

Knox County Commission

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Kim Frazier, At-Large Seat 11, *Vice-Chair*

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Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
Adam Thompson, 8th District
Andy Fox, 9th District
Larsen Jay, At-Large Seat 10



400 West Main Street
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Knoxville, TN 37902

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NOTICE (REVISED)

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 JULY ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, JULY 9, 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. 6-J-25-RZ Request of Sam Hargrove for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1412 Chert Pit Road / Parcel ID 105 114. **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 11-0 Consent.**
(Commission District 3)

2. 6-B-25-RZ Request of John Julies for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1307 Mourfield Road / Parcel ID 144 04006. **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 11-0 Consent.**
(Commission District 5)
3. 6-G-25-RZ Request of Ty Calvin Herrell for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Cate Road / Parcel ID 066 08704. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition, by a vote of 11-0 Consent.**
(Commission District 6)
4. 6-H-25-RZ Request of 1222 Development LLC for rezoning from I (Industrial) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 dwelling units per acre. Property located at 8007 Ball Camp Pike / Parcel ID 091 206. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone in the CMU (Corridor Mixed-Use) place type and PR (Planned Residential) with up to 9 du/ac in the SR (Suburban Residential) place type because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions, by a vote of 11-0 Consent.**
(Commission District 6)
5. 6-D-25-RZ Request of Jose J. Herrera for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 3175 Byington Solway Road and 9905 Coward Mill Road / Parcel ID 090 064, 065. **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 11-0.**
(Commission District 6)
6. 6-A-25-RZ Request of Daniel Bruce Crowe for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1515 and 1517 Cunningham Road / Parcel ID 047EA02301, 024. **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 11-0.**
(Commission District 7)

7. 6-F-25-RZ Request of Graham Corporation for rezoning to remove a previously
Revised approved condition in the CA(k) (General Business) and F (Floodway)
Caption districts. Property located at 504 and 520 W Emory Road / Parcel ID 056
12301, 12201. **Planning Commission Recommendation: Revise the curb
cut condition as noted in the staff report because the property boundary
has changed since the condition took effect, by a vote of 11-0 Consent.**
(Commission District 7)

8. 6-C-25-RZ Request of Nils Hay for rezoning from A (Agricultural) to RA (Low Density
Residential). Property located at 4925 E Emory Road / Parcel ID 029 030.
**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 11-0.**
(Commission District 7)

9. 6-I-25-RZ Request of Priyanka Patel for rezoning from OB (Office, Medical, and
Related Services) to CA (General Business). Property located at 8535
Asheville Highway / Parcel ID 062 21101 (partial). **Planning Commission
Recommendation: Approve the CA (General Business) zone because it is
a minor extension that is consistent with surrounding development and
the Comprehensive Plan, by a vote of 11-0 Consent.**
(Commission District 8)

10. 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. (DEFERRED FROM JUNE AT
REQUEST OF APPLICANT)**
(Commission District 8)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

RLA-17461

6-J-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Sam Hargrove for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1412 Chert Pit Road / Parcel ID 105 114. **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 11-0 Consent.**

(Commission District 3)

Attachments

Sam Hargrove 6-J-25-RZ

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

6/16/2025 03:14 PM

FILE NUMBER: 6-J-25-RZ

APPLICANT: SAM HARGROVE

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: 11-0 Consent

LOCATION: 1412 CHERT PIT RD / Parcel ID 105 114

ACREAGE: 1.95 acres

DISTRICT: Commission District 3

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Sam Hargrove
35794 Springvale Ln PO Box: Unit 2
Murrieta, CA 92562

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.

Consistent with Growth Plan? Yes.

TTEDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-J-25-RZ

AGENDA ITEM #:

AGENDA DATE: 6/12/2025

► **APPLICANT:** **SAM HARGROVE**

OWNER(S): Sam Hargrove

TAX ID NUMBER: 105 114

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1412 CHERT PIT RD

► **LOCATION:** **Northeast side of Chert Pit Rd, west side of Westop Trl**

► **APPX. SIZE OF TRACT:** **1.95 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chert Pit Road, a major collector with 22 ft of pavement width within a right-of-way width that varies from 50 ft to 59 ft. Access is also via Westop Trail, an unstriped, median-divided local street with 33 ft of pavement width within a right-of-way width that varies from 44 ft to 54 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

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: In 2023 a request to rezone the property from A (Agricultural) to RA (Low Density Residential) was approved by the Planning Commission but denied by the County Commission (7-F-23-RZ).

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

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

East: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)

West: Single family residential, multifamily residential- RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area primarily composed of single family subdivisions and houses on large 1+ acre lots, with forested, undeveloped slopes to the north. There are some commercial, office, and multifamily developments to the south along Middlebrook Pike.

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 area have been residential in nature, consisting of single family subdivisions. There is commercial development along Middlebrook Pike to the south.
2. The property is surrounded by single family subdivisions mostly zoned RA (Low Density Residential) that were developed during the 1970s. The residential density within a one mile radius has sporadically increased since the 1970s, with rezonings from A (Agricultural) to RA, RB (General Residential), and PR (Planned Residential) with densities ranging from 2.5 du/ac to 12 du/ac.
3. The applicant requested to rezone the property to RA in 2023 (7-F-23-RZ), which was approved by the Planning Commission. However, the request was denied at the County Commission meeting when the applicant was not present.

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, A, and PR up to 2.5 and 3 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 by right and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on Chert Pit Road, a major collector, and Jenkins Road, a minor collector, would be minimally affected by a development of this size, and traffic would not be routed through Westop Trail or other nearby side streets.
3. The subject property is within the Hillside Protection area and has some areas with 15-25% slopes, and there are slopes over 25% near the perimeter that likely resulted from grading and road construction (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 SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one acre 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 Planned Growth Area 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 Planned Growth Area.

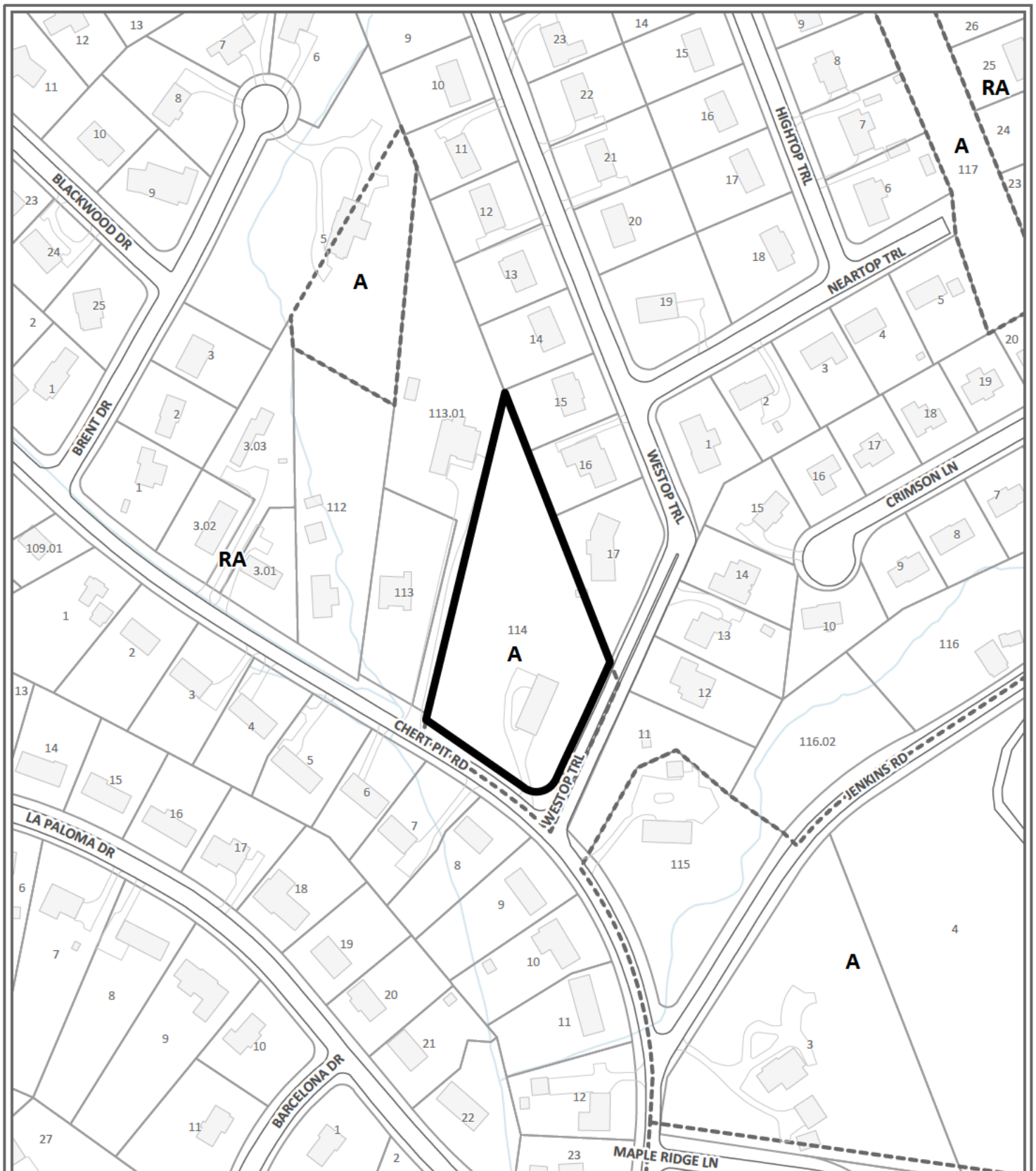
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ball Camp Elementary, Karns 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 7/21/2025. 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

6-J-25-RZ

Petitioner: Sam Hargrove

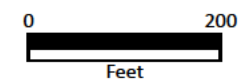


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 105

Jurisdiction: County

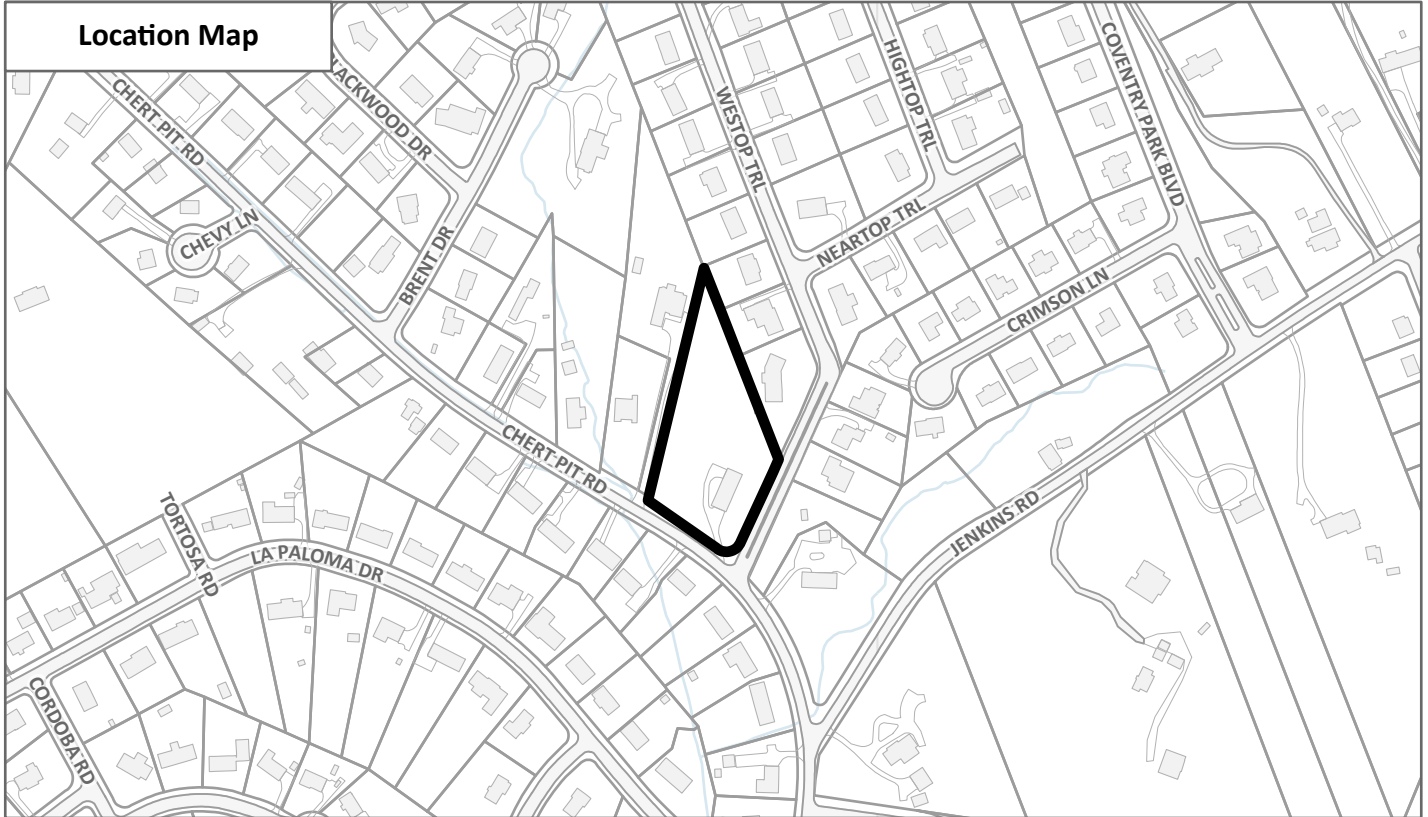


Original Print Date: 4/30/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

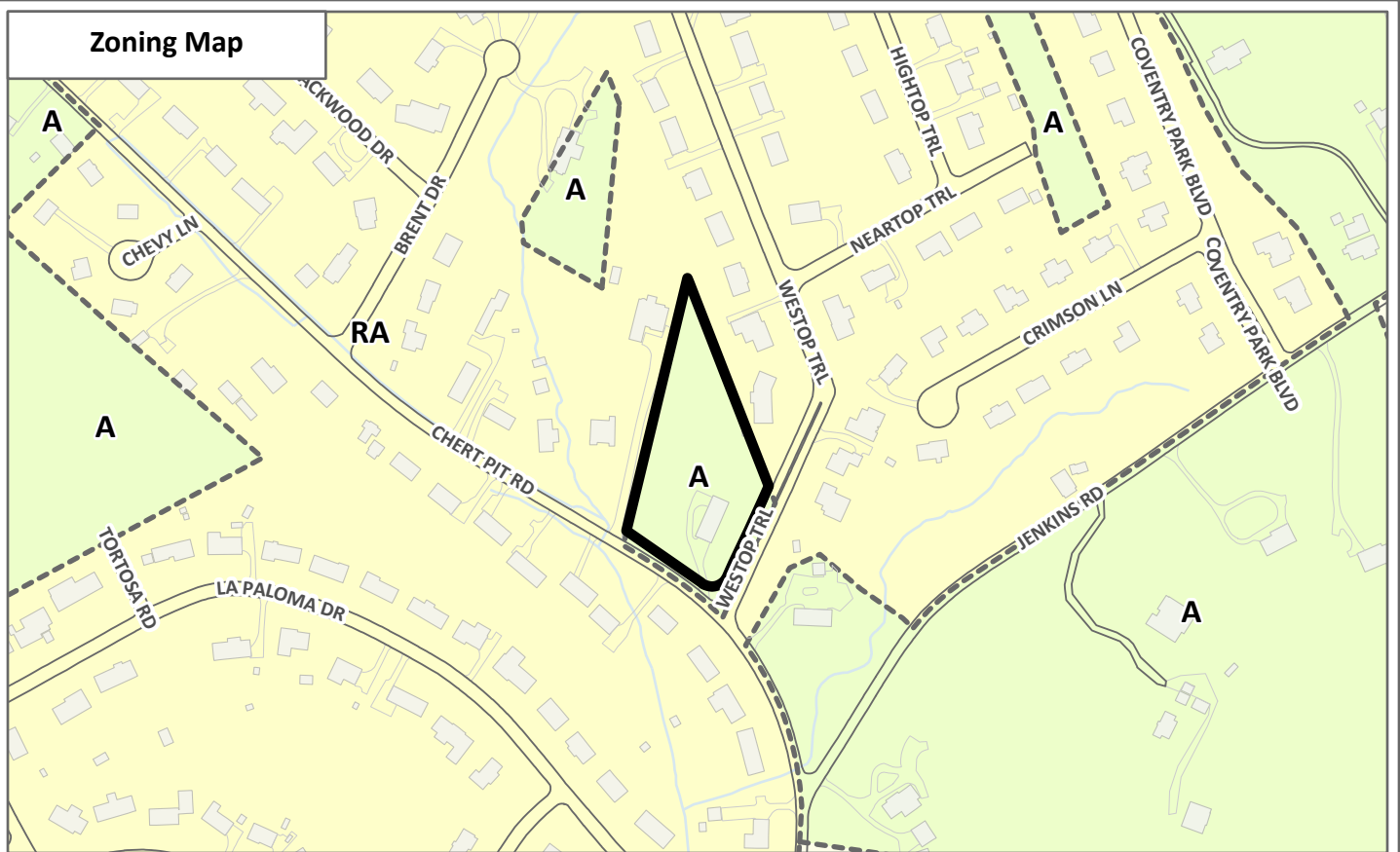
6-J-25-RZ



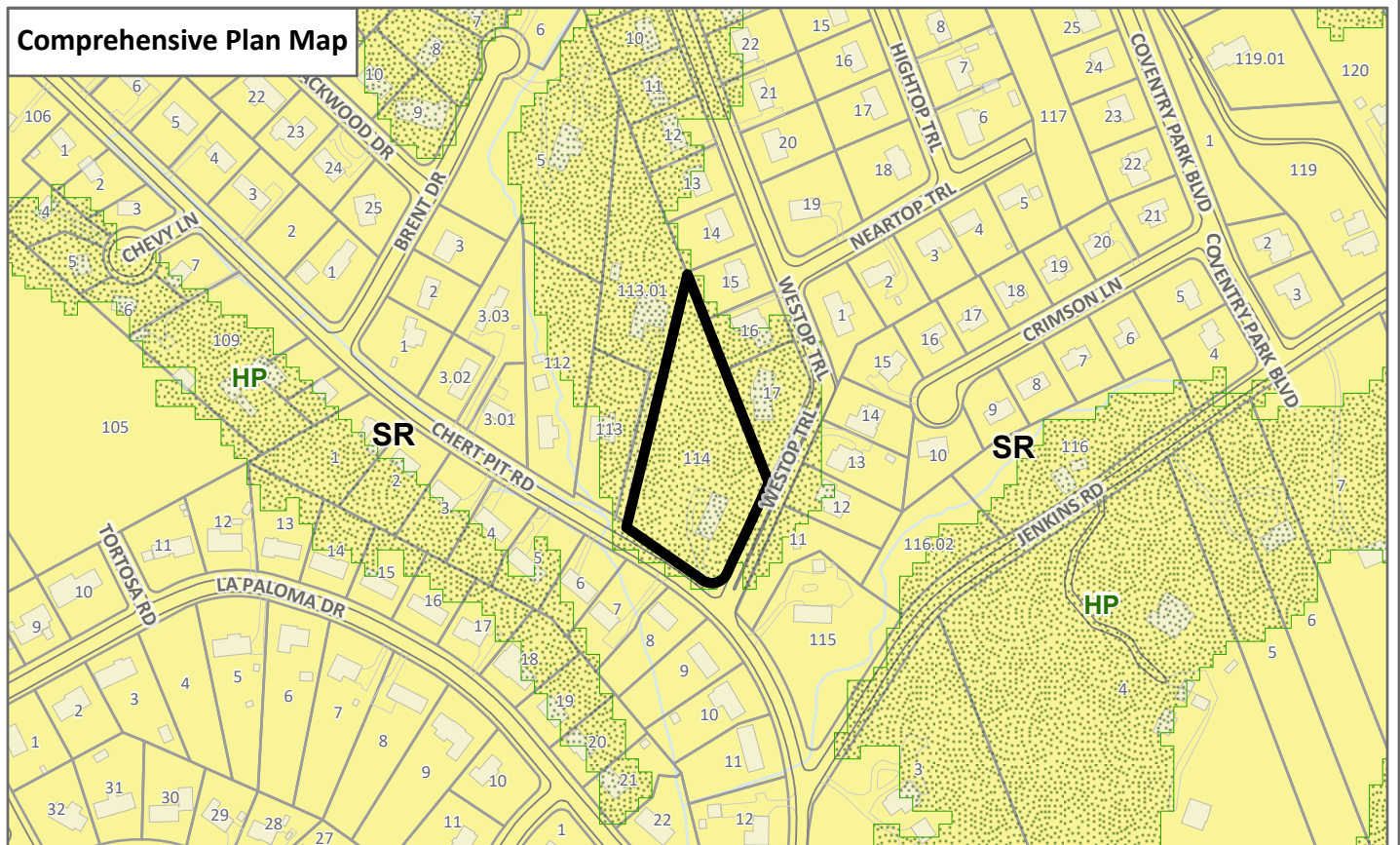
Case boundary



Zoning Map



Comprehensive Plan Map

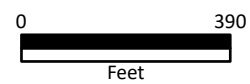


CONTEXTUAL MAPS 2

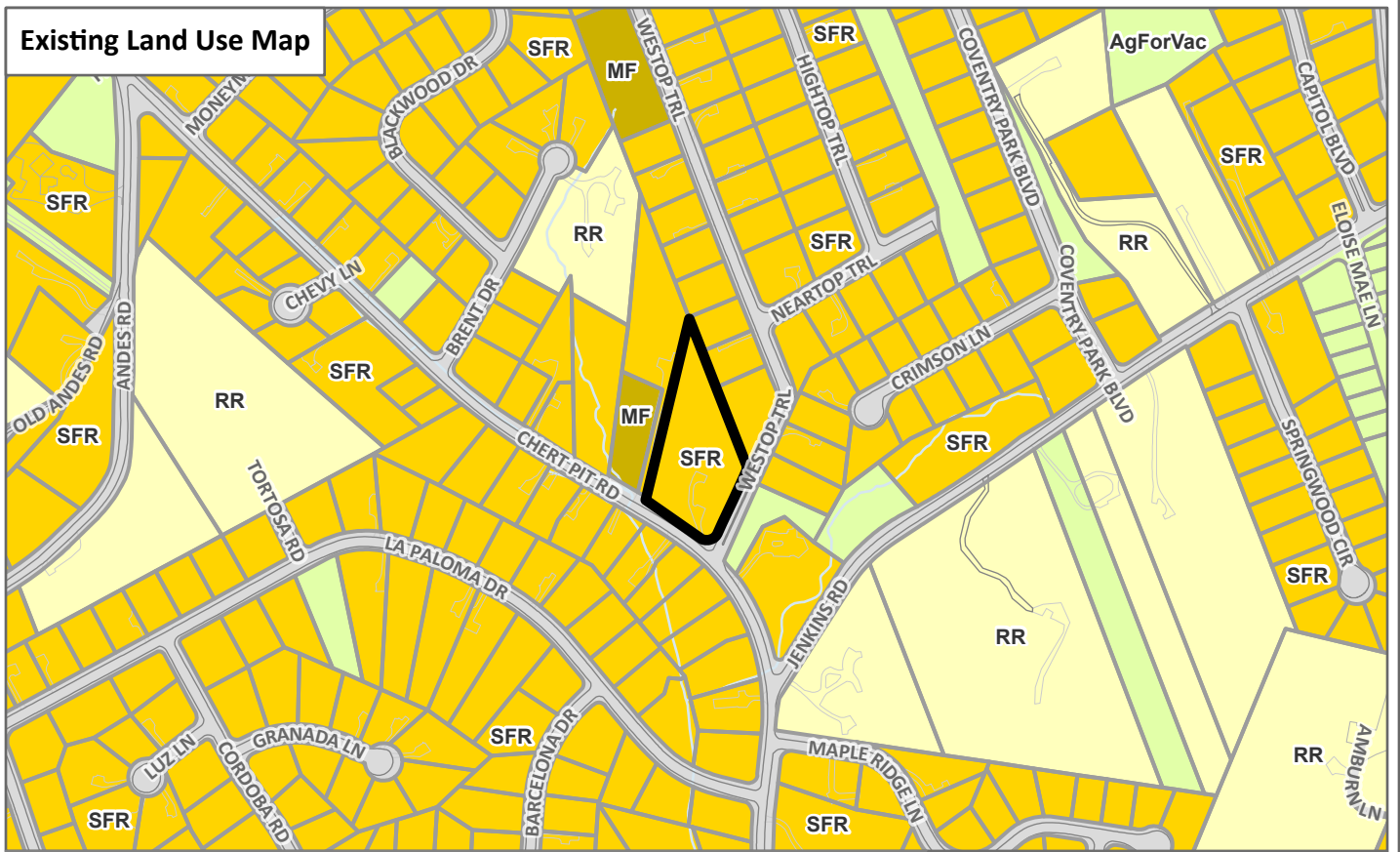
6-J-25-RZ



Case boundary



Existing Land Use Map

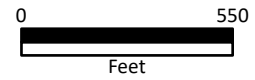


CONTEXTUAL MAPS 3

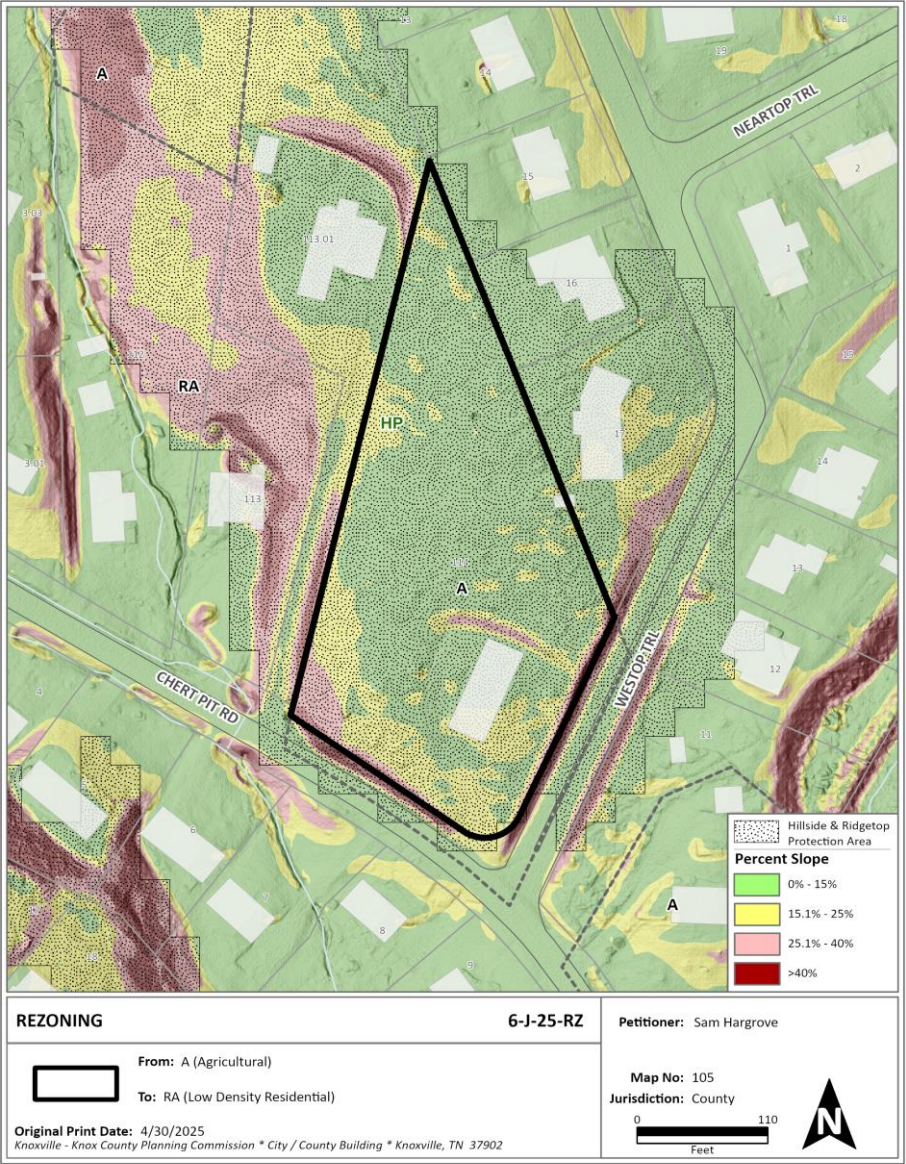
6-J-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.95		
Non-Hillside	0.00	N/A	
0-15% Slope	1.34	100%	1.34
15-25% Slope	0.49	50%	0.24
25-40% Slope	0.09	20%	0.02
Greater than 40% Slope	0.04	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.95	Recommended disturbance budget within HP Area (acres)	1.60
		Percent of HP Area	82.3%



June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

40. SAM HARGROVE

6-J-25-RZ

1412 Chert Pit Road / Parcel ID 105 114, 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



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

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

*These application types require a [pre-application consultation](#) with Planning staff.

