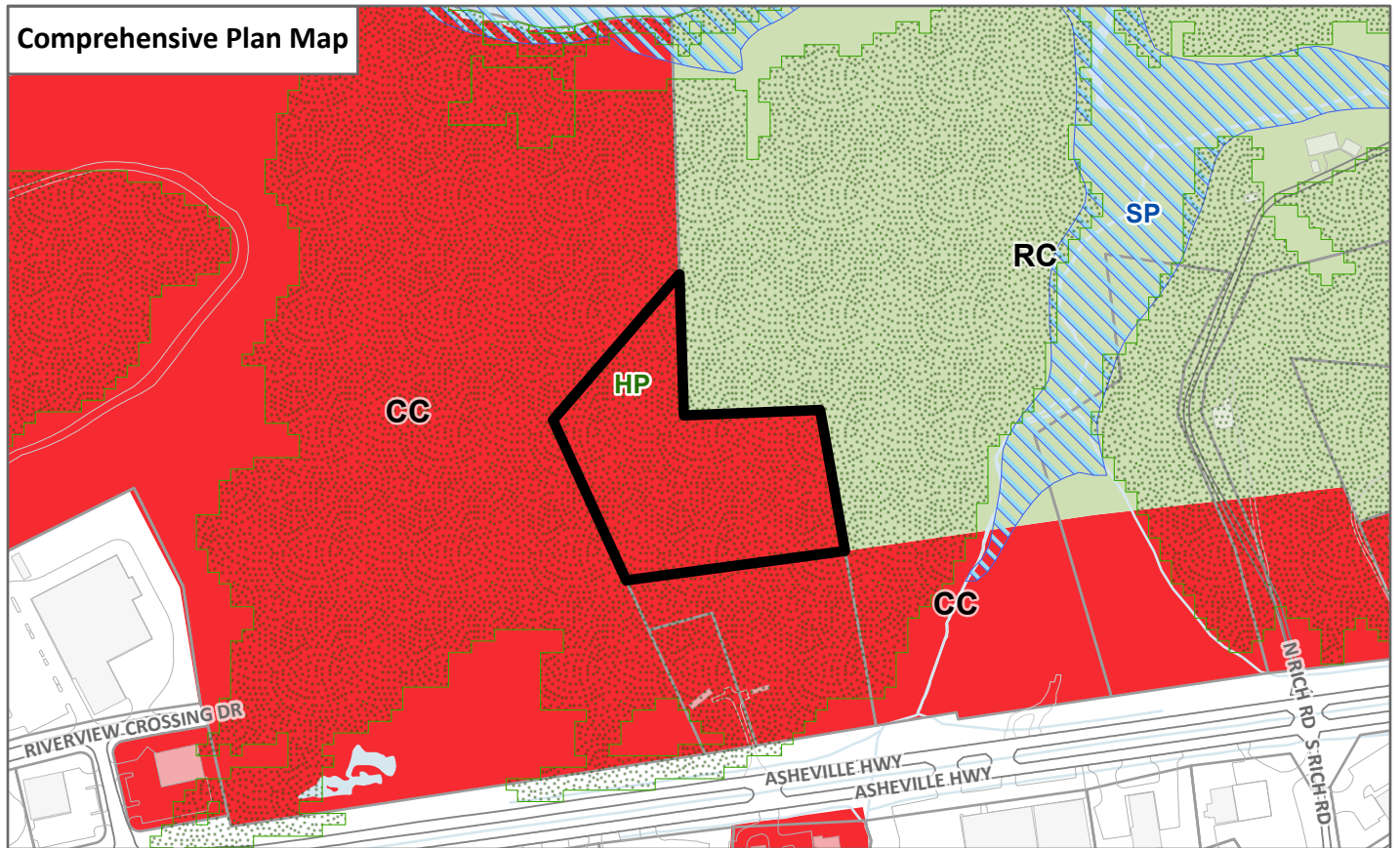
Case boundary



Zoning Map



Comprehensive Plan Map

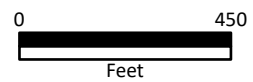


CONTEXTUAL MAPS 2

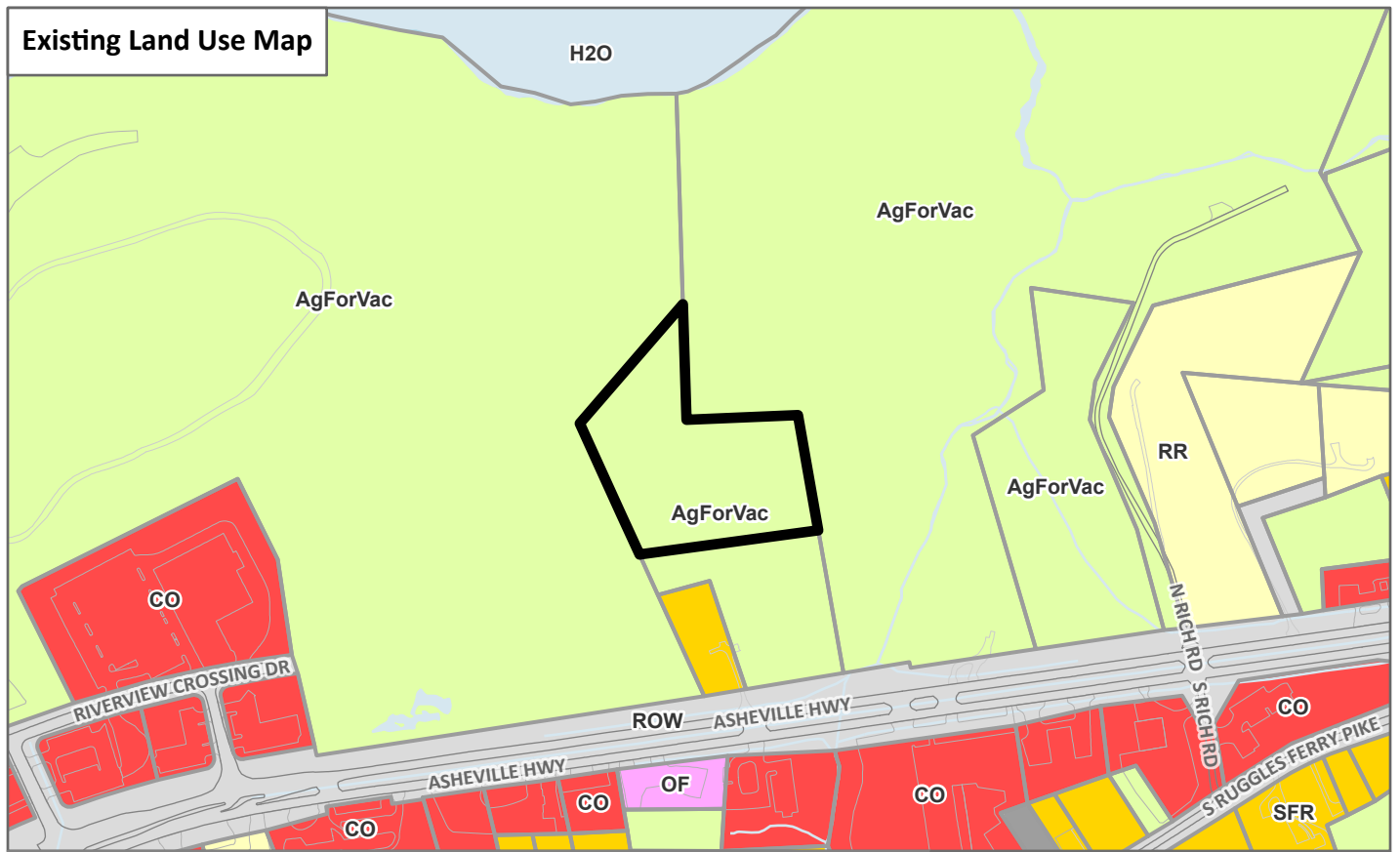
5-P-25-RZ



Case boundary



Existing Land Use Map

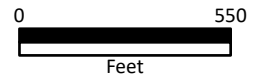


CONTEXTUAL MAPS 3

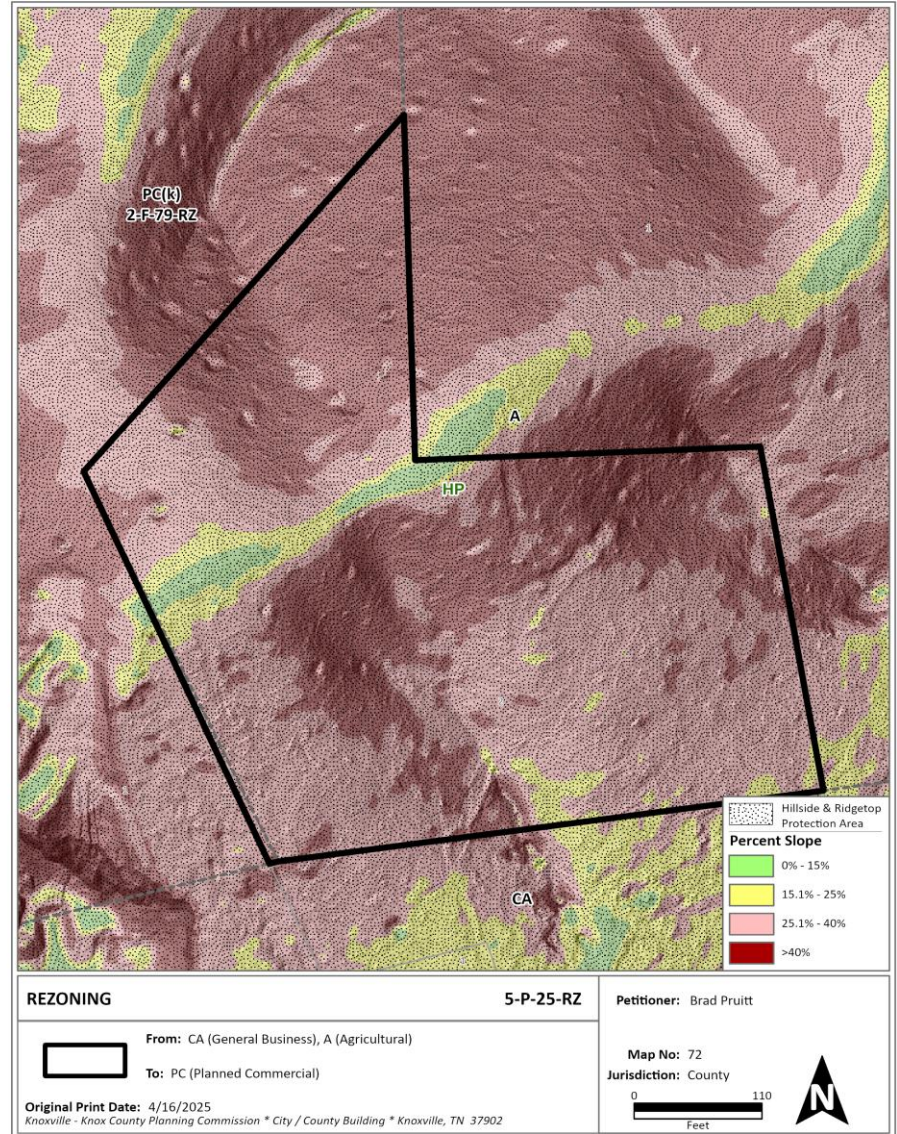
5-P-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>5.10</b>		
Non-Hillside	0.00	N/A	
0-15% Slope	0.10	100%	0.10
15-25% Slope	0.27	50%	0.14
25-40% Slope	2.50	20%	0.50
Greater than 40% Slope	2.23	10%	0.22
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>5.10</b>	Recommended disturbance budget within HP Area (acres)	<b>0.96</b>
		Percent of HP Area	<b>18.9%</b>



May 8, 2025

Planning Commission meeting

# Public Comments

## 1 Comment for 5-P-25-RZ and

---

**Renee (37871)**, April 16, 2025 at 9:00 AM

---

Please leave the zoning of this land as agricultural. Stop destroying what land we have left for the sake of progress.

---

The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### 40. BRAD PRUITT

5-P-25-RZ

0 Asheville Highway / Parcel ID 072 002 (part of), Commission District 8. Rezoning from A (Agricultural) to PC (Planned Commercial).

Speaking:

Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902

#### 1. STAFF RECOMMENDATION

**Item No.**

**File No.**

Deny the PC (Planned Commercial) zone because it is incompatible with environmental constraints on the site.

2. **MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) BECAUSE IT IS COMPATIBLE WITH THE NEIGHBORING PARCEL AND IS AN EXTENSION OF THE PC ZONE AND IS IN THE COMPREHENSIVE PLAN.**