Sam Hargrove

Applicant Name

Affiliation

4/27/2025

June 12, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

6-J-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

Sam Hargrove

N/A

Name

Company

35794 Springvale Ln Unit 2

Murrieta

CA

92562

Address

City

State

ZIP

(951) 473-4995

Phone

Email

Current Property Info

Sam and Adrianna Hargrove

Same as above

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1412 Chert Pit Rd, Knoxville TN 37923

105 114

Property Address

Parcel ID

LCUB

LCUB

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




		RELATED REZONING FILE NUMBER
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

From AG to RA		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 type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	7-F-23-RZ 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**

	Sam Hargrove	4/27/2025
Applicant Signature	Print Name / Affiliation	Date
(951) 473-4995		
Phone Number	Email	
	Sam and Adrianna Hargrove	04/28/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
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.

~~any~~ 05/30/2025

Date to be Posted

~~an~~ 06/13/2025

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

Sam Hargrove

Applicant Name

4/27/2025

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)
6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.
6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.
6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.
6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).
6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17454

6-B-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 John Julies for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1307 Mourfield Road / Parcel ID 144 04006.

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 11-0 Consent.

(Commission District 5)

Attachments

John Julies 6-B-25-RZ

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

6/16/2025 03:07 PM

FILE NUMBER: 6-B-25-RZ

APPLICANT: JOHN JULIES

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: 11-0 Consent

LOCATION: 1307 MOURFIELD RD / Parcel ID 144 04006

ACREAGE: 2.41 acres

DISTRICT: Commission District 5

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: John Julies
1307 Mourfield Rd
Knoxville, TN 37922

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) Placetype.

Consistent with Growth Plan? Yes

TTEDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-B-25-RZ

AGENDA ITEM #: 33

AGENDA DATE: 6/12/2025

► **APPLICANT:** JOHN JULIES

OWNER(S): John Julies

TAX ID NUMBER: 144 04006

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1307 MOURFIELD RD

► **LOCATION:** South side of Mourfield Rd, northeast of Zachary Taylor Rd

► **APPX. SIZE OF TRACT:** 2.41 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mourfield Road, a minor collector with a pavement width of 18 ft within a right-of-way which varies from 55 ft to 85 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

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

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

► **EXISTING LAND USE:** Rural Residential

►
EXTENSION OF ZONE: Yes, this would be an extension of the zoning.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural), RA (Low Density Residential)

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

East: Rural Residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a mix of small suburban lots and larger rural lots. Frontage on Mourfield Road largely consists of forested land.

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 surrounding area have been mainly residential, consisting of single family residential dwellings on small lots within developments concentrated along classified roads.
2. Since 2003, a number of large properties in the area formerly zoned A (Agricultural) have been rezoned and developed under the PR (Planned Residential) zone.

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 and PR with up to 3 and 4 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which 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 area, which consists largely of single-family dwellings

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

1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The 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.
3. 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 surrounding area's character.

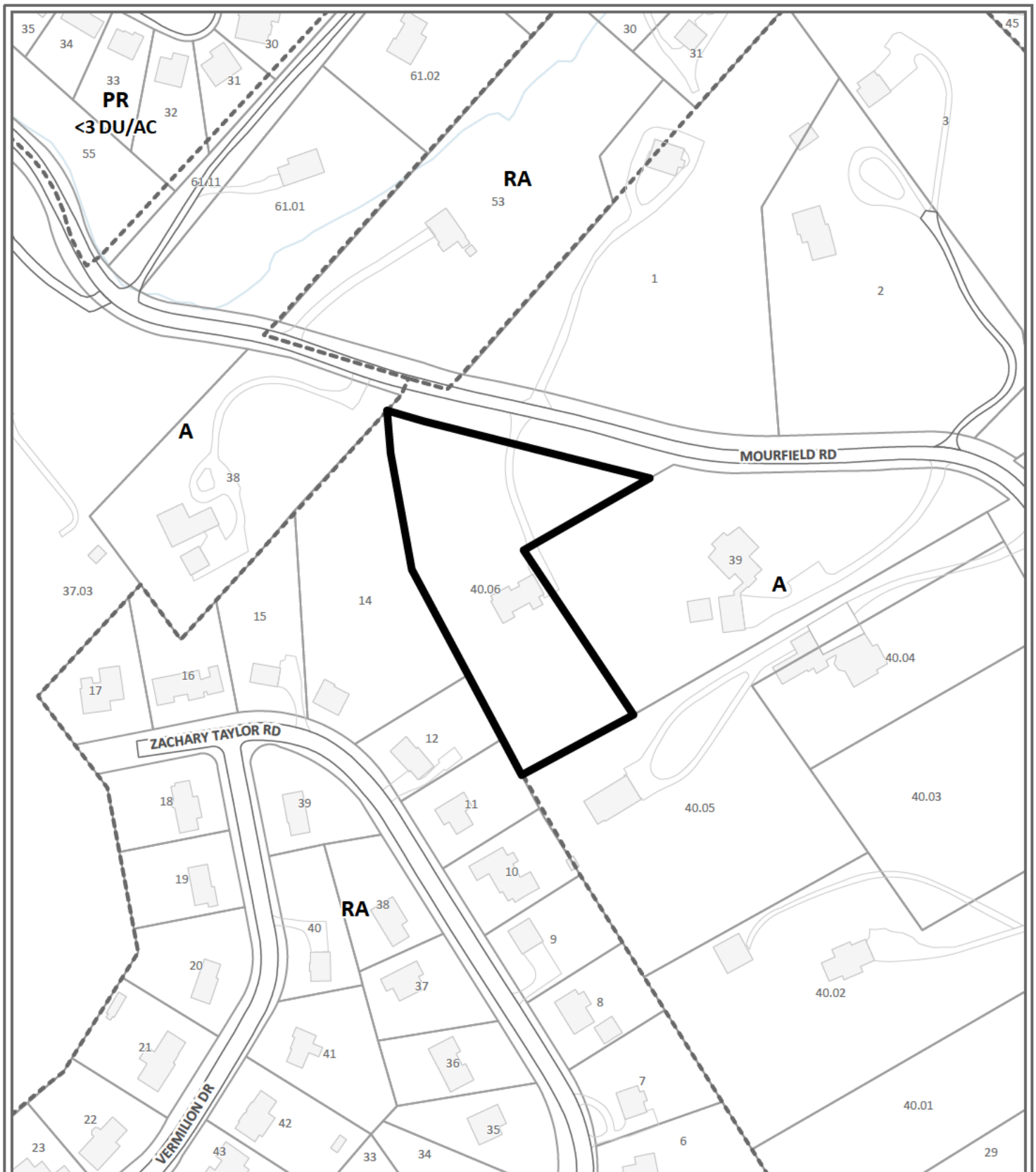
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: A. L. Lotts 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 7/21/2025. 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

6-B-25-RZ

Petitioner: John Julies

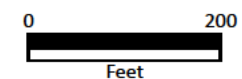


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 144

Jurisdiction: County

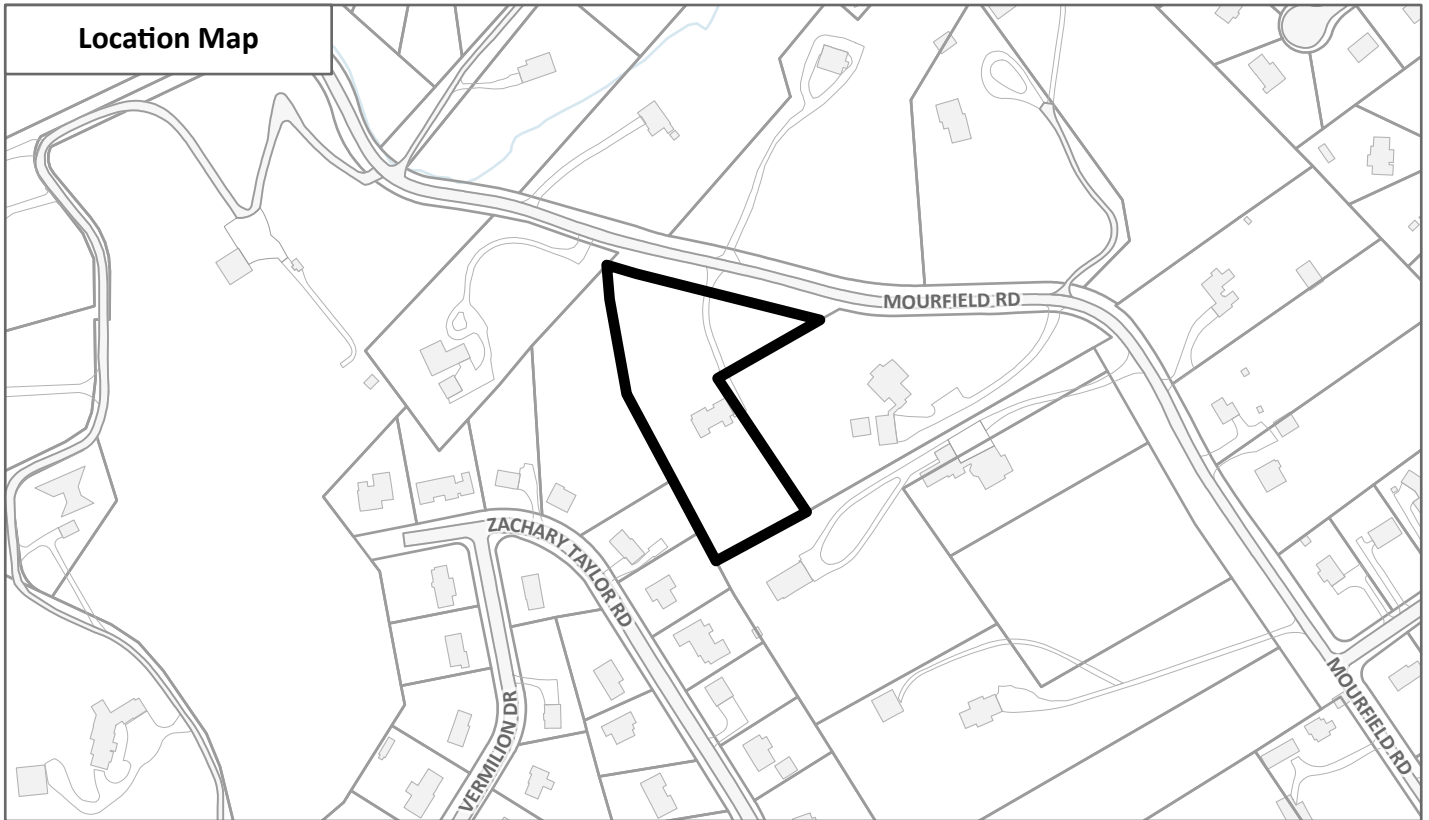


Original Print Date: 4/30/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

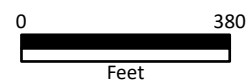


CONTEXTUAL MAPS 1

6-B-25-RZ

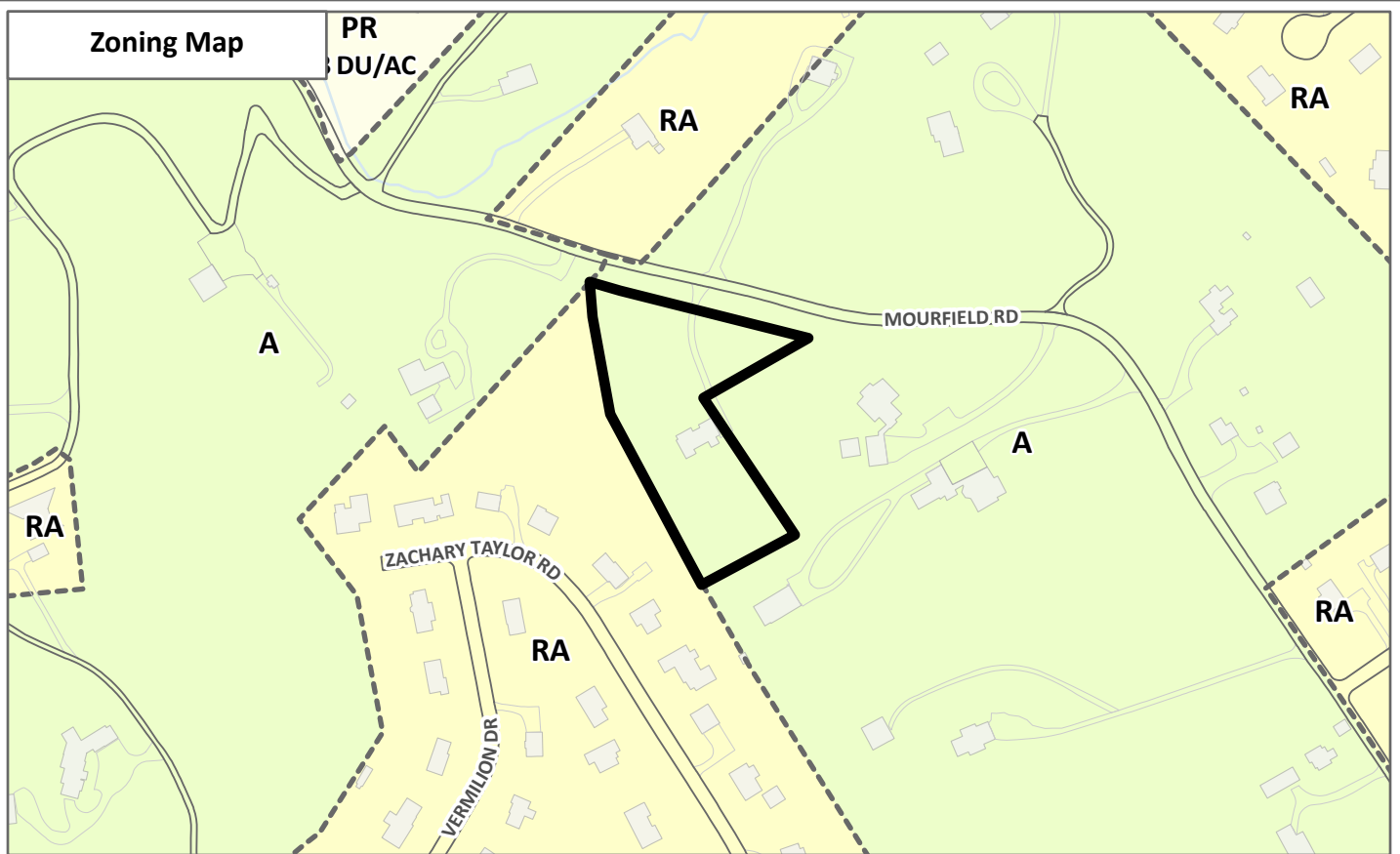


Case boundary

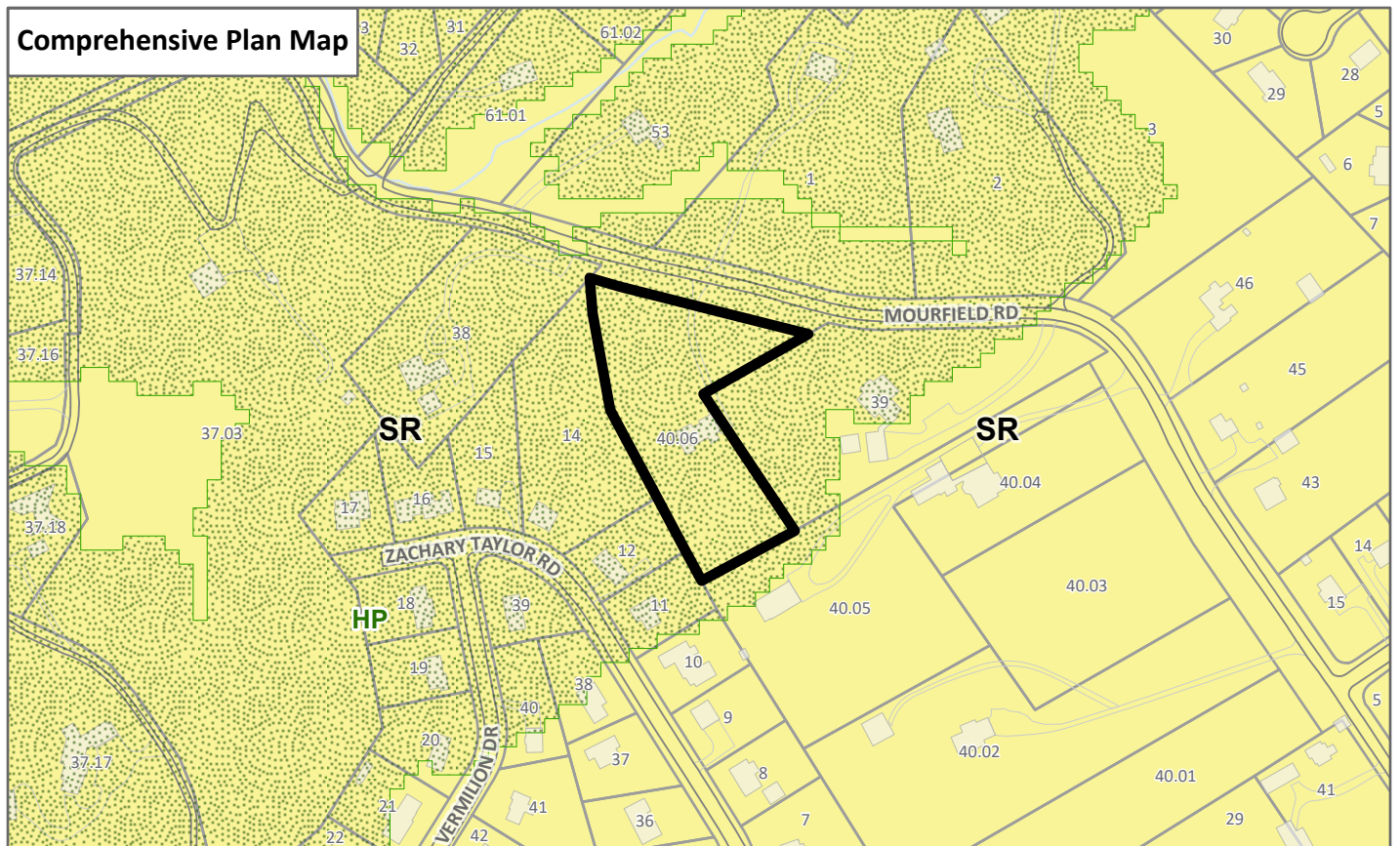


Zoning Map

PR
DU/AC



Comprehensive Plan Map



CONTEXTUAL MAPS 2

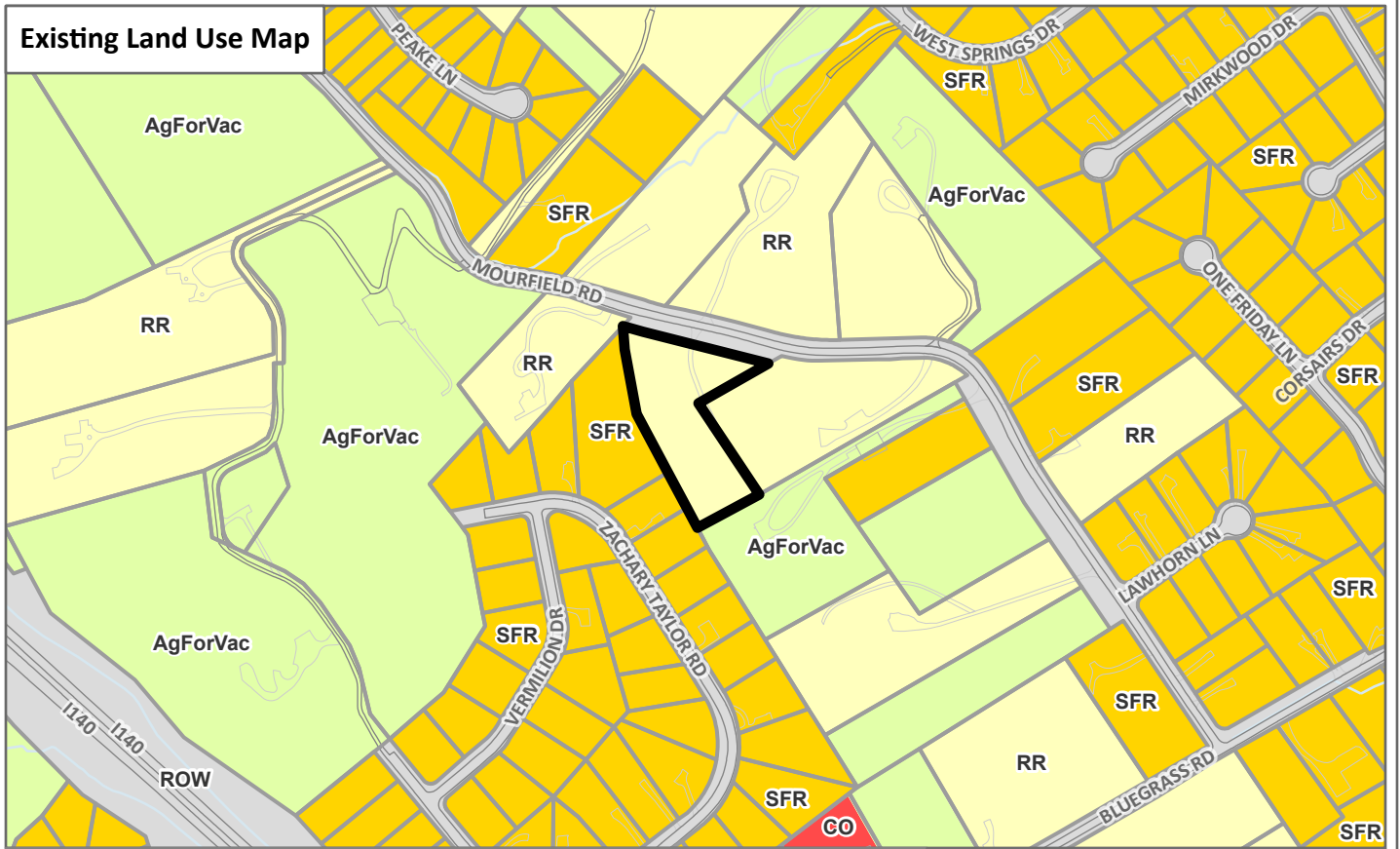
6-B-25-RZ



Case boundary



Existing Land Use Map

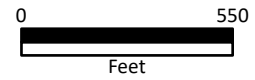


CONTEXTUAL MAPS 3

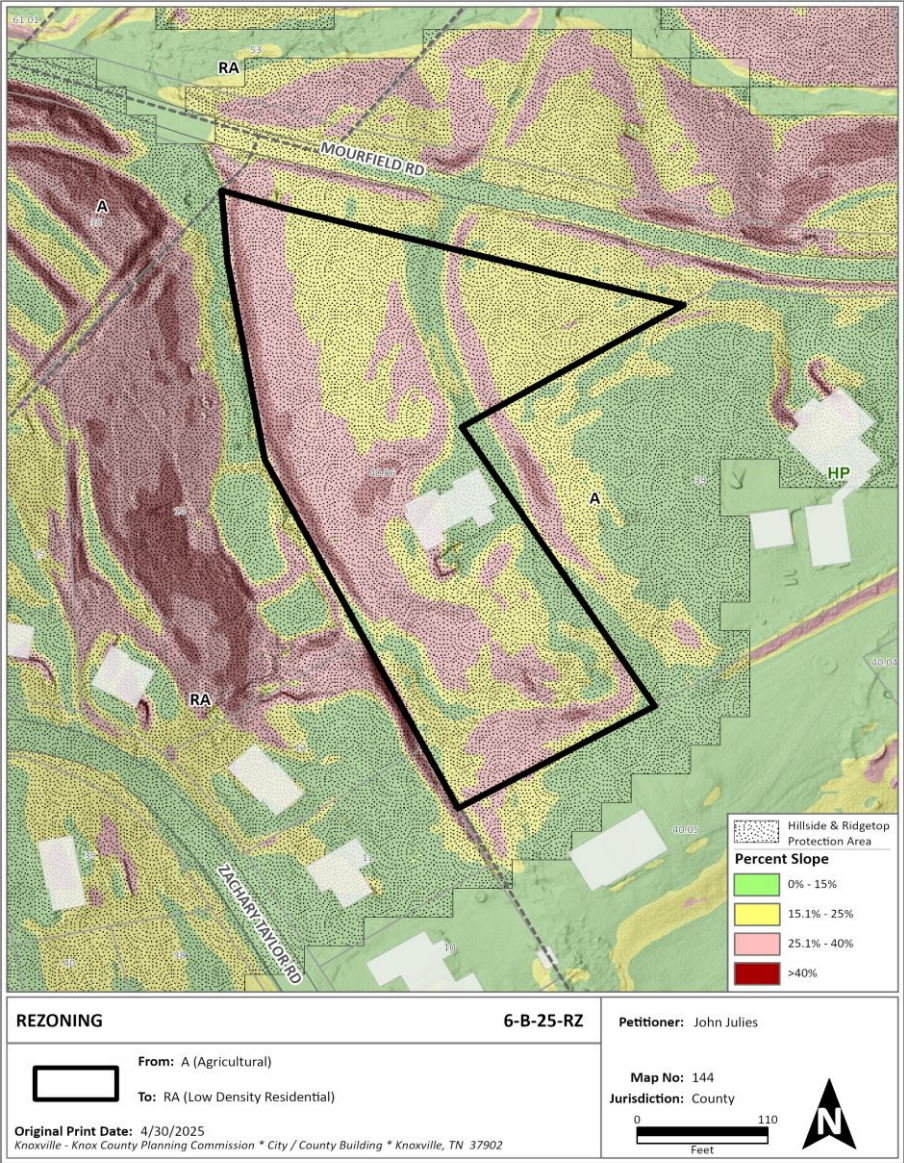
6-B-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.4		
Non-Hillside	0.0	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	1.0	50%	0.5
25-40% Slope	0.9	20%	0.2
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.4	Recommended disturbance budget within HP Area (acres)	1.1
		Percent of HP Area	44.7%



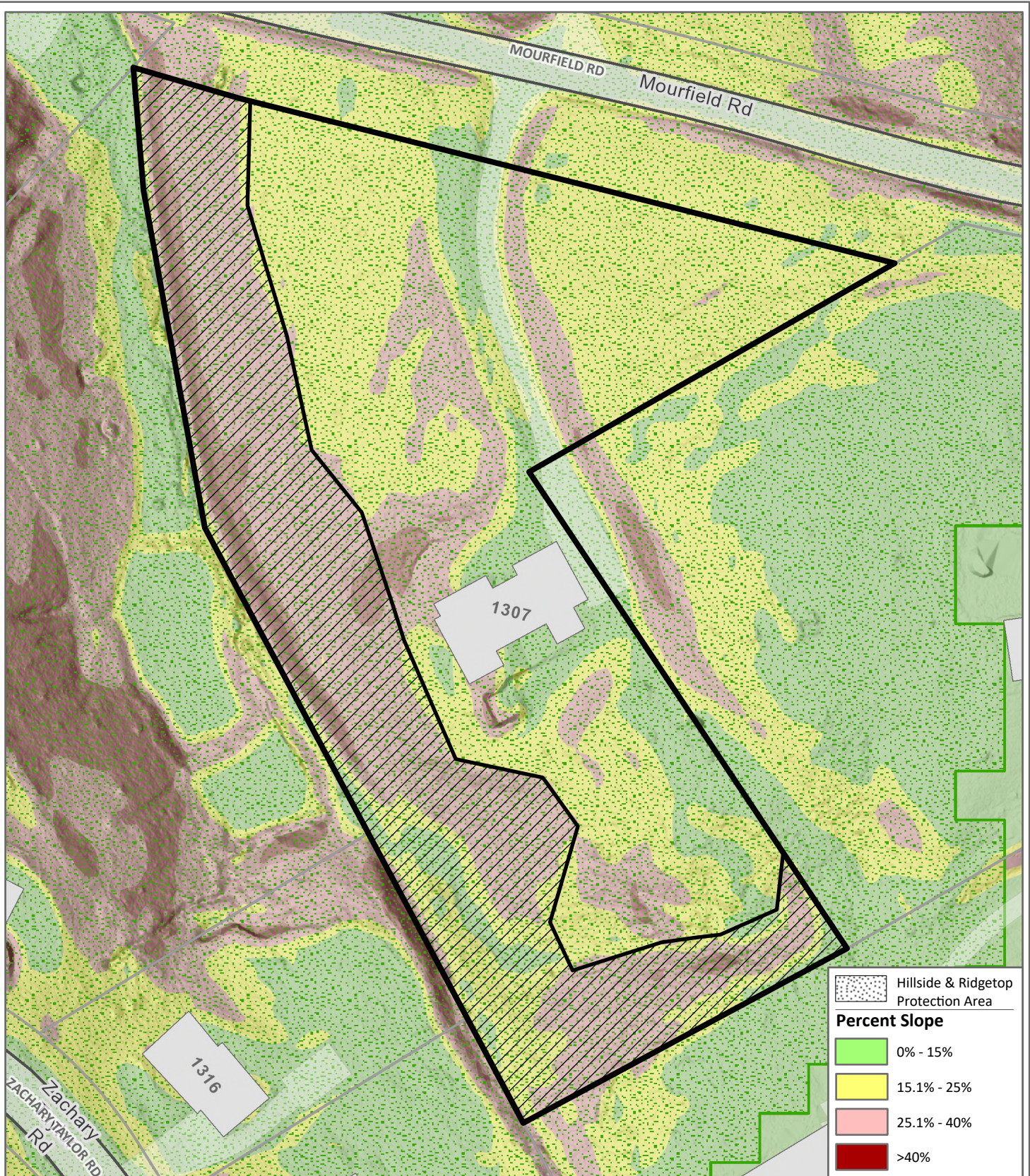



Exhibit B: No-Disturbance Boundary Map

6-B-25-RZ

Petitioner: John Julies

 Case Boundary

 No Disturbance Area

Map No: 144

Jurisdiction: County

0 75
Feet



Original Print Date: 5/27/2025

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

June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.

File No.

33. JOHN JULIES

6-B-25-RZ

1307 Mourfield Road / Parcel ID 144 04006, Commission District
5. 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

STAFF REVIEW ☐

Development Request

Subdivision ☐ Concept Plan* ☐ Final PlatZoning ☒ Rezoning ☐ Plan Amendment*Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Applicant Name <u>John Julies</u>		Affiliation <u>owner</u>
Date Filed <u>04/21/2025</u>	Meeting Date (if applicable) <u>06/12/2025</u>	File Number(s) <u>6-B-25-RZ</u>

Correspondence

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

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

Name <u>John Julies</u>	Company <u>Beckmark</u>
----------------------------	----------------------------

Address <u>1307 Mountfield Rd 37922</u>	City <u>[REDACTED]</u>	State <u>[REDACTED]</u>	ZIP <u>[REDACTED]</u>
Phone <u>865-692-7267</u>	Email <u>[REDACTED]</u>		

Current Property Info

Property Owner Name (if different) <u>John Julies</u>	Property Owner Address <u>1307 Mountfield Rd 37922</u>	Property Owner Phone <u>865-692-7267</u>
Property Address <u>NA</u>	Parcel ID <u>147 01006</u>	
Sewer Provider <u>NA</u>	Water Provider <u>1st Utility</u>	Septic (Y/N) <u>yes</u>

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

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ 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

PENDING PLAT FILE NUMBER

☒ Zoning Change

RA

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

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

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
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.

05/30/2025

Date to be Posted

06/13/2025

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

Applicant Name

Date



John Gulies 4/21/25

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.

6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.

6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.

6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17458

6-G-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Ty Calvin Herrell for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Cate Road / Parcel ID 066 08704. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition, by a vote of 11-0 Consent.**

(Commission District 6)

Attachments

Ty Calvin Herrell 6-G-25-RZ

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

6/16/2025 03:12 PM

FILE NUMBER: 6-G-25-RZ

APPLICANT: TY CALVIN HERRELL

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 Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 0 CATE RD / Parcel ID 66 08704

ACREAGE: 1.86 acres

DISTRICT: Commission District 6

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Ty Calvin Herrell
540 Mariner Pt Dr
Clinton, TN 37716

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the RA zone is consistent with the SR (Suburban Residential) place type.

Consistent with Growth Plan? Yes, it is consistent with the Planned Growth Area of the Growth Policy Plan.

TTCCA Approval? N/A

REZONING REPORT

► **FILE #:** 6-G-25-RZ

AGENDA ITEM #: 37

AGENDA DATE: 6/12/2025

► **APPLICANT:** TY CALVIN HERRELL

OWNER(S): Raymond & Janice McDonnell

TAX ID NUMBER: 66 08704

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 CATE RD

► **LOCATION:** South side of Cate Rd, northwest of Cates Bend Way

► **APPX. SIZE OF TRACT:** 1.86 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Road, an unstriped minor collector with 15 ft of pavement width within a right-of-way width that varies from 50 ft to 53 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

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

► **EXISTING LAND USE:** Rural Residential

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3.5 du/ac

South: Rural residential - A (Agricultural)

East: Multifamily residential - PR (Planned Residential) up to 3.5 du/ac

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area with a mix of single family and multifamily subdivisions, single family houses on large 1+ acre lots, and undeveloped, sloped tracts adjacent to the border with Anderson County. The Belltown planned development and Clinton Highway lie to the east of the property.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition.**

1. Preserving a 50-ft tree buffer where canopy exists along the eastern and southern lot lines, as shown in Exhibit B.

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 area surrounding this property bordering Anderson County has seen a significant transition from agricultural to suburban residential development since the early 2000s. The 183-lot Lexi Landing subdivision was completed in 2008 to the northeast, the Village at Cates Bend Condominiums adjacent to the southeast were completed in 2009, and the Cate Ridge subdivision further east across Cate Road was completed in 2011. Additionally, the mixed-use Belltown planned development nearby to the east is underway, with over 1,000 new dwellings and commercial and recreational amenities being constructed. The request to rezone this property from the A (Agricultural) to the RA (Low Density Residential) zone is consistent with the residential development pattern of this area.

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

1. The RA zone is intended for residential areas with low population densities that are defined and protected from encroachment of non-residential uses. Single-family homes are the most common permitted use, and duplexes may be permitted through Use on Review approval by the Planning Commission.
2. The predominantly single-family residential context surrounding the subject property for over a 1 mile radius is consistent with the intent of the RA zone. The Clinton Highway commercial corridor is approximately 1.4 miles to the east.

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 subject property is entirely within the HP (Hillside Protection) area with steep slopes that exceed 25%. The front half of the lot has been cleared, but the steeper half in the rear contains mature forest providing a natural stormwater mitigation buffer as the lot descends toward the Village at Cates Bend Condominiums adjacent to the southeast. Under the RA zone's minimum lot size standards for single-family homes, as many as 8 homes could be permitted by right on the subject property.
2. Considering the property's steep slopes, mature tree canopy, and stormwater runoff potential, staff recommend that rezoning be conditioned on preserving a 50-ft tree buffer along the eastern and southern lot lines, as shown in Exhibit B. This condition will preserve natural assets of the area and provide additional stormwater interception beyond what would be required at permitting.

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:

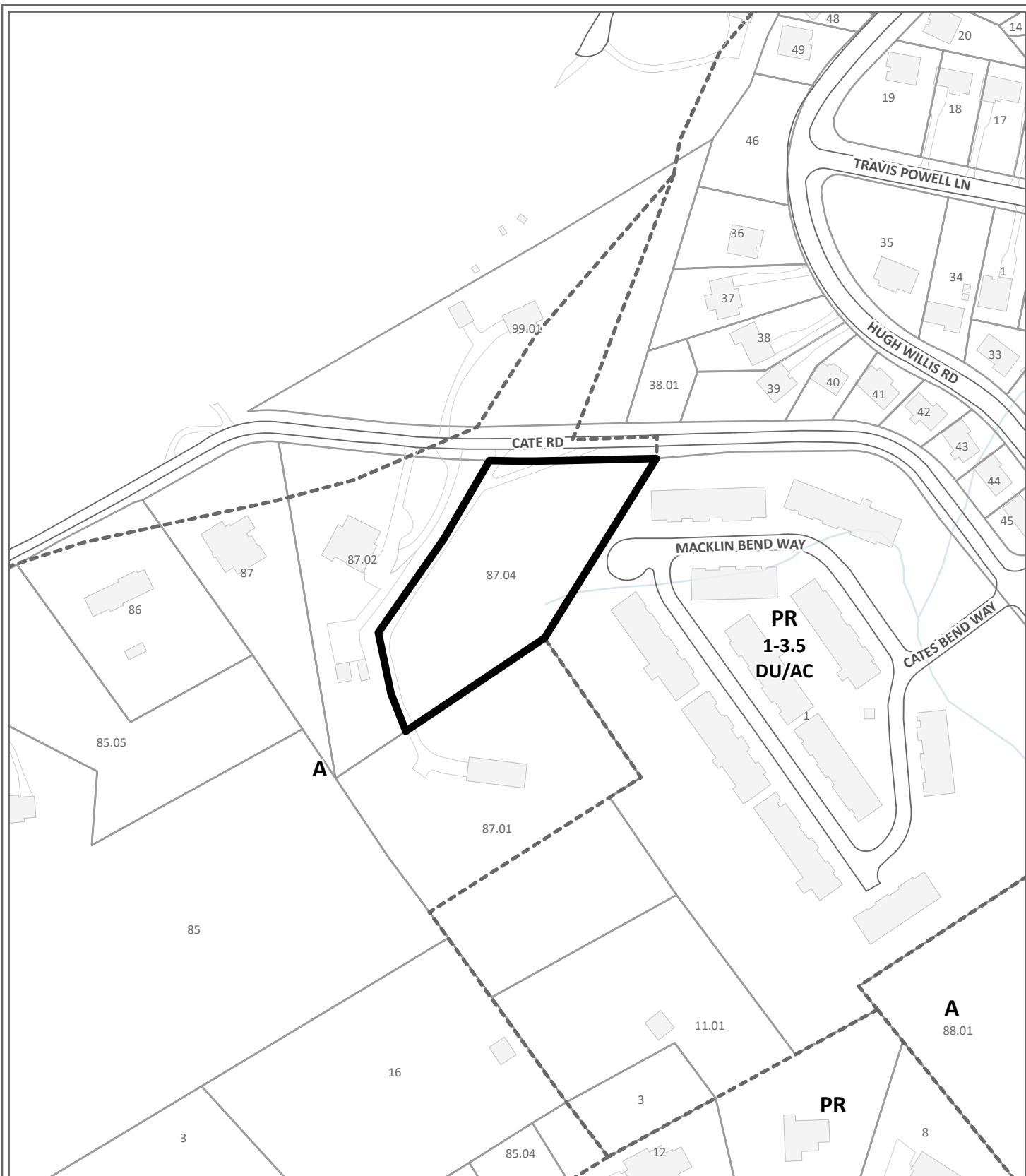
1. This request for the RA zone aligns zoning with the Knox County Comprehensive Plan's SR (Suburban Residential) place type designation for this property. The SR place type considers RA as a directly related zone, and it does not permit consideration of the current A (Agricultural) zone.
2. The SR place type is designed for single-family residential development with lot sizes that are generally less than one acre in size. These SR areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The SR place type is consistent with the permitted uses and area regulations of the RA zone.
3. The subject property is in the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact patterns of development and enable a wide range of housing choices where infrastructure is adequate to support it. The RA zone is aligned with the purpose of the Planned Growth Area.
4. The recommended tree preservation condition on this rezoning is supported by the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. It is also consistent with Policy 2, to ensure that development is sensitive to existing community character, and more specifically Policy 2.4, to encourage preservation of open space.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 7/21/2025. 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

6-G-25-RZ



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 4/30/2025

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

Petitioner: Ty Calvin Herrell

Map No: 66

Jurisdiction: County

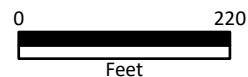


Exhibit A. Contextual Images

Location Map



Aerial Map

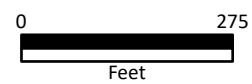


CONTEXTUAL MAPS 1

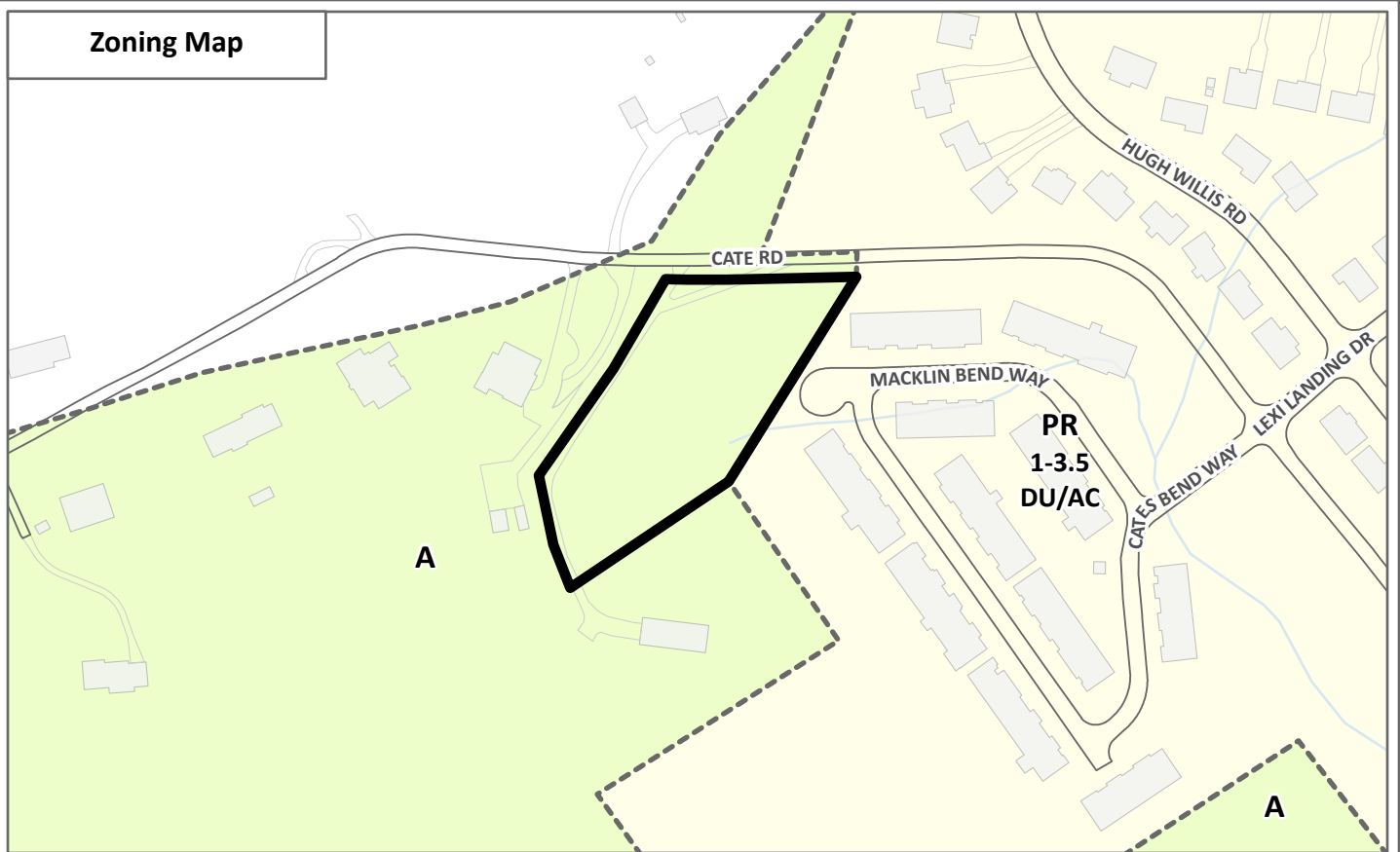
6-G-25-RZ



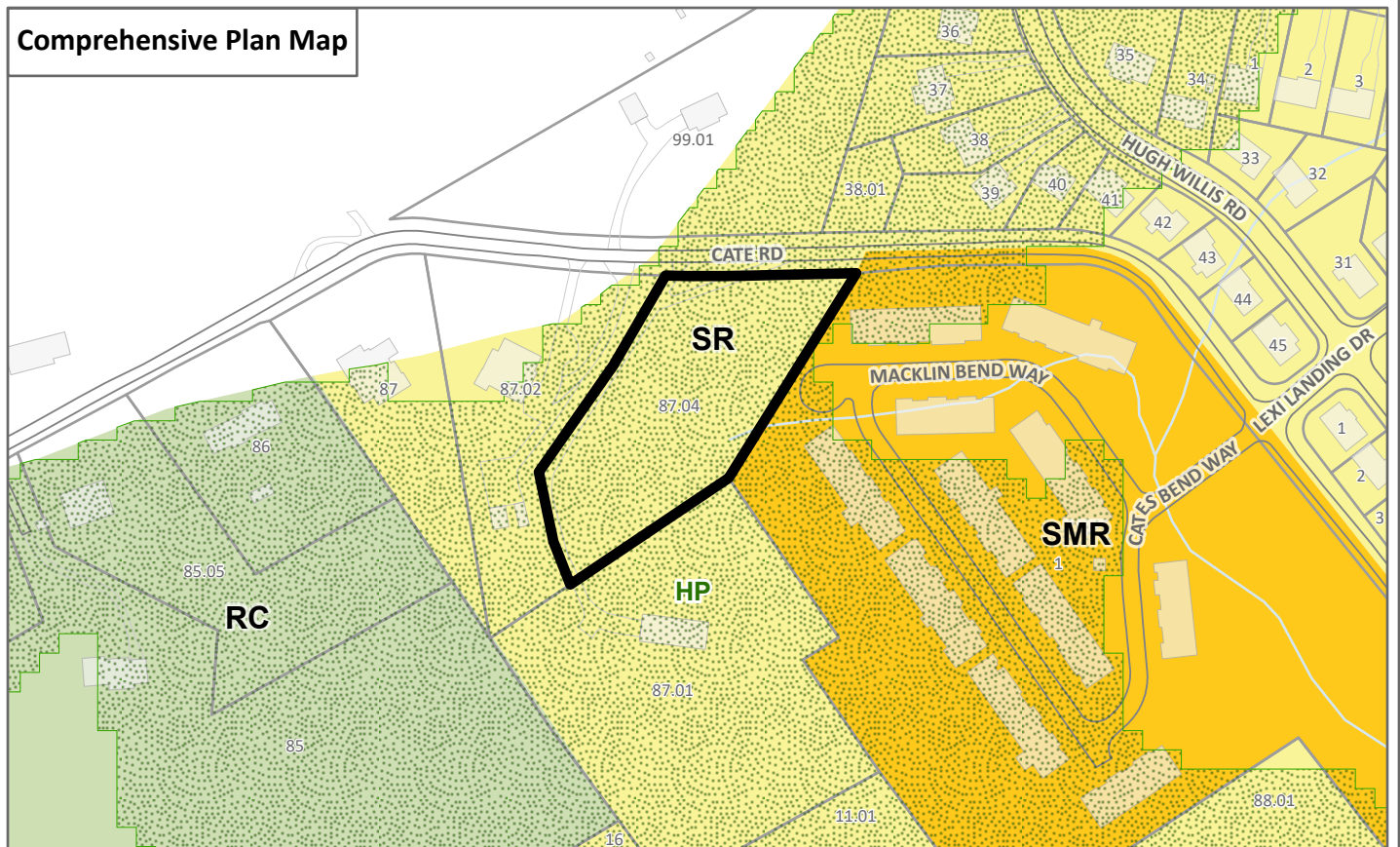
Case boundary



Zoning Map



Comprehensive Plan Map

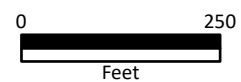


CONTEXTUAL MAPS 2

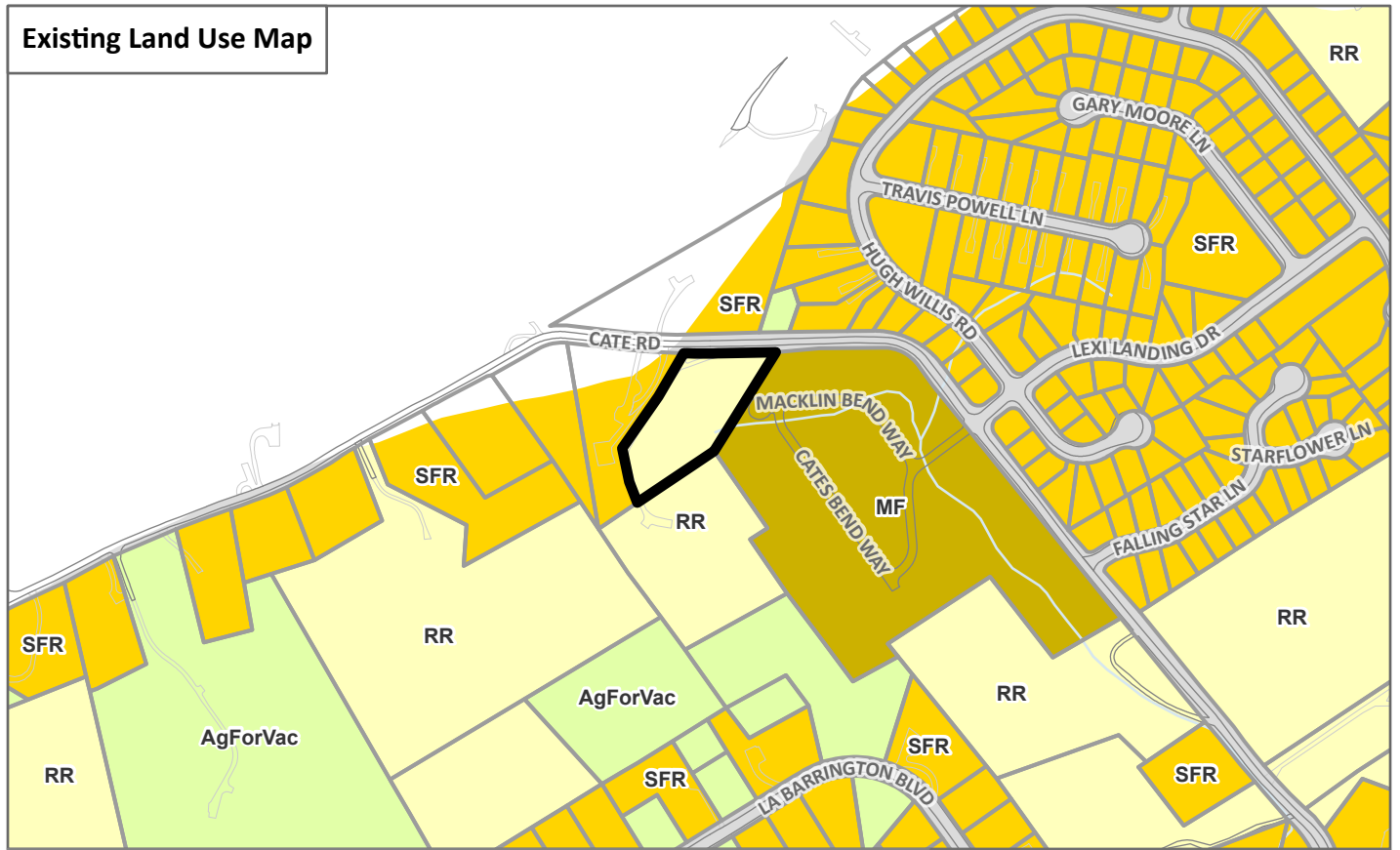
6-G-25-RZ



Case boundary



Existing Land Use Map

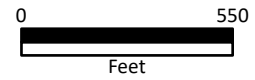


CONTEXTUAL MAPS 3

6-G-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.86		
Non-Hillside	0.00	N/A	
0-15% Slope	0.32	100%	0.32
15-25% Slope	1.16	50%	0.58
25-40% Slope	0.37	20%	0.07
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.86	Recommended disturbance budget within HP Area (acres)	0.97
		Percent of HP Area	52.4%

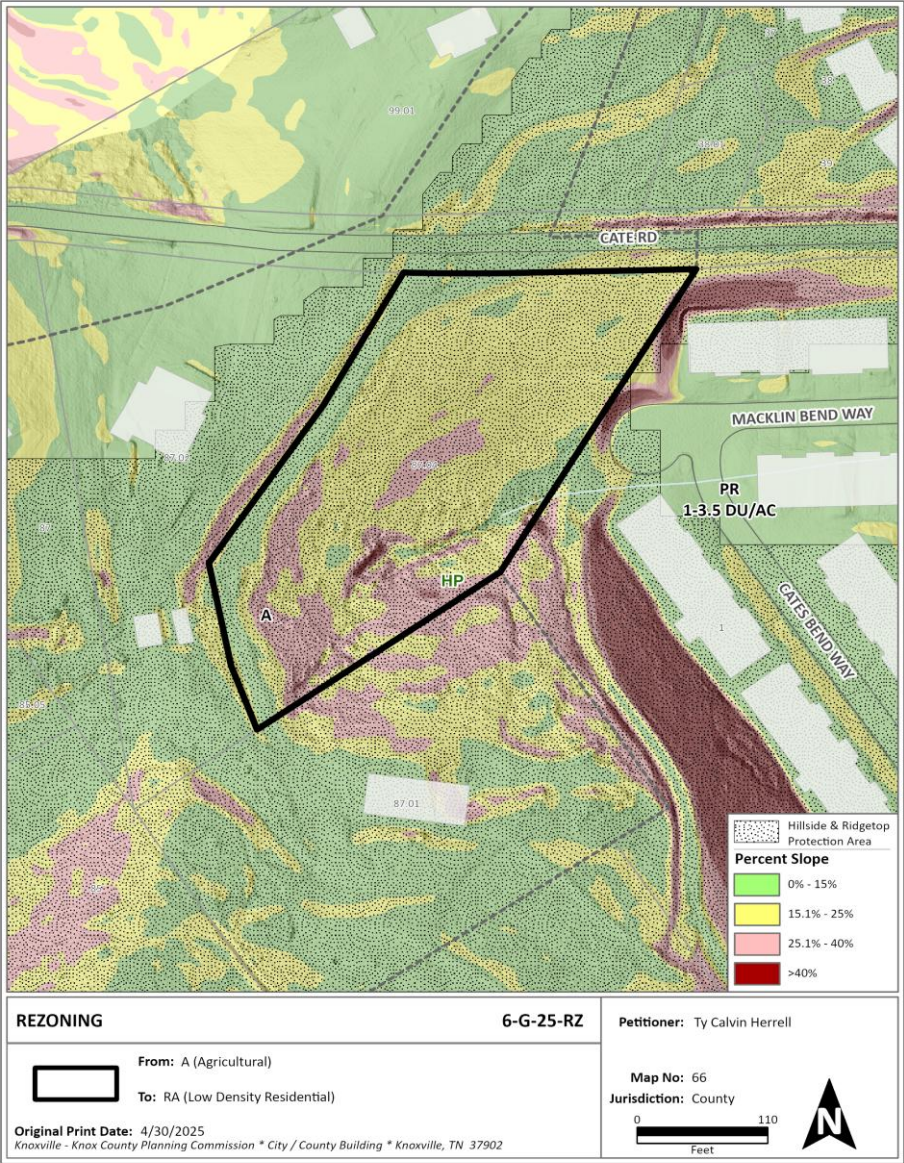





Exhibit B: Tree Preservation Area Map

6-G-25-RZ

Petitioner: Ty Calvin Herrell

 Case Boundary

 50-ft tree buffer be preserved along the eastern and southern lot lines

Map No: 66

Jurisdiction: County

0 60
Feet



Original Print Date: 5/27/2025

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

June 12, 2025

Planning Commission meeting

Public Comments

2 Comments for 6-G-25-RZ and

Carrie (37849), May 26, 2025 at 7:29 PM

Hello, I am concerned about potential erosion of this land into The Village at Cate Bend neighborhood if the buyer intends to build. We have already had a considerable amount of erosion and damage due to the property above us and this will only further exacerbate the issue.