**MOTION CARRIED 12-1 (NO: MIDIS). APPROVED**

---

STAFF REVIEW



# Development Request

**Subdivision**  Concept Plan  Final Plat

**Zoning**  Rezoning  Plan Amendment

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

Brad Pruitt

Clarion REI, LLC

Applicant Name

Affiliation

March 24, 2025

May 8, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-P-25-RZ

## Correspondence

All correspondence will be directed to the approved contact listed below.

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Brad Pruitt

Clarion REI, LLC

Name

Company

6125 Cedar Springs Lane - Suite 100

Knoxville

TN

37923

Address

City

State

ZIP

865-603-0987

Phone

Email

## Current Property Info

JDK Properties, LLC

3839 River Vista Way - Louisville, TN 37777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Asheville Highway - Knoxville, TN 37924

: 072 002

Property Address

Parcel ID

KUB

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

Residential  Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

MARCH 2025

### Subdivision Request




Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

### Zoning Request

PC		PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning      Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input checked="" type="checkbox"/> <del>Plan Amendment Change</del> CC	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

### 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

	Brad Pruitt / Clarion REI, LLC	3/24/2025
Applicant Signature	Please Print	Date
865-603-0987		
Phone Number	Email	
	DON EPPERLY	
Property Owner Signature	Please Print	Date Paid

### Staff Use Only

ADDITIONAL REQUIREMENTS  Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

# 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). 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.*

04/25/2025

05/09/2025

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



Brad Pruitt

3/24/2025

Applicant Signature

Applicant Name

Date

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0296235
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 194.26
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> May 12, 2025 9:51:59 AM EDT
<b>Amount:</b> 194.26

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on June 16, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><u>5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.</p> <p><u>5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.</p> <p><u>5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).</p> <p><u>5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)</p> <p><u>5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY.</u> Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).</p> <p><u>5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD.</u> Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.</p> <p><u>5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD.</u> Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).</p> <p>May 16 2025 LOKR0296235</p>

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**This case is scheduled to be heard by County Commission on **June 16, 2025 at 5:00 p.m.** in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**