Thank you,
Carrie L.

Thomas (37849), June 1, 2025 at 7:47 PM

Im just wanting to know about the plans for this property. I live in the village at Cates Bend. And Im wondering if development will cause erosion and will it affect our neighborhood?

June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

37. TY CALVIN HERRELL

6-G-25-RZ

0 Cate Road / Parcel ID 066 08704, Commission District 6.
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 Comprehensive Plan and compatible with surrounding development trends, subject to 1 condition.

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

[Reset Form](#)



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

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

*These application types require a pre-application consultation with Planning staff.

Ty Calvin Herrell

Applicant Name

Buyer

Affiliation

04-24-25

Date Filed

06-12-25

Meeting Date (if applicable)

File Number(s)

6-G-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

Ty Calvin Herrell

Name

N/A

Company

540 Mariner Pt Dr

Address

Clinton

City

TN

State

37716

ZIP

865-509-7072

Phone

tyherrell@comcast.net

Email

Current Property Info

Raymond & Janice M'Donnell

Property Owner Name (if different)

6318 Cate Road

Property Owner Address

865-742-9059

Property Owner Phone

0 Cate Road

Property Address

066 08704

Parcel ID

Hallsdale Power

Sewer Provider

West Knox Utility

Water Provider

N

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



		RELATED REZONING FILE NUMBER
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

<input checked="" type="checkbox"/> Zoning Change <u>RA</u>		PENDING PLAT FILE NUMBER
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

	Ty Calvin Herrell	04-24-25
Applicant Signature	Print Name / Affiliation	Date
865-599-7072	tyherrell@comcast.net	
Phone Number	Email	
	Raymond E. McDonnell III	
Property Owner Signature	Please Print	Date Paid
Jamie McDonnell	Jamie McDonnell	

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
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.

05/30/2025

~~05-27-25~~

Date to be Posted

06-13-25

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

Ty Calvin Herrell

Applicant Name

04-24-25

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)
6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.
6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.
6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.
6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).
6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17459

6-H-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 1222 Development LLC for rezoning from I (Industrial) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 dwelling units per acre. Property located at 8007 Ball Camp Pike / Parcel ID 091 206. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone in the CMU (Corridor Mixed-Use) place type and PR (Planned Residential) with up to 9 du/ac in the SR (Suburban Residential) place type because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions, by a vote of 11-0 Consent.**
(Commission District 6)

Attachments

1222 Developments LLC 6-H-25-RZ

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

6/23/2025 10:21 AM

FILE NUMBER: 6-H-25-RZ

APPLICANT: 1222 DEVELOPMENT LLC

APPLICANT'S REQUEST: REZONING

FROM: I (Industrial)

TO: OB (Office, Medical, and Related Services) in the CMU place type
& PR (Planned Residential) in the SR place type

AT A DENSITY OF: up to 9 du/ac

COMM. RECOMMENDATION: **Approve the OB (Office, Medical, and Related Services) zone in the CMU (Corridor Mixed-Use) place type and PR (Planned Residential) with up to 9 du/ac in the SR (Suburban Residential) place type because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 8007 BALL CAMP PIKE / Parcel ID 91 206

ACREAGE: 18.01 acres

DISTRICT: Commission District 6

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: 1222 Development LLC Stefan Claar
300 Letterman Rd
Knoxville, TN 37919

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, OB (Office, Medical, and Related Services) is directly related to the CMU (Corridor Mixed-Use) place type, and PR (Planned Residential) with up to 9 du/ac is partially related to the SR (Suburban Residential) place type.

Consistent with Growth Plan? Yes, both zones are consistent with the Planned Growth Area of the Growth Policy Plan.

TTCDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-H-25-RZ

AGENDA ITEM #: 38

AGENDA DATE: 6/12/2025

► **APPLICANT:** 1222 DEVELOPMENT LLC

OWNER(S): Ralph and Agnes Kirby

TAX ID NUMBER: 91 206

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8007 BALL CAMP PIKE

► **LOCATION:** South side of Schaad Rd, west of Bakertown Rd, north side of Ball Camp Pike

► **APPX. SIZE OF TRACT:** 18.01 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaad Road, a four-lane median-divided minor arterial street within a right-of-way width that varies from 100 ft to 370 ft. Access is also via Ball Camp Pike, a major collector street with a 20-ft pavement width within a right-of-way ranging from 50 ft to 55 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **PRESENT ZONING:** I (Industrial)

► **ZONING REQUESTED:** OB (Office, Medical, and Related Services) in the CMU place type & PR (Planned Residential) in the SR place type

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

► **DENSITY PROPOSED:** up to 9 du/ac

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: In 2025 a request to rezone the property from I (Industrial) to PR (Planned Residential) up to 12 du/ac on one portion of the parcel and 24 du/ac on another portion was withdrawn by the applicant (4-J-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - I (Industrial), RA (Low Density Residential), A (Agricultural)

South: Railroad right-of-way, rural residential, private recreation, single family residential - I (Industrial), A (Agricultural)

East: Agriculture/forestry/vacant land - I (Industrial), PR (Planned Residential) up to 5 du/ac

West: Single family residential - I (Industrial)

NEIGHBORHOOD CONTEXT: The surrounding area features single-family houses on large 1+ acre lots and single-family and multi-family subdivisions. The Schaad Road extension construction was recently completed in front of this parcel, creating a new point of access. The forested slopes of Beaver Ridge lie to the north.

STAFF RECOMMENDATION:

- **Approve the OB (Office, Medical, and Related Services) zone in the CMU (Corridor Mixed-Use) place type and PR (Planned Residential) with up to 9 du/ac in the SR (Suburban Residential) place type because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.**

1. Subdivision entrances and primary access must be from Schaad Road. Limited access to Ball Camp Pike may be permitted for fire and emergency services.
2. Must provide stub-outs to the adjacent properties within the CMU (Corridor Mixed-Use) Place Type.
3. Pedestrian access to Schaad Road for developments within the CMU place type must be provided.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the late 1980s, zoning in the surrounding area has gradually transitioned from A (Agricultural) and I (Industrial) zoning to residential zoning, such as RA (Low Density Residential) and PR (Planned Residential) with up to 3 to up to 8 du/ac.
2. Since 2024, two townhouse subdivisions have been approved within a quarter mile of the subject property along Ball Camp Pike (4-A-24-DP and 3-D-25-DP).
3. The subject property has frontage along the new Schaad Road extension, which includes multimodal amenities such as 4-foot bike lanes and 5-foot sidewalks, providing connectivity between Middlebrook Pike/Hardin Valley Road to the west and Western Avenue to the east. It also provides a multimodal connection to Ball Camp Elementary and Amherst Elementary Schools.
4. A quarter mile east of the subject property, the Knox County Department of Engineering and Public Works has a Capital Improvement Project (CIP) in its budget to widen Bakertown Road and realign the intersection of Bakertown Road and Ball Camp Pike.
5. A commercial node featuring various commercial amenities is also planned at the intersection of Schaad Road and Bakertown Road.

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

1. The OB (Office, Medical, and Related Services) zone aims to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The OB zone is appropriate to consider here, as it is intended to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods. The OB zone also allows multifamily developments with a density of up to 12 du/ac as a permissible use by right and a density of up to 24 du/ac as a use on review.
2. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. There are closed contours on the south side of the property, which could indicate the presence of a sinkhole unless a geotechnical survey is done to determine otherwise (Exhibit B). The PR zone is appropriate to consider here as it allows clustered development in optimal sections of the property.
3. The PR zone is also intended to ensure compatibility with surrounding or adjacent zones. The recommended density of 9 du/ac would allow for a gradual intensity in residential density as it could support townhouse development, which would be a transitional use from the more intensive uses currently allowed on the subject property and the residential developments in 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 PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. Nonresidential development in the OB zone portion of the property would require landscape buffering if adjacent to any properties zoned residential or developed for residential use. Additionally, the PR zone requires a 35-ft peripheral boundary for buildings on properties adjacent to non-residential zones.
3. The subject property's current industrial zoning permits intensive uses that may have heavy impacts and adverse effects on surrounding properties and are considered noncompatible with residential uses. The intent of the OB zone is to provide for an array of uses near residential neighborhoods and would permit uses that are more compatible with a residential environment.
4. Additionally, the recommended PR zoning with a density of 9 du/ac would create a transition in land use intensity between the OB zone to the north and less dense residential zoning to the south.
5. An active railroad track separates the subject property's access to Ball Camp Pike. Due to the suboptimal access to Ball Camp Pike, a condition requiring primary access and proposed subdivision entrances to be from

Schaad Road is recommended.

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 two different place types in the Knox County Comprehensive Plan. The approximately 4.59-acre portion of the property fronting Ball Camp Pike is designated SR (Suburban Residential), whereas the northern approximately 13.41-acre portion is designated CMU (Corridor Mixed-Use).
2. The PR zone is partially related to the SR place type. The SR place type allows consideration of PR with up to 12 du/ac and recommends housing mixes featuring single-family subdivisions with lots smaller than one acre and attached residential developments such as duplexes, multiplexes, and townhouses. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The PR zone with up to 9 du/ac meets the first criterion, as the allowable uses and lot sizes align with the preferred land use mix of the SR place type.
3. The OB zone is directly related to the CMU place type, which recommends a land use mix of office, commercial, multifamily, and attached residential developments. The recommended housing mix consists of multifamily and attached residential developments such as duplexes, multiplexes, and townhouses. The uses and housing types allowed in the OB zone support the intent of the CMU place type.
4. The description of the CMU place type describes moderate-scale walkable mixed-use development along major corridors as appropriate and requires that connectivity be provided to nearby neighborhoods. The second and third recommended conditions support the intent of the CMU place type and comply with Implementation Policy 4.2, to require pedestrian and vehicular connectivity with development and Implementation Policy 11, to promote connectivity with new development.
5. The recommended rezoning also supports Implementation Policy 9, to coordinate infrastructure improvements with development, and Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities nearby. As mentioned, the subject property is a quarter-mile west of the planned commercial node at Bakertown Road and has access to multimodal amenities along the new Schaad Road. Furthermore, the OB zone on the CMU portion of the subject property would allow a wide range of office uses and housing types in an area that has experienced significant infrastructure improvements.
6. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact form of development and promotes the expansion of the Knox County economy. The rezoning supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 444 (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: 17 (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 7/21/2025. 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

6-H-25-RZ

Petitioner: 1222 Development LLC



From: I (Industrial)

To: OB (Office, Medical, and Related Services);PR (Planned Residential) up to 9 du/ac

Original Print Date: 4/30/2025

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

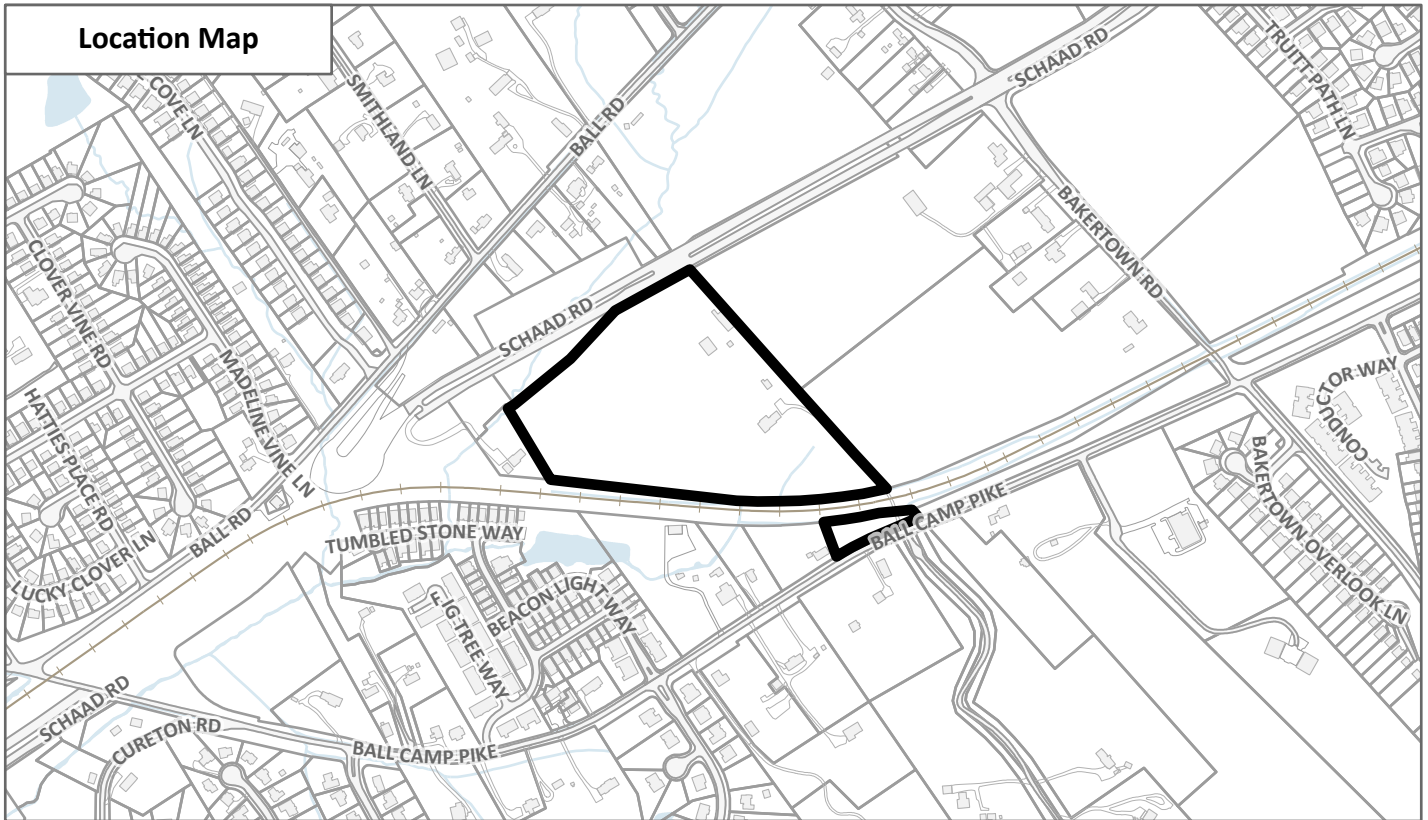
Map No: 91

Jurisdiction: County

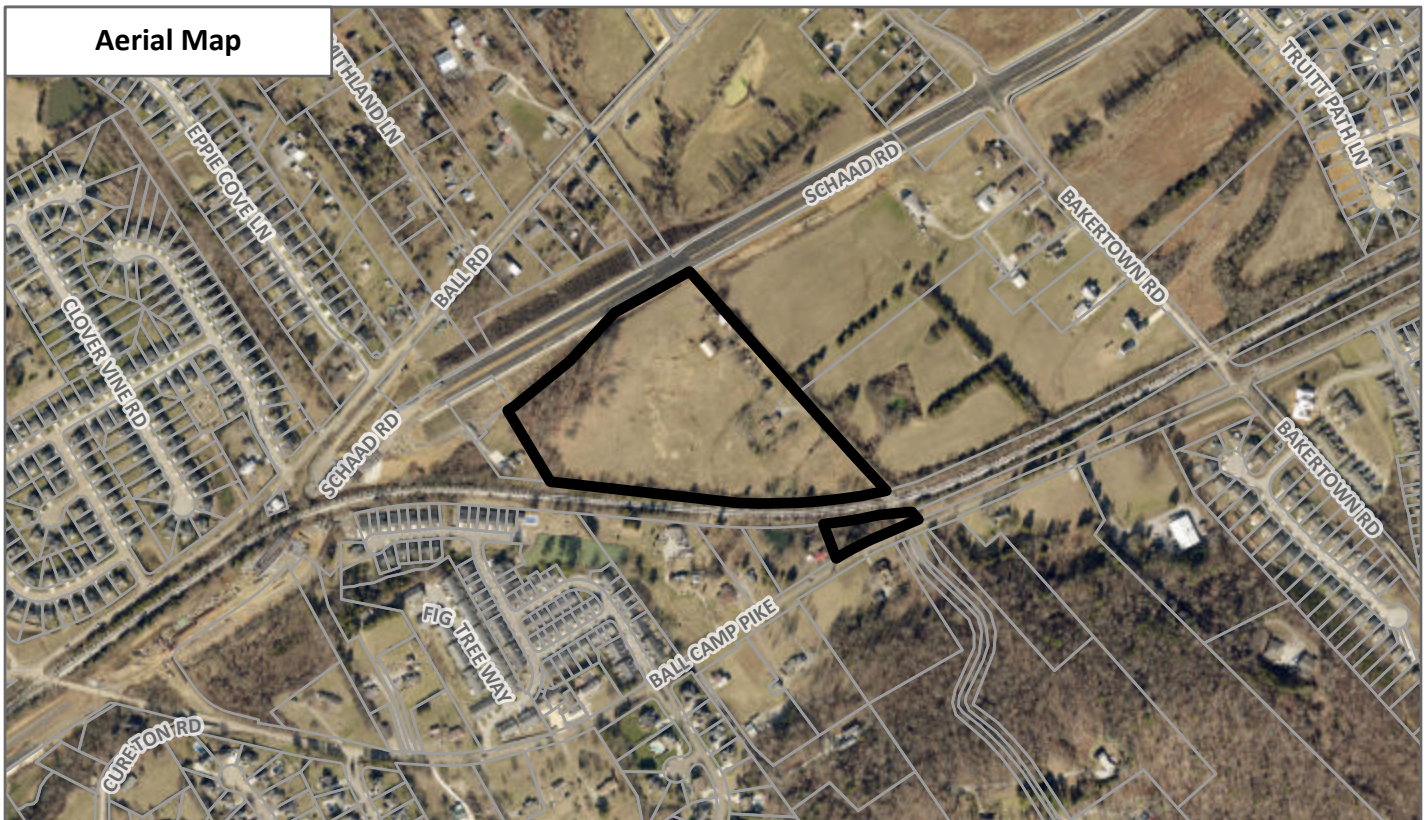


Exhibit A. Contextual Images

Location Map



Aerial Map

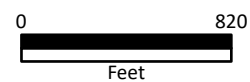


CONTEXTUAL MAPS 1

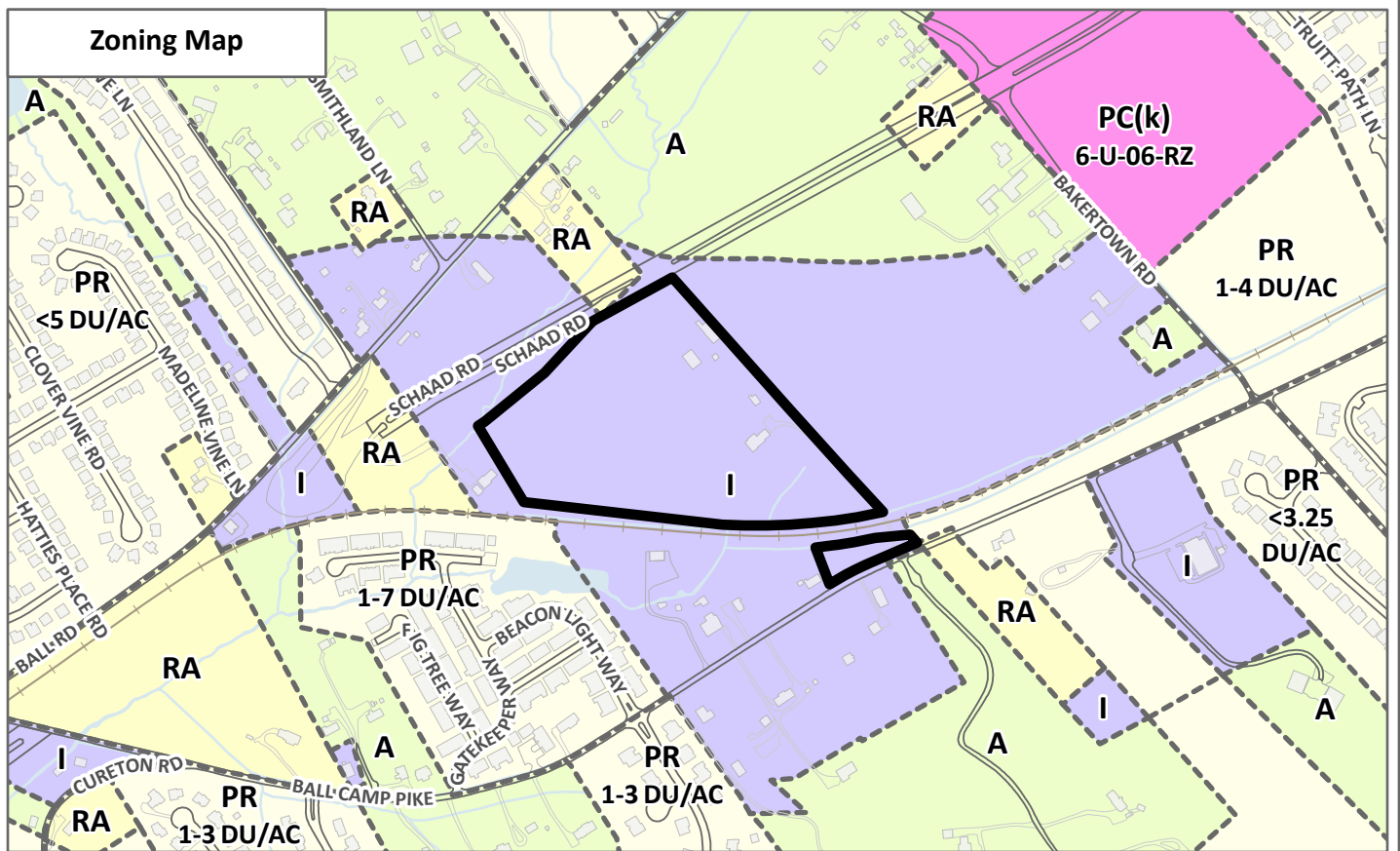
6-H-25-RZ



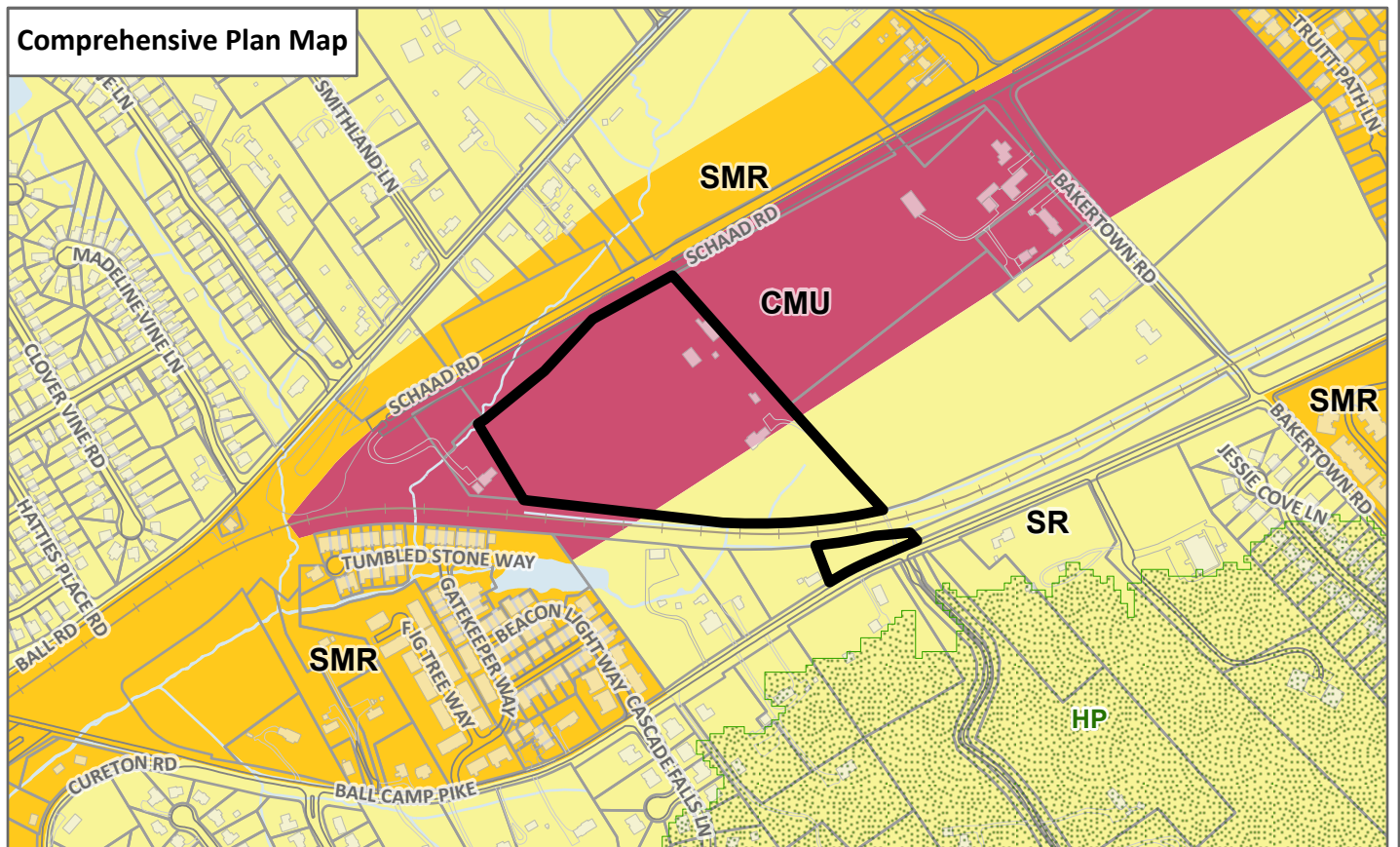
Case boundary



Zoning Map



Comprehensive Plan Map

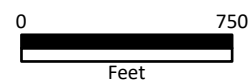


CONTEXTUAL MAPS 2

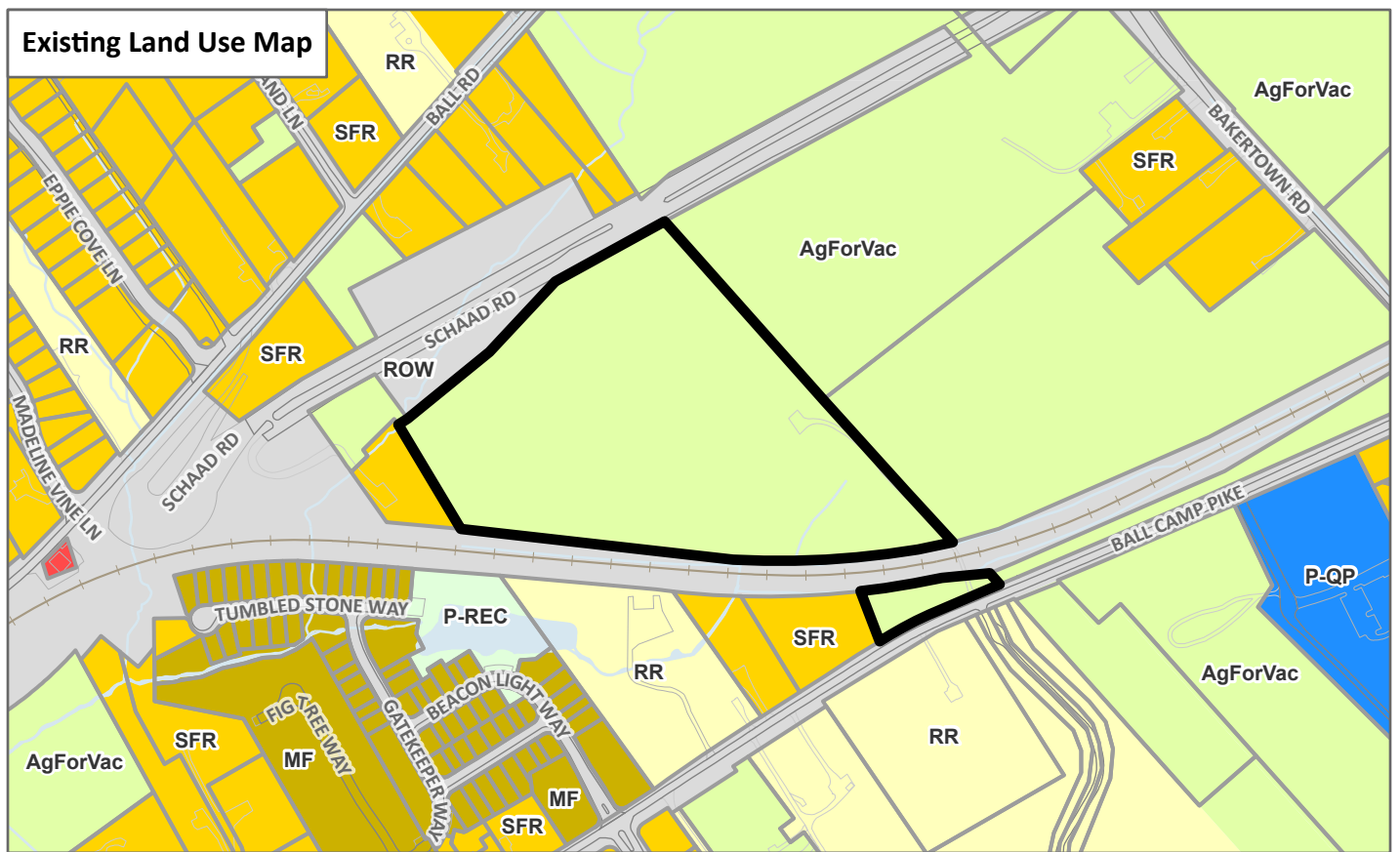
6-H-25-RZ



Case boundary



Existing Land Use Map

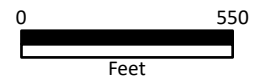


CONTEXTUAL MAPS 3

6-H-25-RZ



Case boundary



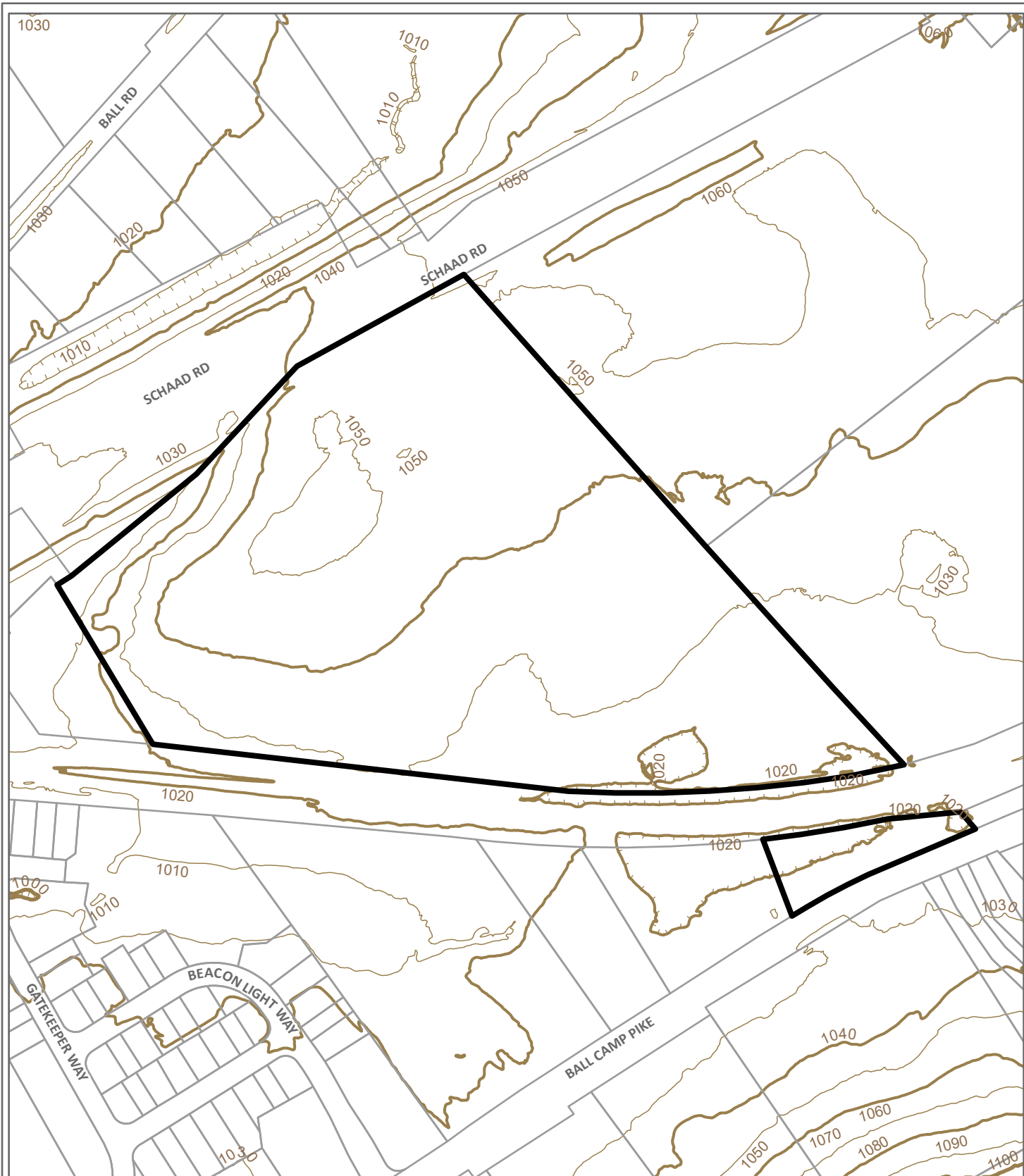


Exhibit B: Topographic Map

6-H-25-RZ

Petitioner: 1222 Development LLC



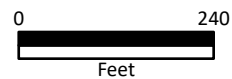
Case Boundary

Original Print Date: 5/22/2025

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

Map No: 91

Jurisdiction: County



June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

38. 1222 DEVELOPMENT LLC**6-H-25-RZ**

8007 Ball Camp Pike / Parcel ID 091 206, Commission District 6.
Rezoning from I (Industrial) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac.

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone in the CMU (Corridor Mixed-Use) place type and PR (Planned Residential) with up to 9 du/ac in the SR (Suburban Residential) place type because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.

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

1222 Development LLC

Consultant

Applicant Name		Affiliation
04/08/25	06/12/25	File Number(s) 6-H-25-RZ
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

Stefan Claar		1222 Development LLC	
Name	Company		
300 Letterman Road	Knoxville	TN	37919
Address	City	State	ZIP
865.804.9802			
Phone	Email		

CURRENT PROPERTY INFO

Ralph and Agnes Kirby	8007 Ball Camp Pk	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
8007 Ball Camp Pike Knoxville TN 37931	091 206	
Property Address	Parcel ID	
WKUD/KUB	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.**

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 **OB-Office, Medical, and Related Service Zone & PR-Planned Residential**
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Planned Residential @ 9 DUA

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
0801	\$650.00	
Fee 2		
0804	\$2,342.00	
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

Stefan Claar/Consultant

Print Name / Affiliation

04/08/25

Date

865.804.9802

Phone Number

Email


Property Owner Signature

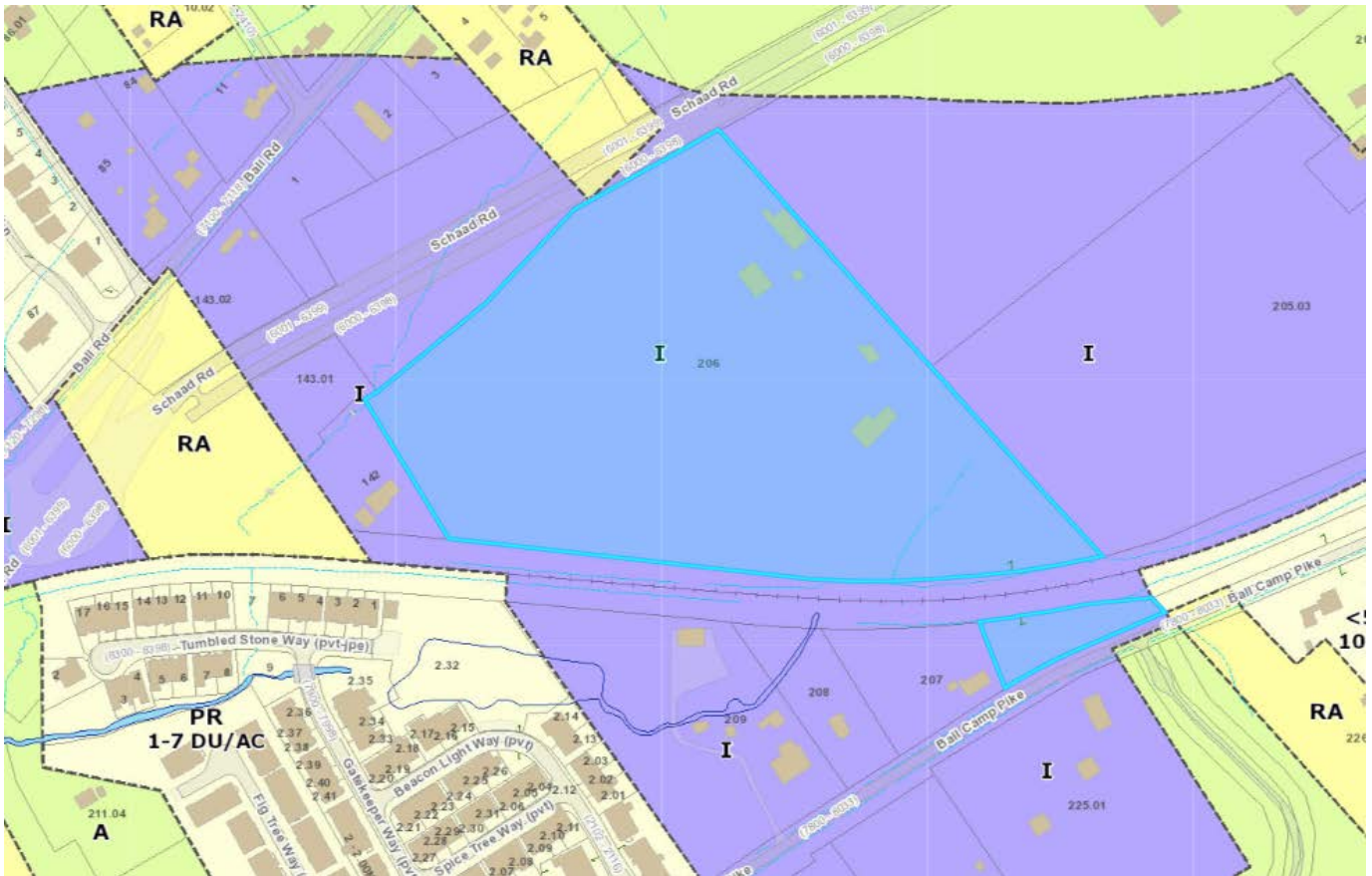
Melinda Massengill

Please Print

04/28/2025, SG

Date Paid

Current Property Zoning 8007 Ball Camp Pike



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.

05/30/25

Date to be Posted

06/13/25

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

Stefan Claar

Applicant Name

04/08/25

Date

6-H-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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)
6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.
6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.
6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.
6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).
6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17457

6-D-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Jose J. Herrera for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 3175 Byington Solway Road and 9905 Coward Mill Road / Parcel ID 090 064, 065. **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 11-0.

(Commission District 6)

Attachments

Jose J Herrera 6-D-25-RZ

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

6/16/2025 03:10 PM

FILE NUMBER: 6-D-25-RZ

APPLICANT: JOSE J HERRERA

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: 11-0

LOCATION: 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD / Parcel ID 90 064,065

ACREAGE: 1.68 acres

DISTRICT: Commission District 6

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Jim Sullivan
2543 Creekstone Cir. Cir.
Maryville, TN 37804

LEGISLATIVE BODY: Knox County Commission

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

Consistent with Growth Plan? Yes.

TTEDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-D-25-RZ

AGENDA ITEM #: 35

AGENDA DATE: 6/12/2025

► **APPLICANT:** JOSE J HERRERA

OWNER(S): Jose J Herrera

TAX ID NUMBER: 90 064, 065

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3175 BYINGTON SOLWAY RD (9905 COWARD MILL RD)

► **LOCATION:** South side of Byington Solway Rd, west side of Coward Mill Rd

► **APPX. SIZE OF TRACT:** 1.68 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Solway Road, a minor collector with a pavement width of 18 ft within a 50-ft right-of-way, and Coward Mill Road, a minor collector with a pavement width of 23 ft within right-of-way which varies from 55 ft to 70 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

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

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

►
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Beaver creek, rural residential, single family residential - F (Floodway), PR (Planned Residential) up to 5 du/ac

South: Single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land, public/quasi public land (Veterans Home) - I (Industrial)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on a mix of lot sizes, a large assisted living complex, and forested and cleared land. Byington Solway Road, while a classified street, is unclearly marked with significant topography running along its shoulders.

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 mainly been residential, consisting of single-family subdivisions with various lot sizes within developments concentrated along collector roads. The subject property is at the intersection of Byington Solway Road, Coward Mill Road, and Chuck Jones Drive, all of which are minor collectors.

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 A, RA, and PR up to 3.5 and 5 du/ac.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential and civic uses, which 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 area, which consists largely of single-family dwellings on various lot sizes and a large assisted living complex.

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 directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone. The allowable uses in the RA zone are consistent with the surrounding area's character.
2. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern.

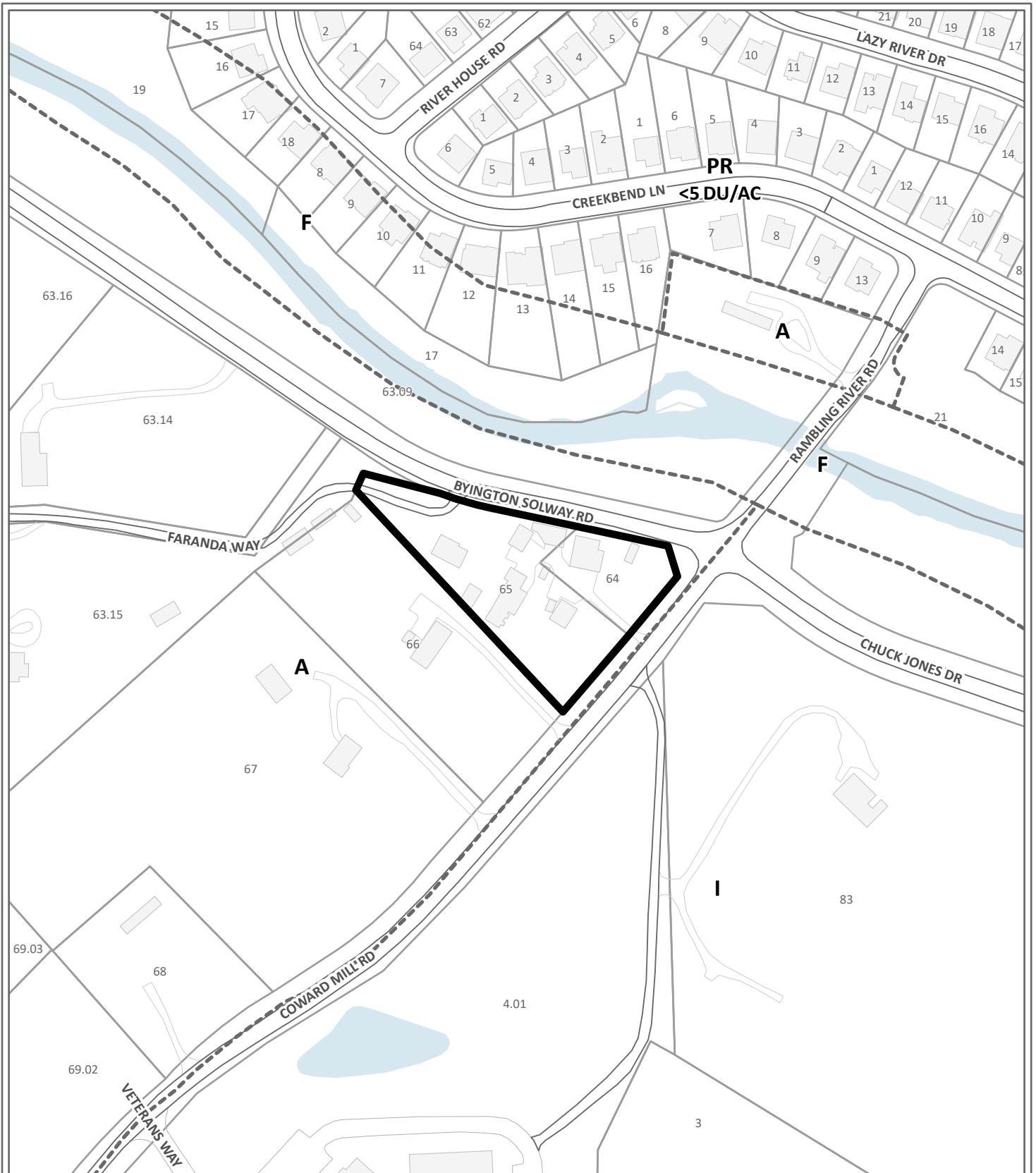
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley 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 7/21/2025. 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

6-D-25-RZ

Petitioner: Jose J Herrera

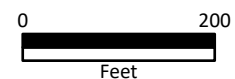


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 90

Jurisdiction: County

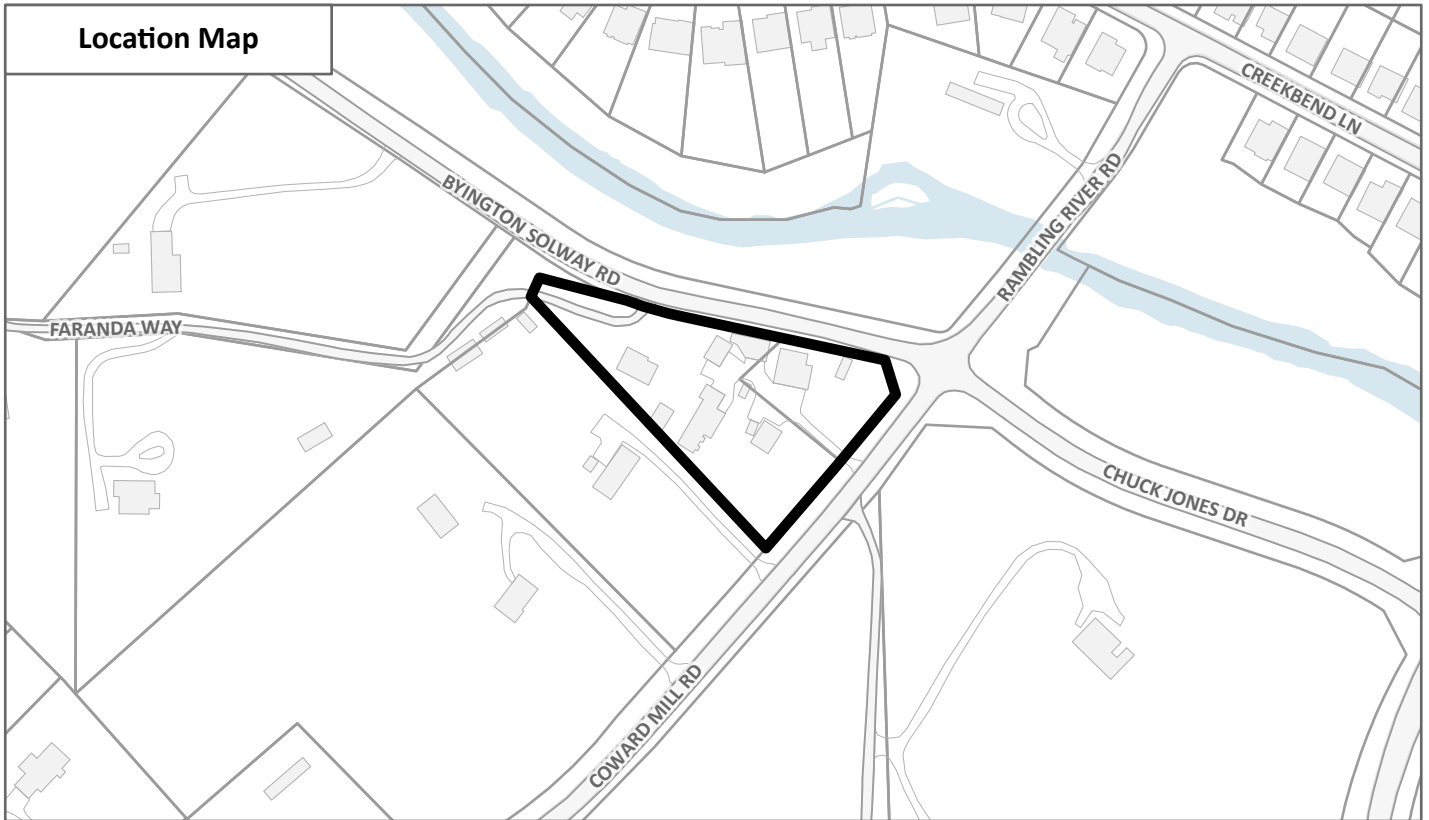


Original Print Date: 4/30/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

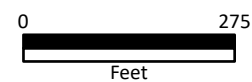


CONTEXTUAL MAPS 1

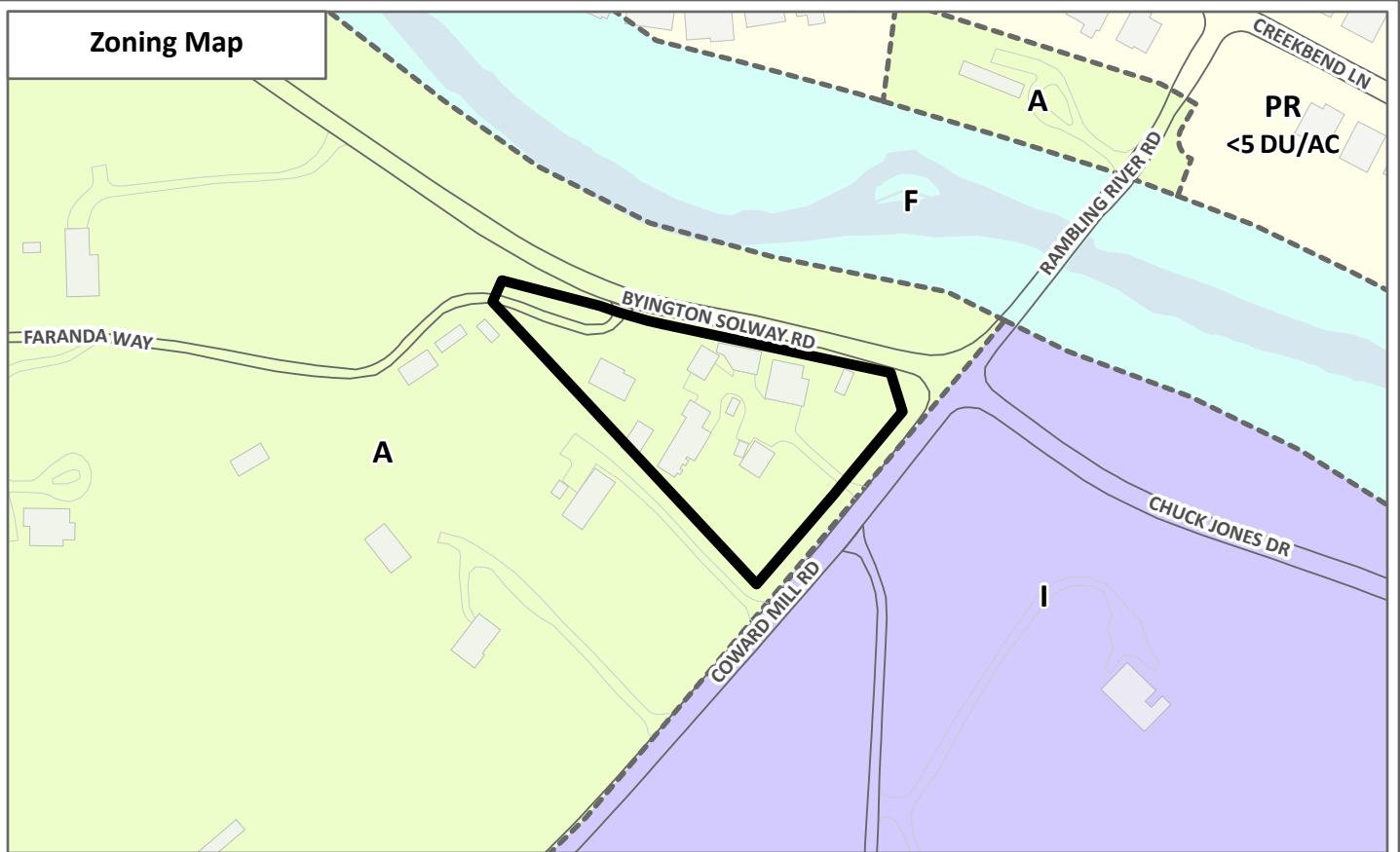
6-D-25-RZ



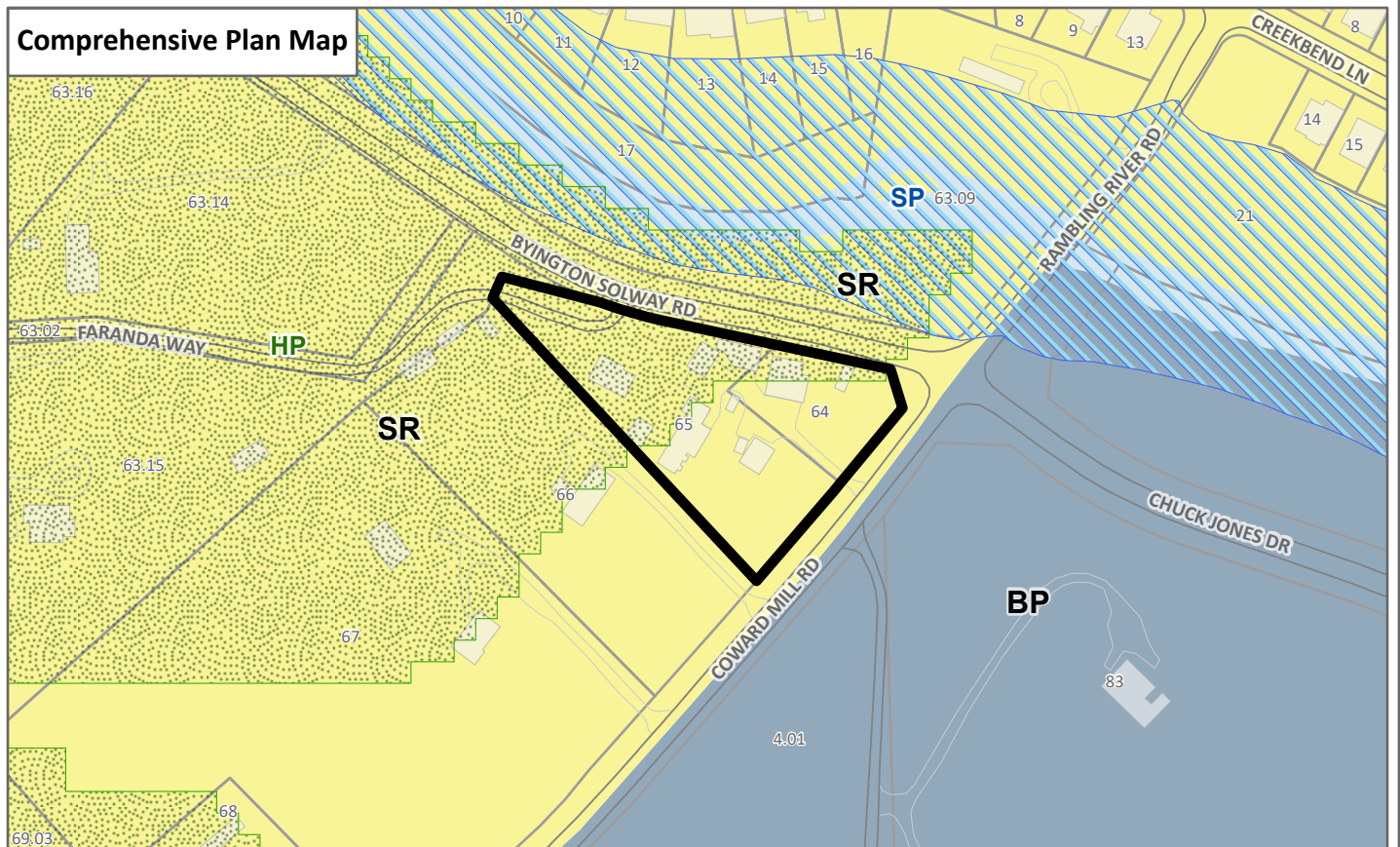
Case boundary



Zoning Map



Comprehensive Plan Map

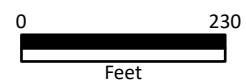


CONTEXTUAL MAPS 2

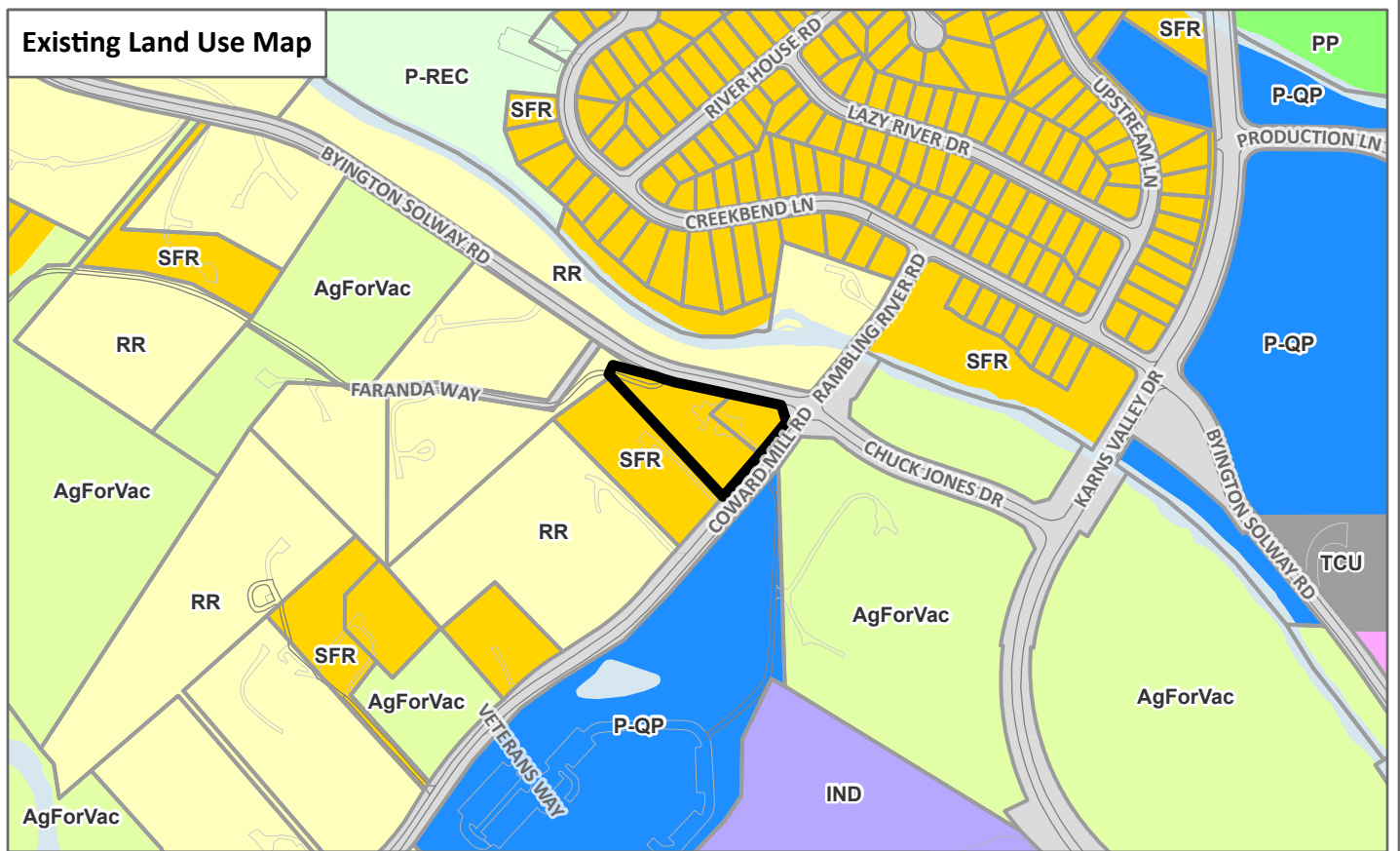
6-D-25-RZ



Case boundary



Existing Land Use Map

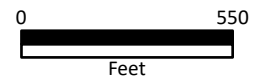


CONTEXTUAL MAPS 3

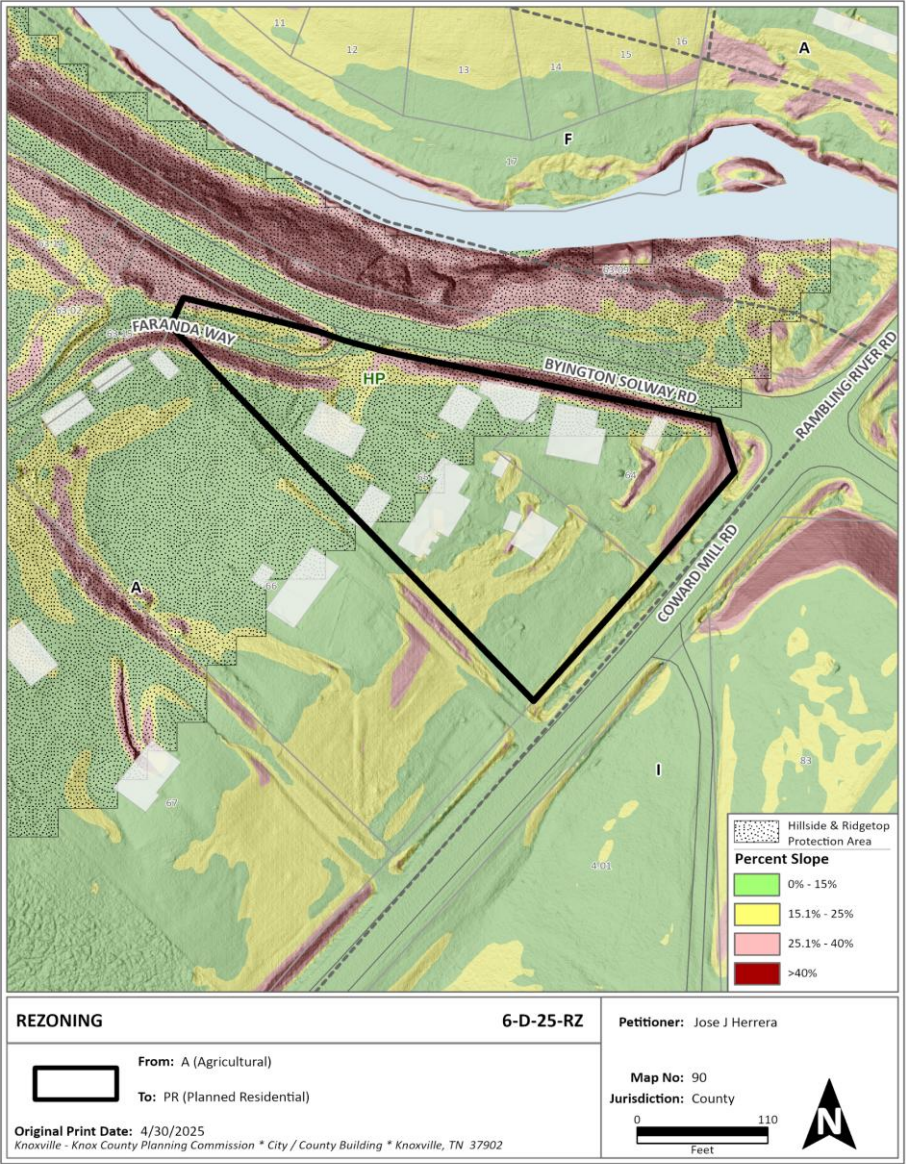
6-D-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.7		
Non-Hillside	0.9	N/A	
0-15% Slope	0.5	100%	0.5
15-25% Slope	0.2	50%	0.1
25-40% Slope	0.1	20%	0.0
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.8	Recommended disturbance budget within HP Area (acres)	0.6
		Percent of HP Area	75.7%



June 12, 2025
Planning Commission meeting

Public Comments

14 Comments for 6-D-25-RZ and

Michael (37931), June 10, 2025 at 10:48 AM

Please see attached letter for comments.

[View Attachment](#)

Keith (37931), June 10, 2025 at 4:10 PM

The current status of Agricultural for 3175 Byington Solway rd/9905 Coward Mill rd. is up for review by the county commission. Unfortunately, the current owner, Mr. Herrera, is already altering the land in anticipation of Commission approval of rezoning to Residential.

He has removed a driveway, resulting in uncontrolled run-off on to Byington Solway. He has filled in the Faranda Way drainage culvert, exasperating the run off and damaging our right of way. He has regraded portions of the property in anticipation of constructing a parking lot for multiple residences. The current residence is, in fact, being fashioned into a duplex.

All of this activity lends the questionable intent of the owner.

Additionally, the rezoning is yet another incursion in the bucolic beauty and peace of this rural portion of Knox county. We are seeing the decimation of the local agrarian character of our quiet corner of a once peaceful county community. All this in the name of expansion/revenue without accompanying infrastructure upgrades. Traffic in our are has become untenable. Has the County Commission not learned for the rushed expansion in Nashville?

Karen (37931), June 10, 2025 at 9:48 PM

I am a resident of Faranda Way and will be directly impacted by the proposed rezoning of 3175 Byington Solway Rd. Thus far, the new owner of said property has not shown good faith in relation to his neighbors. I was led to believe that he was going to clean up the mess on the property and reside there. Then it came to my attention that he was told by his mentors that he had erred in buying the property. Now it appears that he is bound and determined to make those advisors wrong by loading the small piece of land with as many housing units as possible to make the purchase a lucrative flip. He has no interest in joining the local community and has no care for the surrounding residents. As an example, since starting his renovation, he has filled in our rain water culvert which resulted in creating divots/gullies in our right of way. He has also demanded that the residents of the right of way move the road and redirect rain water onto Byington Solway at our own expense.

Another problem with this proposal is that we were supposed to receive information via US Mail about the planned change in zoning, but since his purchase, access to our mail box has been impeded by water run off/mud from his initial efforts at renovation.

The reckless, inconsiderate and unaccountable actions of the County Commission in the name of unfettered growth and increased tax revenue is unconscionable and NOT in the interest of the greater citizenry of Knox County.

Catherine (37931), June 11, 2025 at 8:10 AM

We STRONGLY oppose the rezoning of this property. Rezoning it from Agricultural to High Density Residential is contradictory to the surrounding properties and opens the door to many, many issues regarding our agrarian lifestyle. We have had numerous incidents with residential people moving near us and then complaining about things related to not only our farm, but also neighboring farms.

Terry (37931), June 11, 2025 at 9:14 AM

I live on Faranda Way and use the joint permanent easement which the new owner is trying to change so he can have more "parking". He is wanting to build and bring in more residential families. These families move to Karns for the open spaces and then complain about farm life around them. There are farms here with horses, goats, chickens, donkeys, bees, livestock dogs etc. They complain about the dogs barking at night (doing their job), manure smells, roosters crowing etc. and expect those of us who have lived here for decades to change and accommodate them. We are having issues in both ends of our easement with new homes built and owners complaining about the farms. This is a small parcel. He can build a couple of one family homes as it is currently zoned. Does not need to change it to residential. More families than that are too many for the amount of space he has available for building and parking. Please vote to keep this zoned agriculture.

Jim (37931), June 11, 2025 at 11:02 AM

See attachment

[View Attachment](#)

William (37931), June 11, 2025 at 11:23 AM

I have grown up on Faranda Way and still currently live here. Having an agricultural zoning allowed us to have a farm, which later turned into a business for my sister. This opened up so many opportunities and experiences that would've otherwise been restricted under a residential zoning. Farm life teaches you the ways of life in a way nothing else can as well as teaching you how to work hard and do your best. A rezoning of this property would lead to residential people encroaching even further into our life. Seeing so many subdivisions crammed into Karns in the past few years has been difficult to say the least. There has been a massive increase in vehicular traffic that has significantly increased the danger to people, animals, and property. Taking all the agricultural land has also significantly decreased the available land to surrounding

wildlife causing increasing issues with predators as well as wildlife being hit on our roads. When all our farm land is gone, what is there to do? Farms are the backbone of our country. Decreasing the amount of land for farms is in NO ONE'S best interest. Residential people then move in and try to change our way of life. They complain about farm animals, noises, odors, sights, and on and on. There are no pros and numerous cons to this rezoning and I strongly oppose it. The property should stay zoned Agricultural.

april (37918), June 11, 2025 at 11:59 AM

We oppose the reasoning or faranda way. The whole area has been agricultural and the neighborhoods coming in are messing up the area for farms that have always been there. Then they complain of the farm smells or noises. Not only this but the traffic also interferes with farms that have once again been there for years before the new neighborhoods. Stop throwing away generational farms that are still in operation for a few houses. There are plenty of places already zoned for neighborhoods. Please let those who want a neighborhood find those, Not force farm's to close down and leave! Agricultural land is disappearing so fast and once those go there is no going back. Please save our agricultural land!

Amy (37931), June 11, 2025 at 12:00 PM

I would like to speak out in opposition to re-zoning this area from Agricultural to Residential. We visit Faranda Way daily as my daughter enjoys the "farm" life and loves helping at one of the barns. She has the opportunity to ride horses, feed various animals, and learn about agriculture and farming. She wants to become a vet and has had the opportunity to shadow vets that visit the farm. These opportunities are few and far between in Knoxville due to continued development of land, including new construction, apartments, and businesses continuing in every part of town. Faranda Way is a gem as it is and should be maintained as an Agricultural community only! What a shame for someone to take a family property and develop it into multi-family units to be rented out. The "improvements" look terrible. Construction is already underway (without securing any permits) and has caused many issues with flooding, access, and general construction woes to all those trying to enter Faranda Way. it is sad and frustrating for both residents and visitors! Please consider keeping this beautiful land as Agriculture and do NOT allow this residential development to continue.

Shelby (37918), June 11, 2025 at 1:10 PM

There has been so much rezoning and construction and new houses and everything being done the past few years and agricultural land is disappearing quickly. Once it's gone, it's gone for good. There is no getting it back. The people who are in this area now shouldn't have to be pushed away from their livestock, gardens, homes, or businesses.

Harold (37931), June 11, 2025 at 1:28 PM

This comment is posted by Harold Cooper. He is an Octogenarian farmer who does not have e-mail. I have lived on Faranda Way for quite sometime and I am greatly vexed by the unbridled, thoughtless growth taking place in the county. I am retired and make my livelihood cutting, baling and selling hay around the Karns area. If the County Commission continues to allow residential growth to replace agricultural land, soon my income will be gone. The thoughtless actions of the Commission remind me of other parts of Tennessee that have succumbed to growth with complete disregard for the agricultural life that many of us in the far reaches of the county have always enjoyed. Put all the farmers out of business and soon youâll be eating dirt.

Michael (37931), June 11, 2025 at 1:48 PM

Please refer to the attached document

[View Attachment](#)

Angela (37849), June 11, 2025 at 2:26 PM

Please do not allow this area to be turned into residential and build any more condos or subdivisions! ! This area has been completely ruined by constant construction. This will cause many problems for the local properties that are built up for agricultural purposes. Please keep this in your consideration and do not allow us to continue especially in this area! Thank you

Christy (37920), Submitted during the meeting

This area is primarily agricultural, and needs to remain as such. So many farms and families are losing their lands to development when it is not necessary. We are at Weeping Willow Farm weekly, if not more, and this kind of development ruins the entire area for everyone. I stand against this rezoning request, and hope Knox County stops giving into developers and starts thinking about its citizens.

June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez		✓	
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams		✓	
Tim Hill, Chair	✓		

35. JOSE J HERRERA

3175 Byington Solway Road; 9905 Coward Mill Road / Parcel ID 090 064, 065, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers:

Jose Herrera, 1805 Thomspon Rd., Knoxville, TN 37932

Michael Albert, 8340 Faranda Way, Knoxville, TN 37931

Keith Eyer, 8440 Faranda Way, Knoxville, TN 37931

Karen Eyer, 8440 Faranda Way, Knoxville, TN 37931

6-D-25-RZ

Item No.**File No.****1. STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED



Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

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

*These application types require a pre-application consultation with Planning staff.

Jose V. Herrera

Applicant Name

Affiliation

4/24/2025

6/12/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

6-D-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

Jim Sullivan

Name

Company

2543 Creekstone Circle Maryville, TN 37804

Address

City

State

ZIP

865-406-7324

Phone

Email

Current Property Info

Jose V. Herrera

1805 Thompson Rd.

678 4727646

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9905 Coward Mill Rd
3175 Blyington Salway Rd

090 064,065

Property Address

Parcel ID

W. KUD

LCUB

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)	
<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel		
<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 RequestOwner Sig.: Jose J. Herrera 5/22/25

<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning <u>PR RA</u>	Proposed Density (units/acre, for PR zone only) <u>8</u>	PENDING PLAT FILE NUMBER
<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)
If, in Knox county, submit plan amendment request with application			
Previous Rezoning Requests			
<input type="checkbox"/> Other (specify) _____			

Attestation☐ 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

<u>Jose J. Herrera</u>	<u>Jose J. Herrera</u>	<u>Owner</u>	<u>4-24-25</u>
Applicant Signature	Print Name / Affiliation		Date
<u>678 472 7646</u>	<u>[REDACTED]</u>		
Phone Number	Email		
<u>Jose J. Herrera</u>			<u>04/24/2025, SG</u>
Property Owner Signature	Please Print		Date Paid

Staff Use Only☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
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.

05/30/2025

Date to be Posted

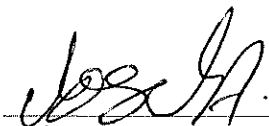
06/13/2025

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

Jose V. Herrera

Applicant Name

4-24-25

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.

6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.

6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.

6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17455

6-A-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Daniel Bruce Crowe for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1515 and 1517 Cunningham Road / Parcel ID 047EA02301, 024. **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 11-0.**
(Commission District 7)

Attachments

Daniel Bruce Crowe 6-A-25-RZ

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

6/16/2025 03:06 PM

FILE NUMBER: 6-A-25-RZ

APPLICANT: DANIEL BRUCE CROWE

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: 11-0

LOCATION: 1515, 1517 CUNNINGHAM RD / Parcel ID 47 E A 02301, 024

ACREAGE: 0.83 acres

DISTRICT: Commission District 7

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: David Harbin Batson, Himes, Norvell and Poe
4334 Papermill Dr. Dr.
Knoxville, TN 37909

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.

Consistent with Growth Plan? Yes.

TTCDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-A-25-RZ

AGENDA ITEM #:

AGENDA DATE: 6/12/2025

► **APPLICANT:** DANIEL BRUCE CROWE

OWNER(S): Daniel Bruce Crowe Marble City Investments

TAX ID NUMBER: 47 E A 02301, 024

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1515 CUNNINGHAM RD (1517 CUNNINGHAM RD)

► **LOCATION:** Northwest of Cunningham Rd, northeast of Dry Gap Pike

► **APPX. SIZE OF TRACT:** 0.83 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cunningham Road, a major collector with a pavement width that varies from 25 ft to 35 ft within a right-of-way width that varies from 63 ft to 90 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:** RA (Low Density Residential)

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

►
EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted.

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

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

East: Single family residential - A (Agricultural)

West: Single family residential, commercial - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a predominantly residential area featuring single family and multifamily subdivisions interspersed with single family houses on large 1+ acre lots and undeveloped, forested tracts. Beaver Creek and Birckey McCloud Elementary are within 0.5 miles to the north, and there are some commercial uses to the north and west along Dry Gap Pike and E Emory Road.

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 primarily residential in nature, consisting of single family and townhouse subdivisions. There is a commercial node developed during the late 1990s and early 2000s at the intersection of Cunningham Road and Dry Gap Pike.
2. The area has been gradually transitioning to medium density residential development since the early 1990s, with rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) with densities ranging from 3 du/ac to 10 du/ac within a mile radius. Brickey-McCloud Elementary School, which lies to the north, was built in 2003 to account for the increased residential development in the area.

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, A, and PR up to 5 du/ac.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character and small scale commercial development in 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 by right and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on Cunningham Road and Dry Gap Pike, both major collectors, would be minimally affected by a development of this size, and traffic would not be routed through side streets.

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 SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one acre 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 Planned Growth Area 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 Planned Growth Area.

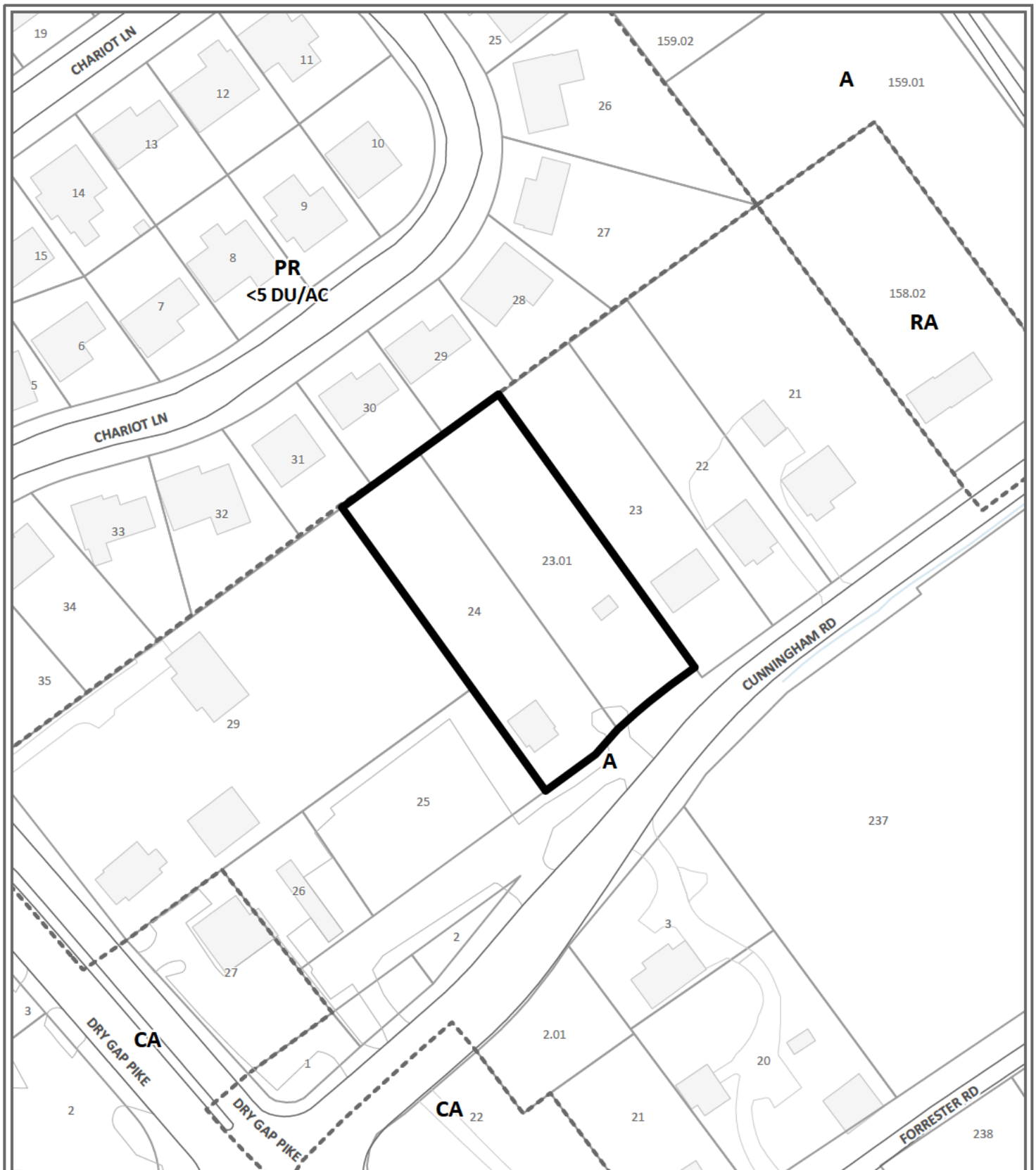
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Brickey-McCloud 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 7/21/2025. 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

6-A-25-RZ



From: A (Agricultural)

To: RA (Low Density Residential)

Original Print Date: 4/30/2025

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

Petitioner: Daniel Bruce Crowe

Map No: 47

Jurisdiction: County

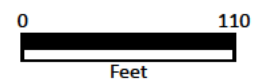
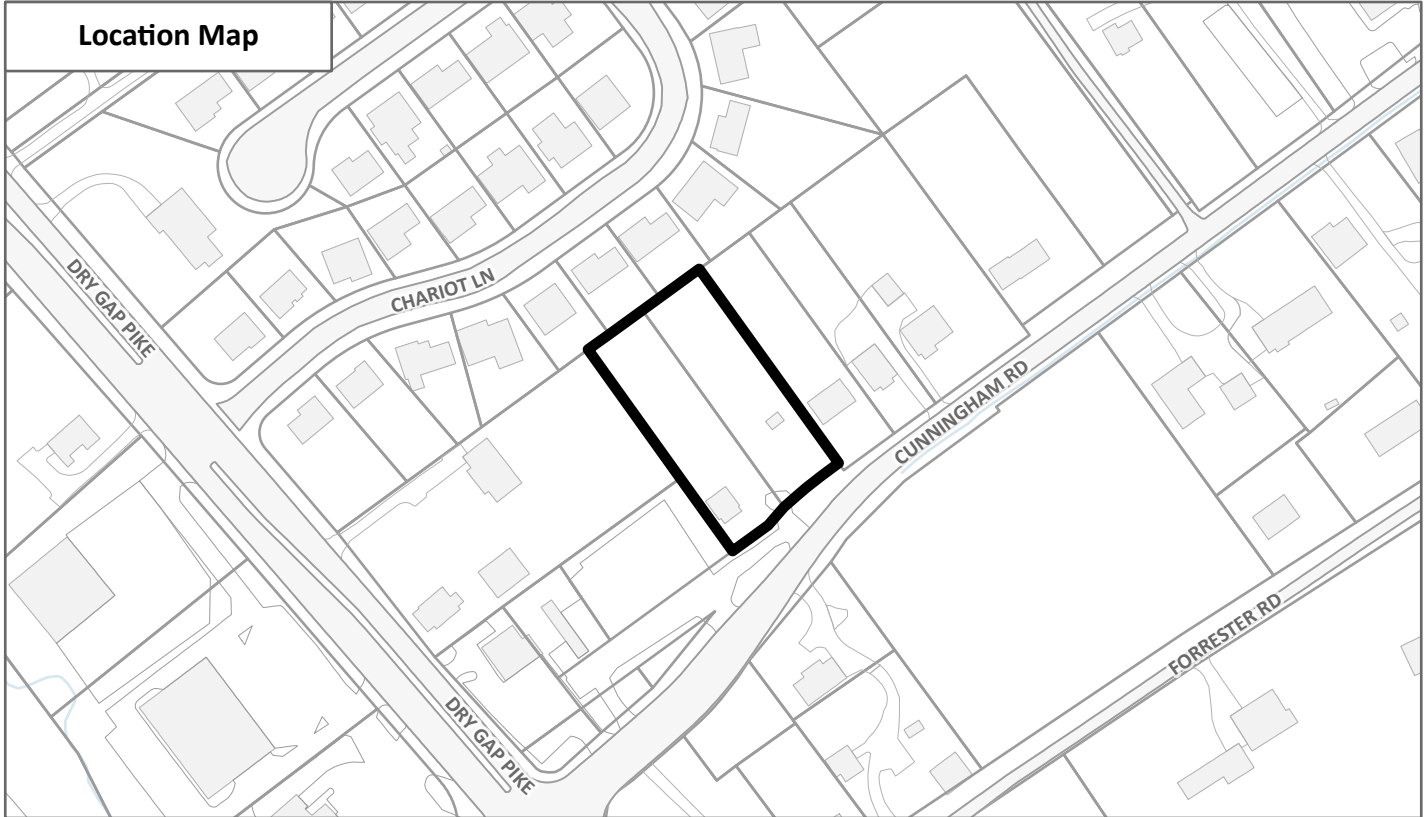


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-A-25-RZ

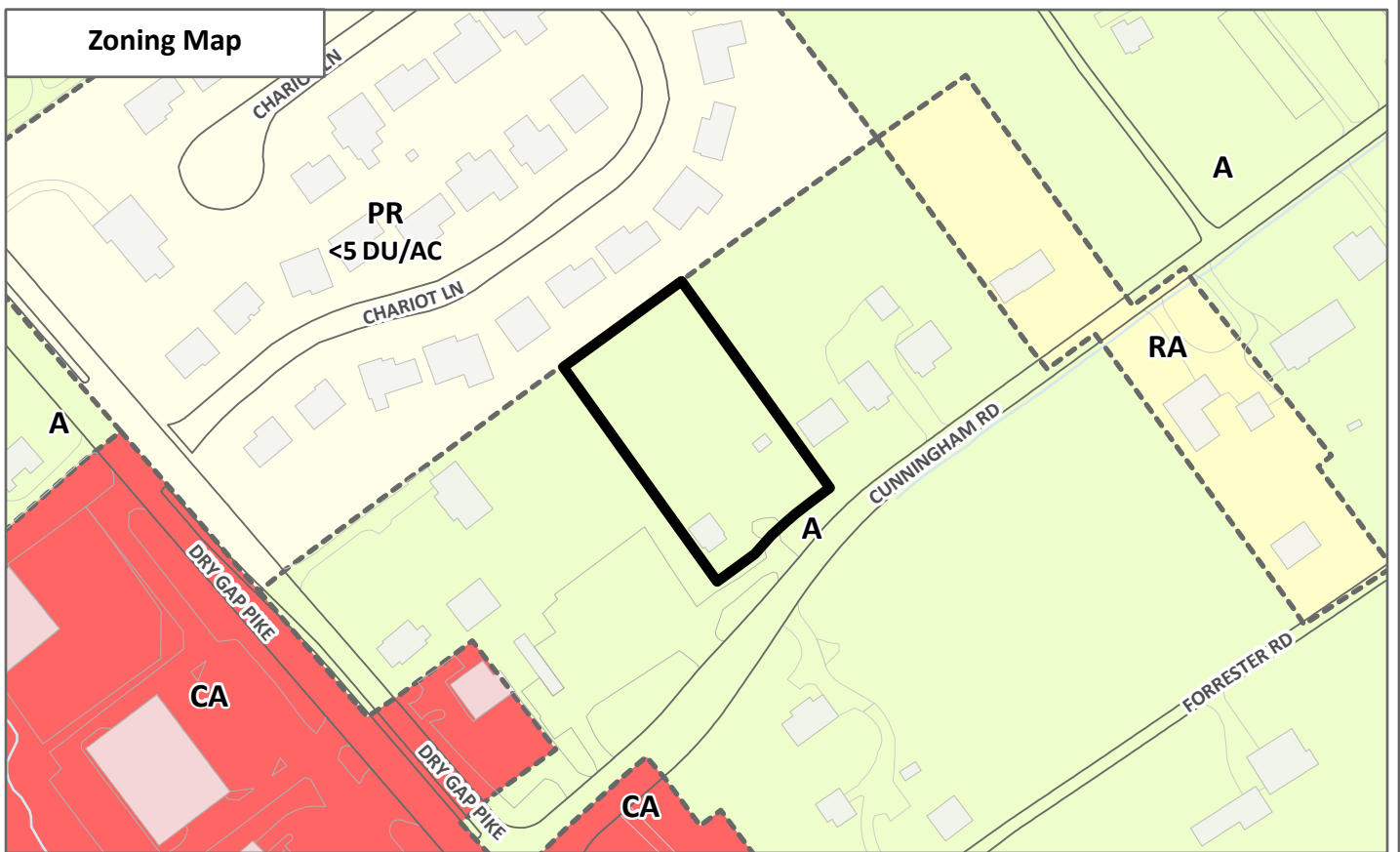


Case boundary

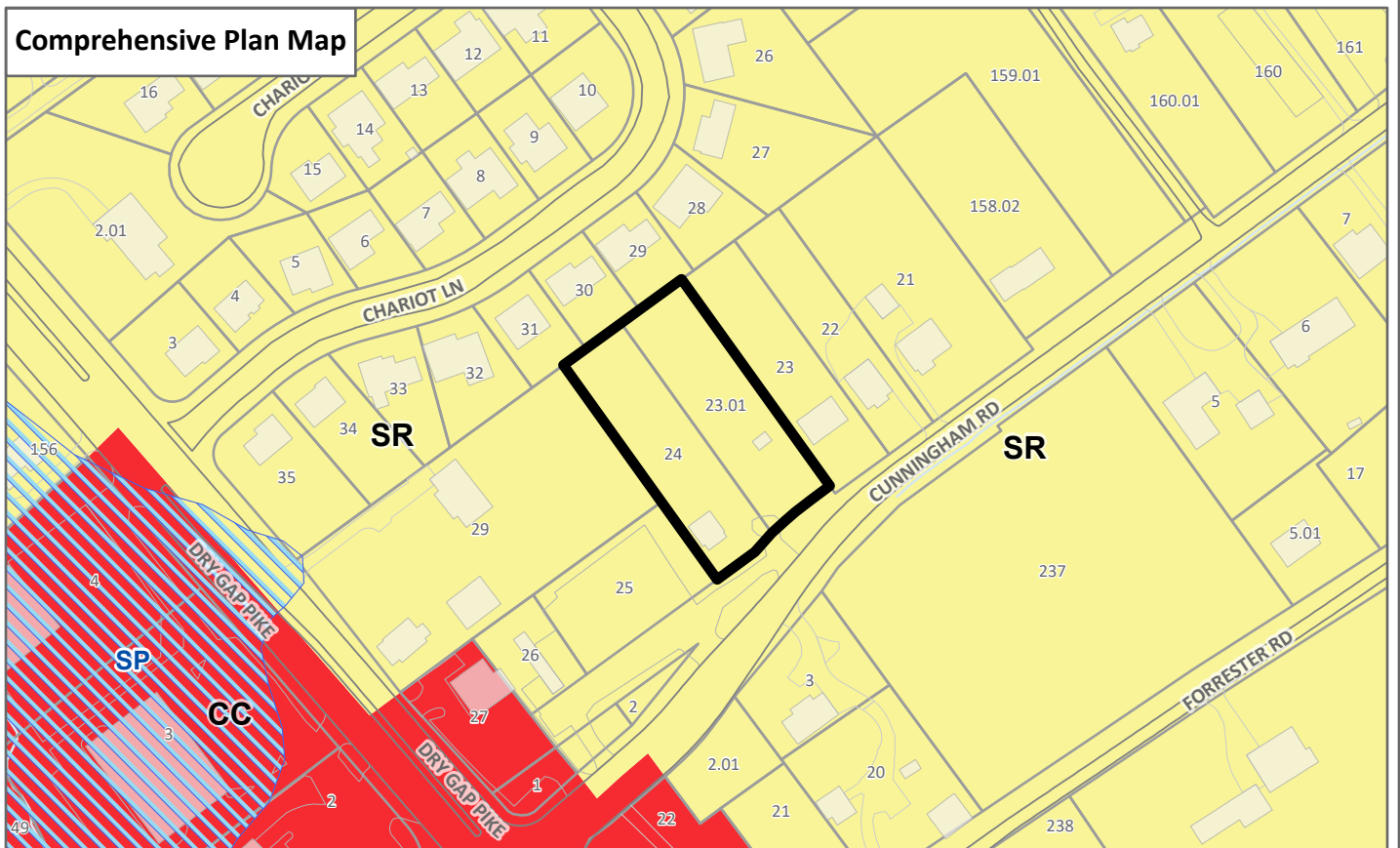
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Feet



Zoning Map



Comprehensive Plan Map

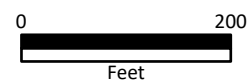


CONTEXTUAL MAPS 2

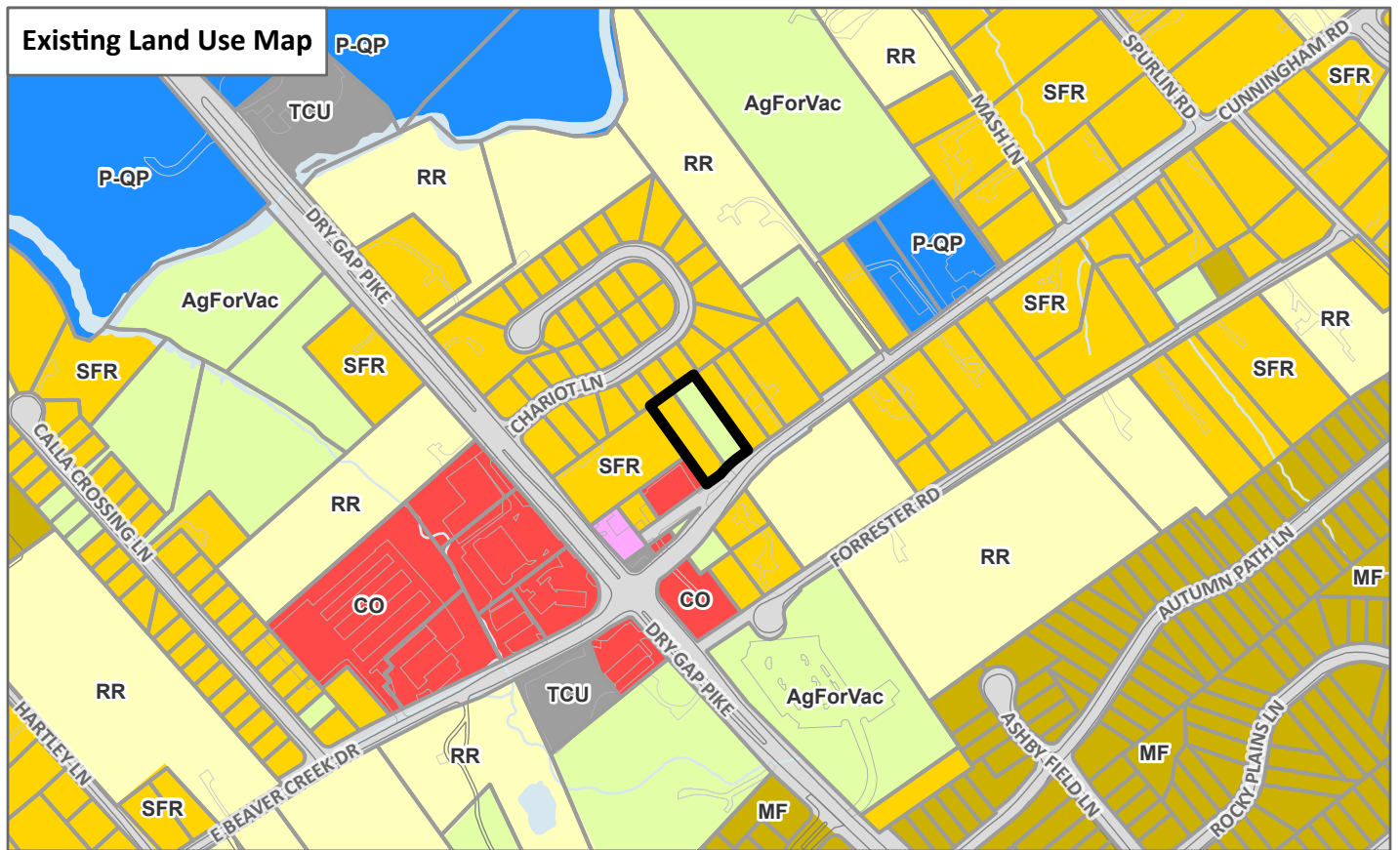
6-A-25-RZ



Case boundary



Existing Land Use Map

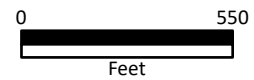


CONTEXTUAL MAPS 3

6-A-25-RZ



Case boundary



June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez		✓	
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams		✓	
Tim Hill, Chair	✓		

32. DANIEL BRUCE CROWE

1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024,
Commission District 7. Rezoning from A (Agricultural) to RA (Low
Density Residential).

Speakers:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

6-A-25-RZ

Item No.**File No.**

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

2. **MOTION (BARGER) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. 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 COADANIEL BRUCE CROWE
MARBLE CITY INVESTMENTS

Applicant Name

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

6-A-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

DAVID HARBIN BATSON HINES NORVELL + POE

Name

Company

4334 Papermill RD Knoxville TN 37909

Address

City

State

ZIP

805-588-6472

Phone

Email

Current Property Info

DANIEL BRUCE CROWE 5408 HEATHROW DR
MARBLE CITY INV. 3835 KEOWEE AVE

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1515 & 1517 Cunningham RD

Property Address

047EA024 & 047EA02301

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

no

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

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify)Specify if requesting: ☐ Variance ☐ Alternative design standardSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning ChangeFrom AG TO RA

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)☐ 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

DAVID HARBIN

Please Print

3-27-25

Date

865-388-1691

Phone Number



Email



Property Owner Signature

John Lambert III

Please Print

3/28/25

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

0801

\$650.00 Paid 3/28/25
DD

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.

5/30/2025

Date to be Posted

6/13/2025

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

DAVID HARBIN
Applicant Name

3.27.25
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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.

6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.

6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.

6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17453

6-F-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Graham Corporation for rezoning to remove a previously approved condition in the CA(k) (General Business) and F (Floodway) districts. Property located at 504 and 520 W Emory Road / Parcel ID 056 12301, 12201. **Planning Commission Recommendation: Revise the curb cut condition as noted in the staff report because the property boundary has changed since the condition took effect, by a vote of 11-0 Consent.**

(Commission District 7)

Attachments

Graham Corporation 6-F-25-RZ

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

6/23/2025 10:21 AM

FILE NUMBER: 6-F-25-RZ

APPLICANT: GRAHAM CORPORATION

APPLICANT'S REQUEST: REZONING

FROM: CA(k) (General Business with conditions), F (Floodway)

TO: CA(k) (General Business with conditions) removing the curb cut condition, F (Floodway)

COMM. RECOMMENDATION: **Revise the curb cut condition because the property boundary has changed since the condition took effect. The revised condition is noted in the staff report.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 504 W EMORY RD / Parcel ID 56 12301 12201

ACREAGE: 35.4 acres

DISTRICT: Commission District 7

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025 & 5/28/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Tim Graham Graham G.P.
2300 Old Callahan Dr
Knoxville, TN 37912

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the CA is partially related to the CMU (Corridor Mixed Use) place type. Additionally, this request is to remove a condition of a previous rezoning and the existing CA zone is to remain.

Consistent with Growth Plan? Yes, the CA zone is consistent with the Planned Growth Area of the Growth Policy Plan.

TTCDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-F-25-RZ

AGENDA ITEM #: 36

AGENDA DATE: 6/12/2025

► **APPLICANT:** GRAHAM CORPORATION

OWNER(S): Tim Graham Graham G.P.

TAX ID NUMBER: 56 12301, 12201

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 504 & 520 W EMORY RD

► **LOCATION:** Southeast side of W Emory Rd, southwest of Central Avenue Pike

► **APPX. SIZE OF TRACT:** 35.4 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Emory Road, a state-owned major arterial with four lanes and a turn lane within a right-of-way width that varies from 120 ft to 130 ft. Access is also via Star Mountain Way, an unstriped private joint permanent easement with a pavement width that varies from 24 ft to 41 ft within a right-of-way width that varies from 59 ft to 75 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **PRESENT ZONING:** CA(k) (General Business with conditions), F (Floodway)

► **ZONING REQUESTED:** CA(k) (General Business with conditions) removing the curb cut condition, F (Floodway)

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

EXTENSION OF ZONE: N/A

HISTORY OF ZONING: In 1981 a request to rezone part of the parcel from A (Agricultural) to CB (Business and Manufacturing) was denied (3-H-81-RZ). In 2005 the parcel was rezoned from A (Agricultural) to TC (Town Center) (8-H-05-RZ). In 2015 the parcel was rezoned from TC (Town Center) to CA (General Business) with conditions (10-B-15-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, office, commercial - CA (k) (General Business), HZ (Historic Zoning Overlay), PR (Planned Residential) up to 3 du/ac

South: Agriculture/forestry/vacant land, single family residential, rural residential, multifamily residential, railroad right-of-way - A (Agricultural), F (Floodway), RA (Low Density Residential)

East: Office, public/quasi-public land (library), agriculture/forestry/vacant land - A (Agricultural), F (Floodway), I (Industrial)

West: Office, agriculture/forestry/vacant land - CB (Business and Manufacturing), F (Floodway)

NEIGHBORHOOD CONTEXT: The subject property lies in a primarily residential section of W Emory Road with Beaver Creek winding through the area. The historic Alvin Boyd Bell House abuts to the northwest corner, and there are commercial uses to the northeast near the I-75 interchange with E Emory Road, with community amenities including Powell Elementary and High Schools to the southwest. Collier Preserve is directly to the east of the property, and an industrial park that includes a waste processing center lies to the east on the other side of Beaver Creek.

STAFF RECOMMENDATION:

- **Revise the curb cut condition because the property boundary has changed since the condition took effect. The revised condition shall read as follows:**

1. Curb cuts providing access to development on the property shall be limited to three (3). One will be located on the eastern side of the property in the location of the existing driveway to the veterinary clinic and two between this drive and the residential-style structures located to the west.

COMMENTS:

This is a request to remove one zoning condition placed on the subject property when it was approved for a plan amendment and rezoning in 2016. The request was to amend the former sector plan's land use classifications of MU-CC (Mixed Use Community Commercial) and LDR (Low Density Residential) to GC (General Commercial) (4-E-16-SP), and to rezone the property from the A (Agricultural) and TC (Town Center) zones to the CA (General Business) zone (10-B-15-RZ). There were many site design conditions attached to the rezoning to maintain the mixed-use and pedestrian-oriented intent of the former Town Center zone and avoid strip commercial development.

The condition the applicant is seeking to have removed is for the number of curb cuts providing access to development on the property to be limited to three, with one curb to be located on the eastern side of the property in the location of the existing driveway to the veterinary clinic, one to be between the driveway of the subject parcel and the residential-style structures located to the west, and one to be on the western-most side of the property.

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. There has been a significant change pertinent to this request to remove the curb cut zoning condition placed on the subject property. Exhibit B and C in this package show how the property boundary has changed since the 2016 rezoning, and it impacts the curb cut locations described in the zoning condition. The "western-most side of the property" at 708 W Emory Road was sold to another party in 2020, making that access point infeasible. 528 and 534 W Emory Road have also been sold off, though the curb cut here described in the zoning condition as the "one between this drive (Star Mountain Way) and the residential-style structures located to the west" has been retained through a permanent access easement on the recorded plat, as shown in Exhibit D.

2. Given the loss of an access point as described in the zoning condition, staff recommend revising the condition to remove the western-most location and permit one curb cut between the permanent access easement at 528 W Emory Road and Star Mountain Way where the veterinary clinic is located.

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

1. The previous curb cut zoning condition acknowledged the existing sidewalk infrastructure on both sides of W Emory Road and was one of several other conditions intended to support a more pedestrian-oriented environment. The current staff recommendation to retain the maximum number of curb cuts for future commercial development at three, while permitting a new one that is more centrally located on the property, maintains the intent of the zoning condition while also acknowledging changing circumstances with the property boundary.

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. A high frequency of curb cuts for commercial driveways where sidewalks exist can create unsafe conditions for pedestrians utilizing the public right-of-way. That is why staff are not recommending removal of the curb cut condition entirely as requested by the applicant. Instead, staff recommend permitting one additional curb cut between the easement at 528 W Emory Road and Star Mountain Way, which is a wide frontage of 523 feet.

One curb cut within that distance should not significantly impact walkability along the south side of W Emory Road, and any new curb cut here will be subject to review and approval by the Tennessee Department of Transportation.

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:

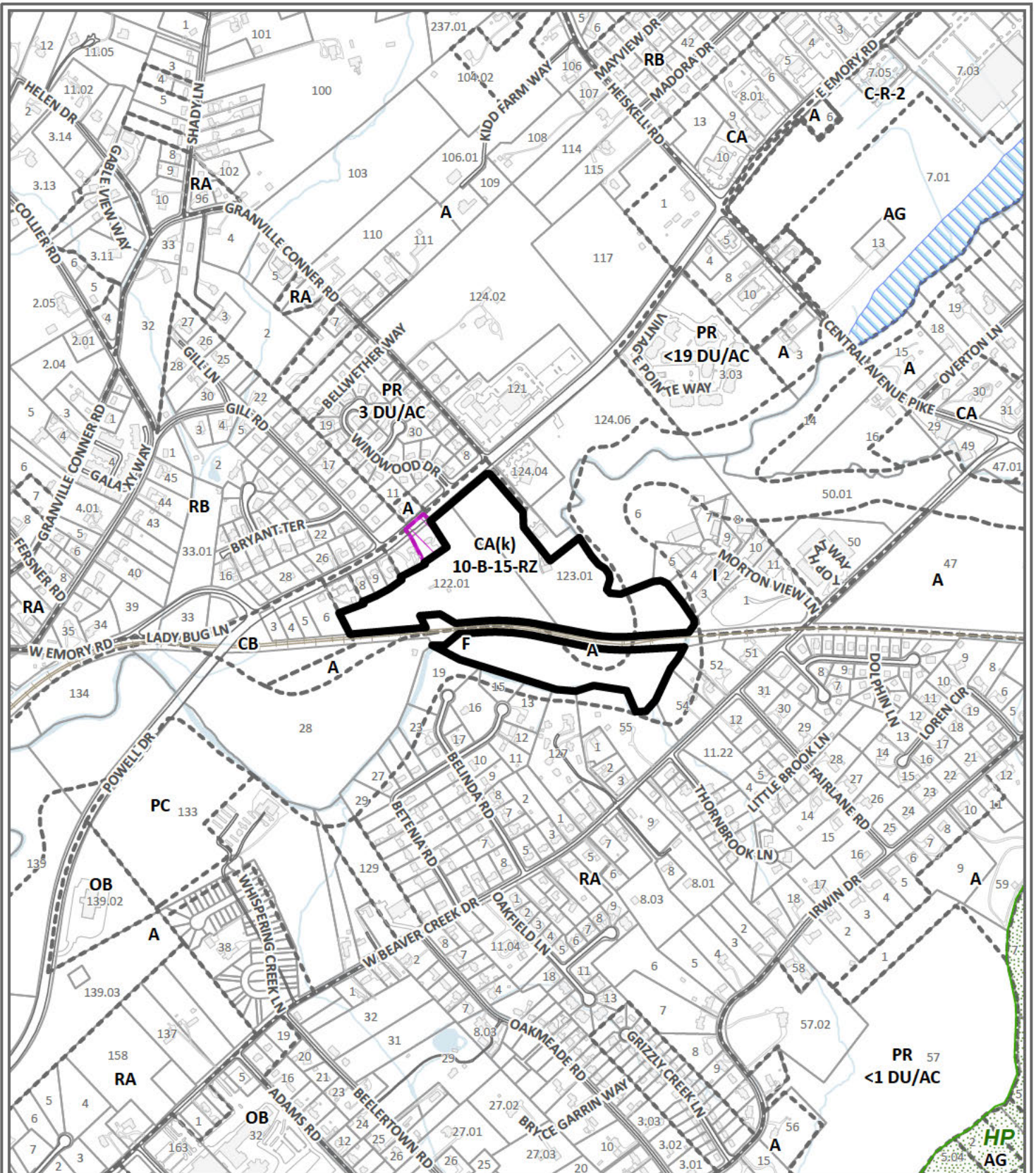
1. The CMU (Corridor Mixed-Use) place type designation for this property in the Knox County Comprehensive Plan is intended for moderate-scale, walkable mixed-use development occurring along major corridors. Streets should promote a walkable setting with short block lengths, wide sidewalks, and street trees. The ability to add one curb cut for future commercial and/or mixed-use development along an expanse of 523 feet can provide a shorter, more walkable block length without jeopardizing pedestrian safety.
2. The revised condition is consistent with the Comprehensive Plan's Implementation Policy 3 to encourage infill and redevelopment of underutilized commercial land. This reasonable revision to the property's zoning condition will support infill commercial development along the major arterial corridor of W Emory Road.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 7/21/2025. 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

6-F-25-RZ

Petitioner: Graham Corporation



From: CA(k) (General Business), F (Floodway)

To: CA (General Business), F (Floodway)

Map No: 56

Jurisdiction: County

Original Print Date: 5/12/2025

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

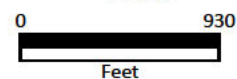
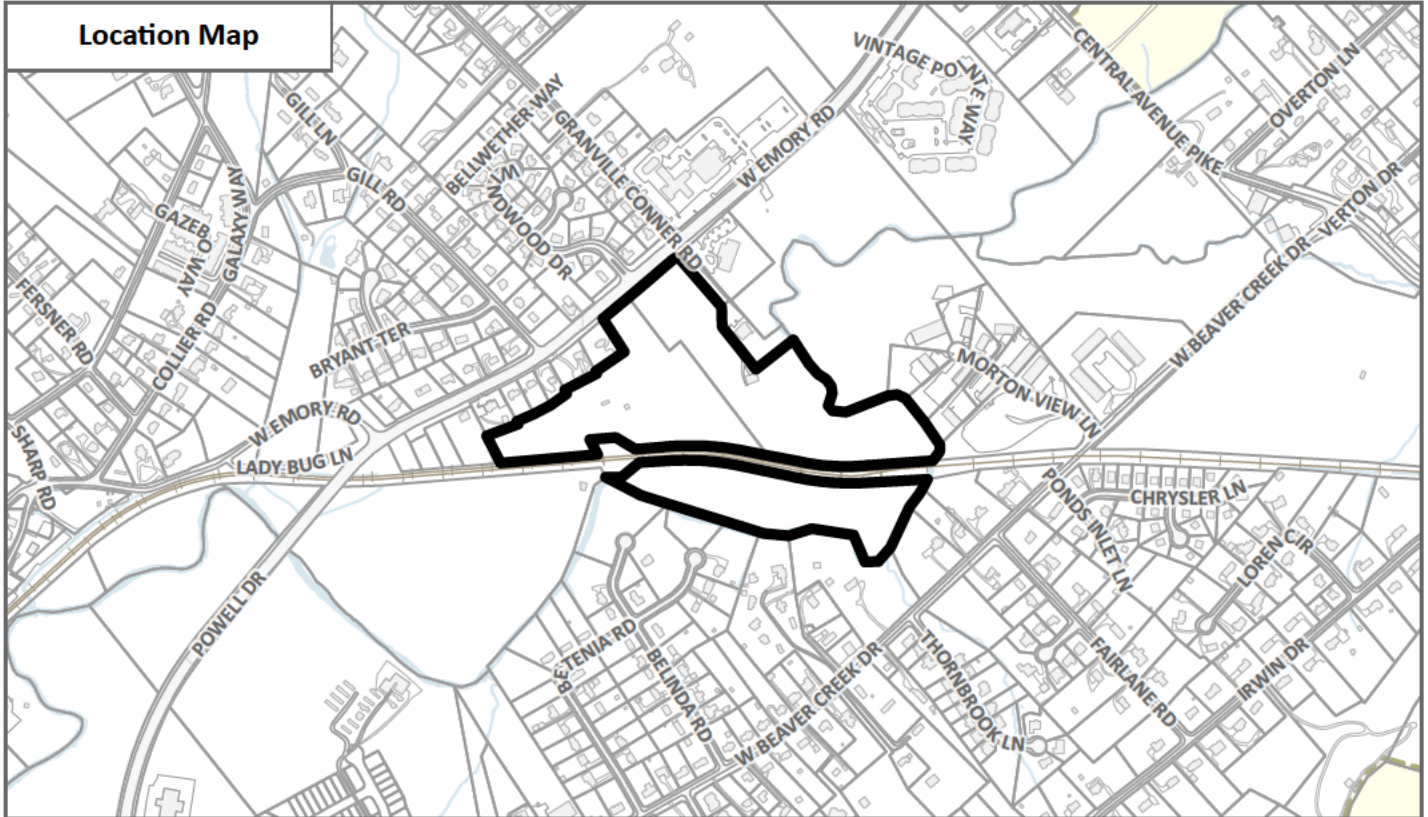
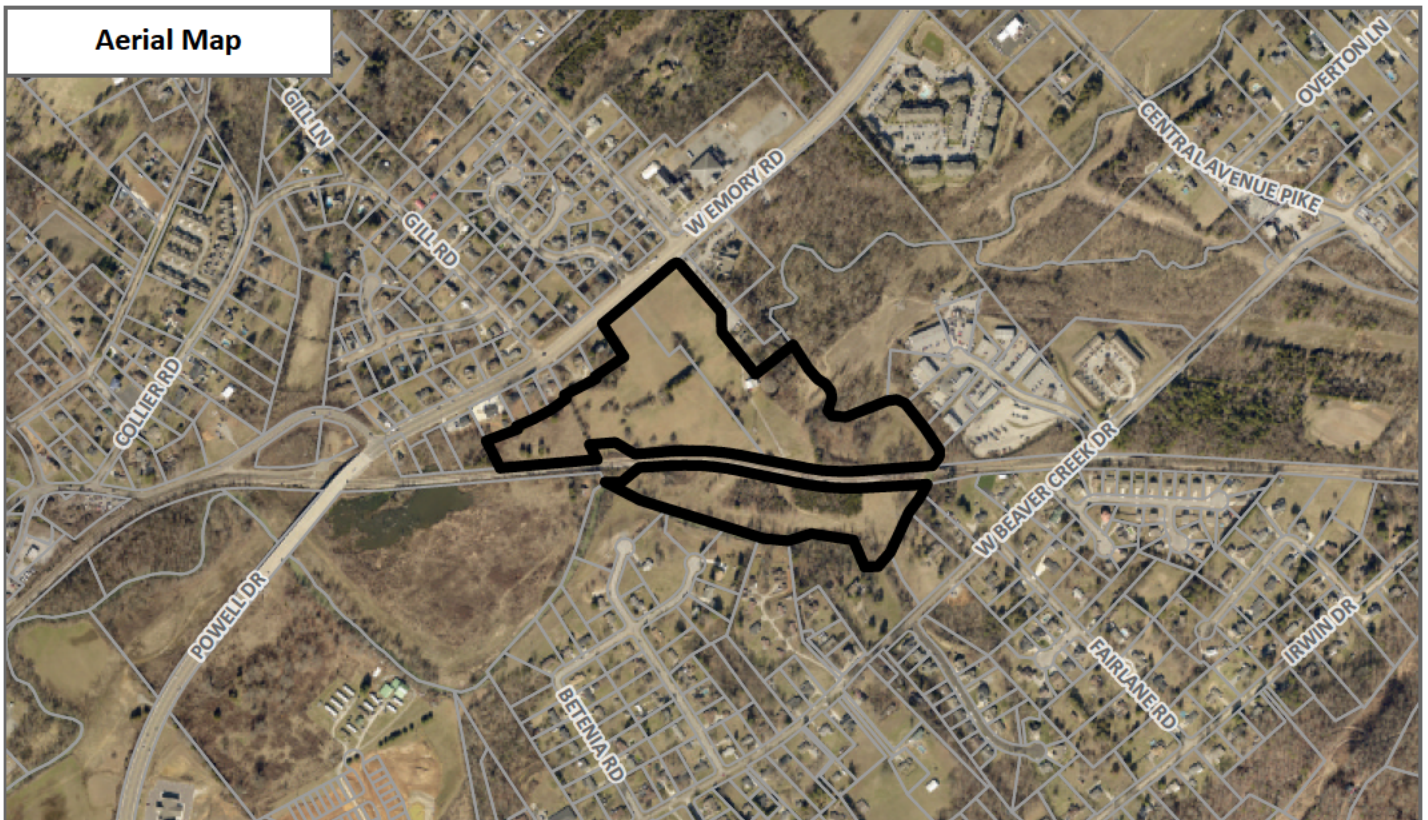


Exhibit A. Contextual Images

Location Map



Aerial Map

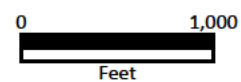


CONTEXTUAL MAPS 1

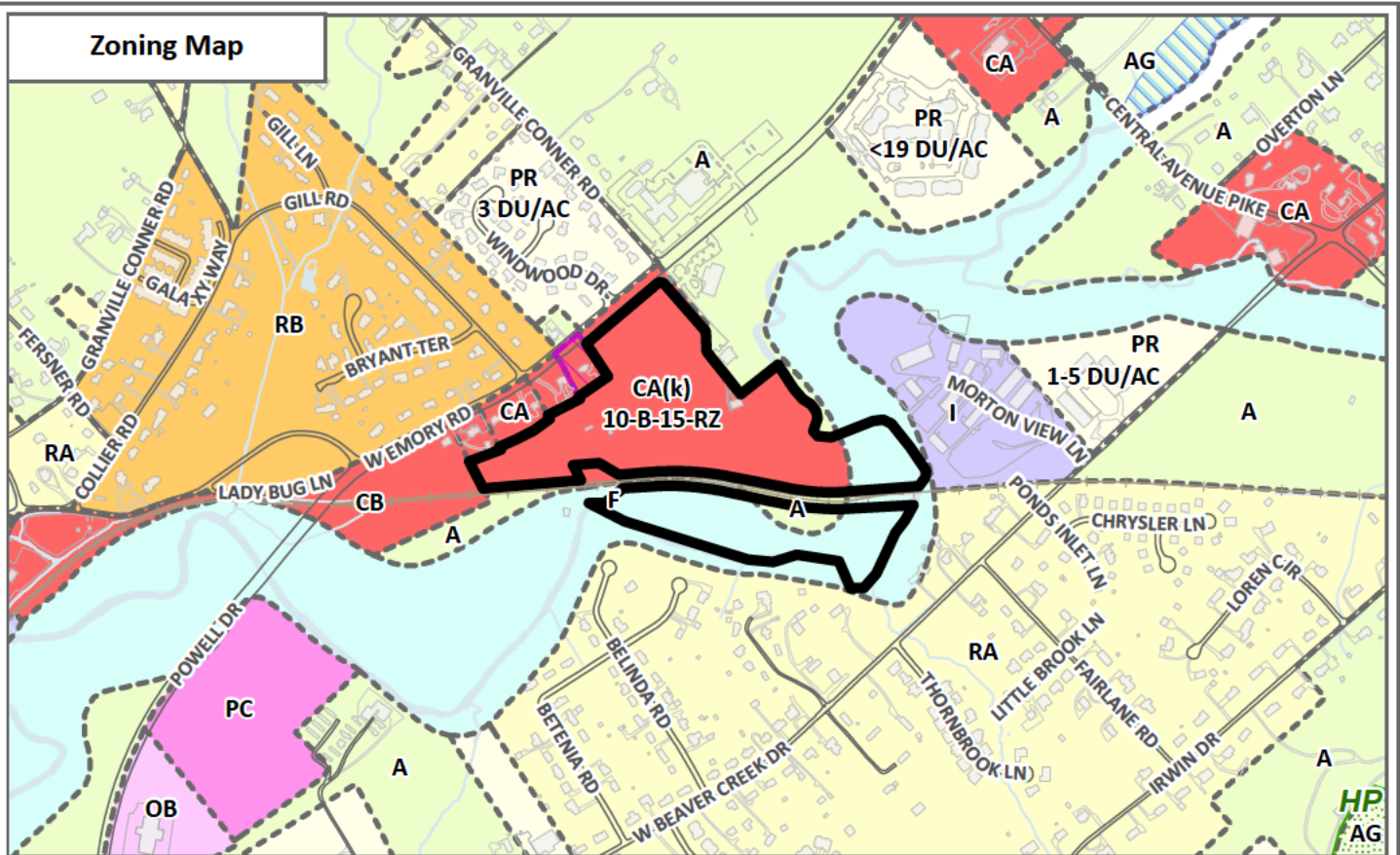
6-F-25-RZ



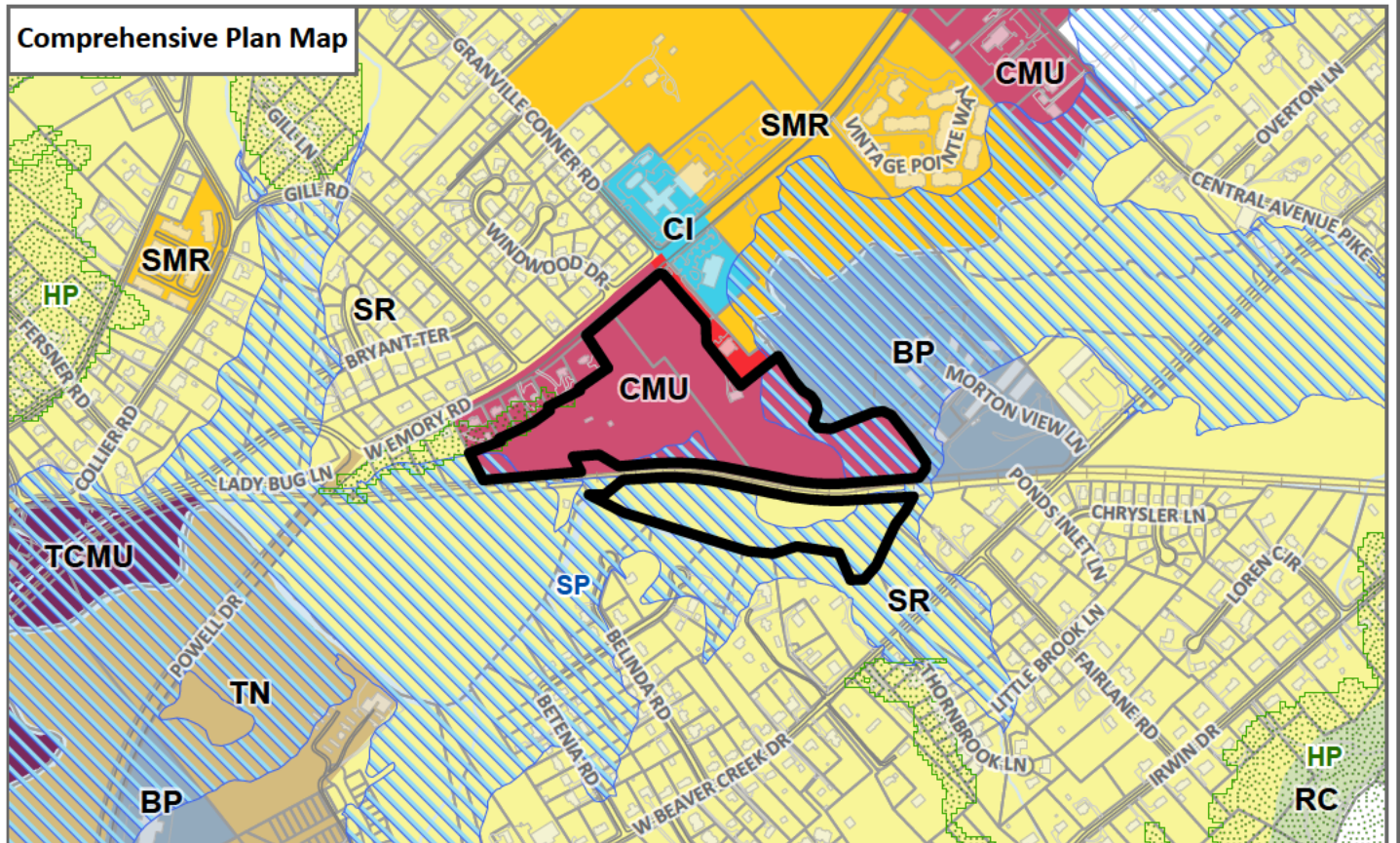
Case boundary



Zoning Map



Comprehensive Plan Map

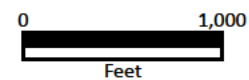


CONTEXTUAL MAPS 2

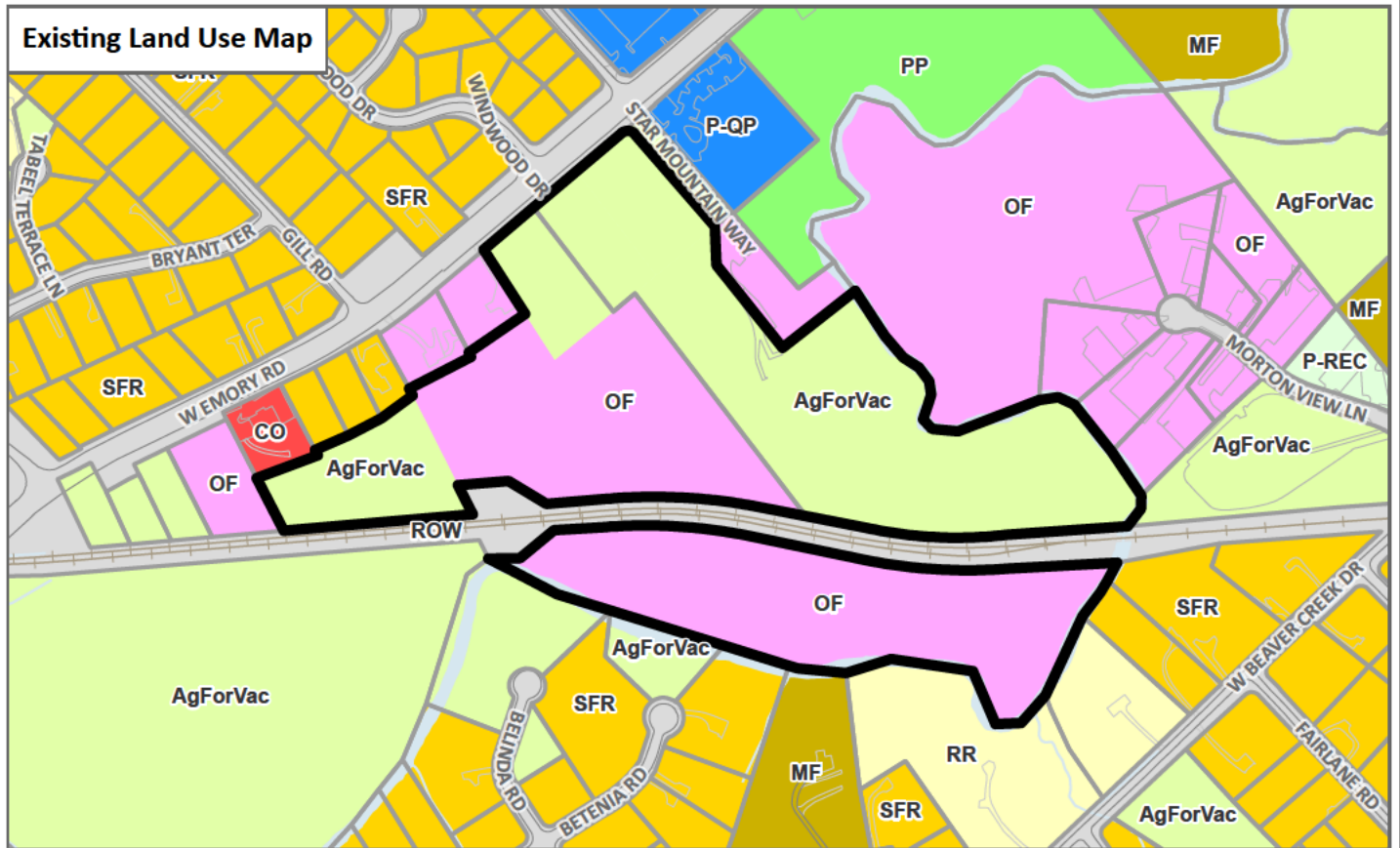
6-F-25-RZ



Case boundary



Existing Land Use Map

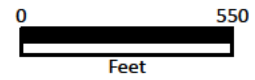


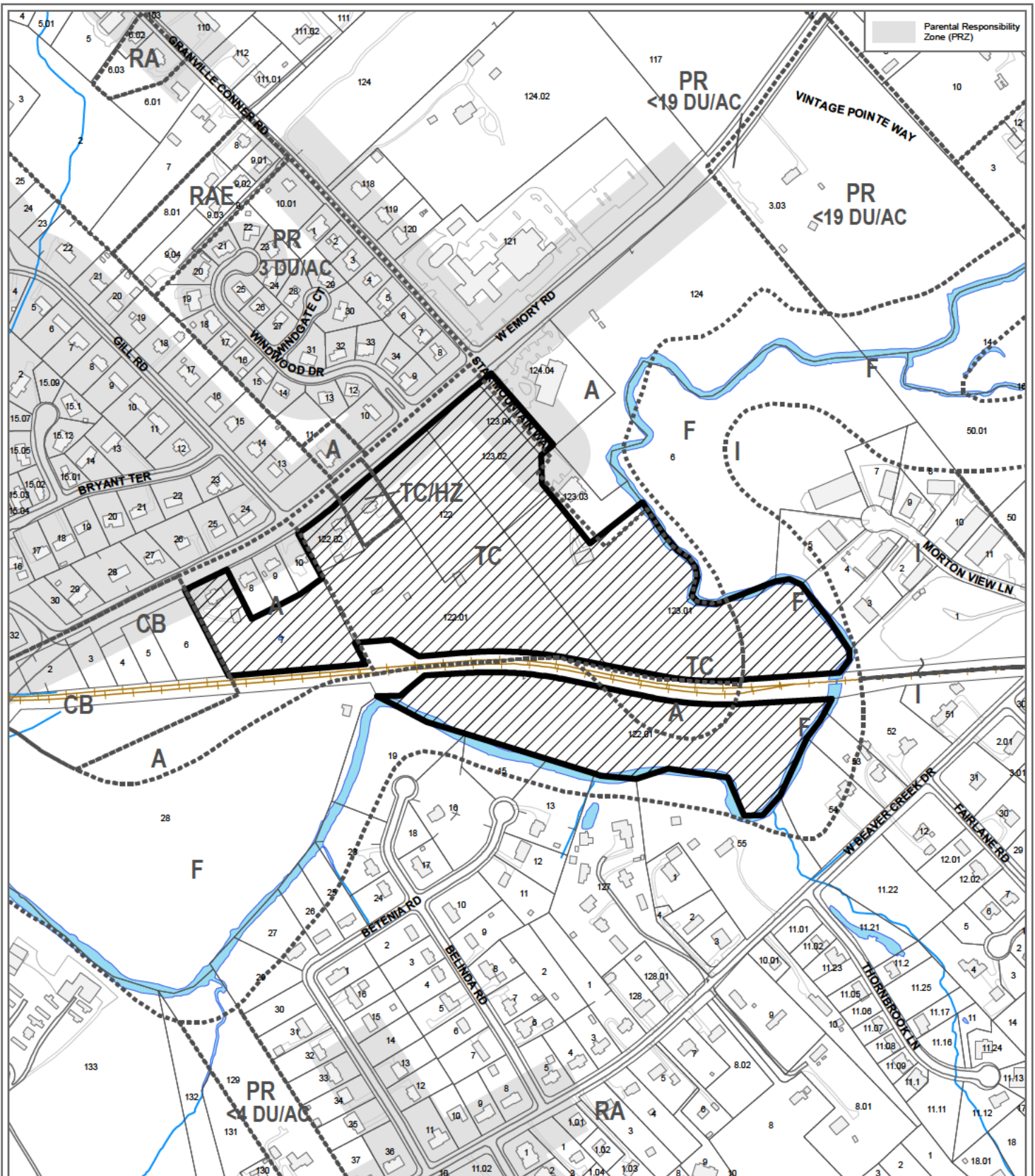
CONTEXTUAL MAPS 3

6-F-25-RZ



Case boundary





10-B-15-RZ REZONING



From: A (Agricultural), TC (Town Center), TC/ HZ (Historic Overlay) & F (Floodway)

To: CA (General Business), CA/HZ (Historic Overlay) & F (Floodway)

Original Print Date: 9/21/2015

Revised: 1/6/2016

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sternberg, James

Exhibit B: Prior Zoning Boundary

Map No: 56

Jurisdiction: County

0 500
Feet



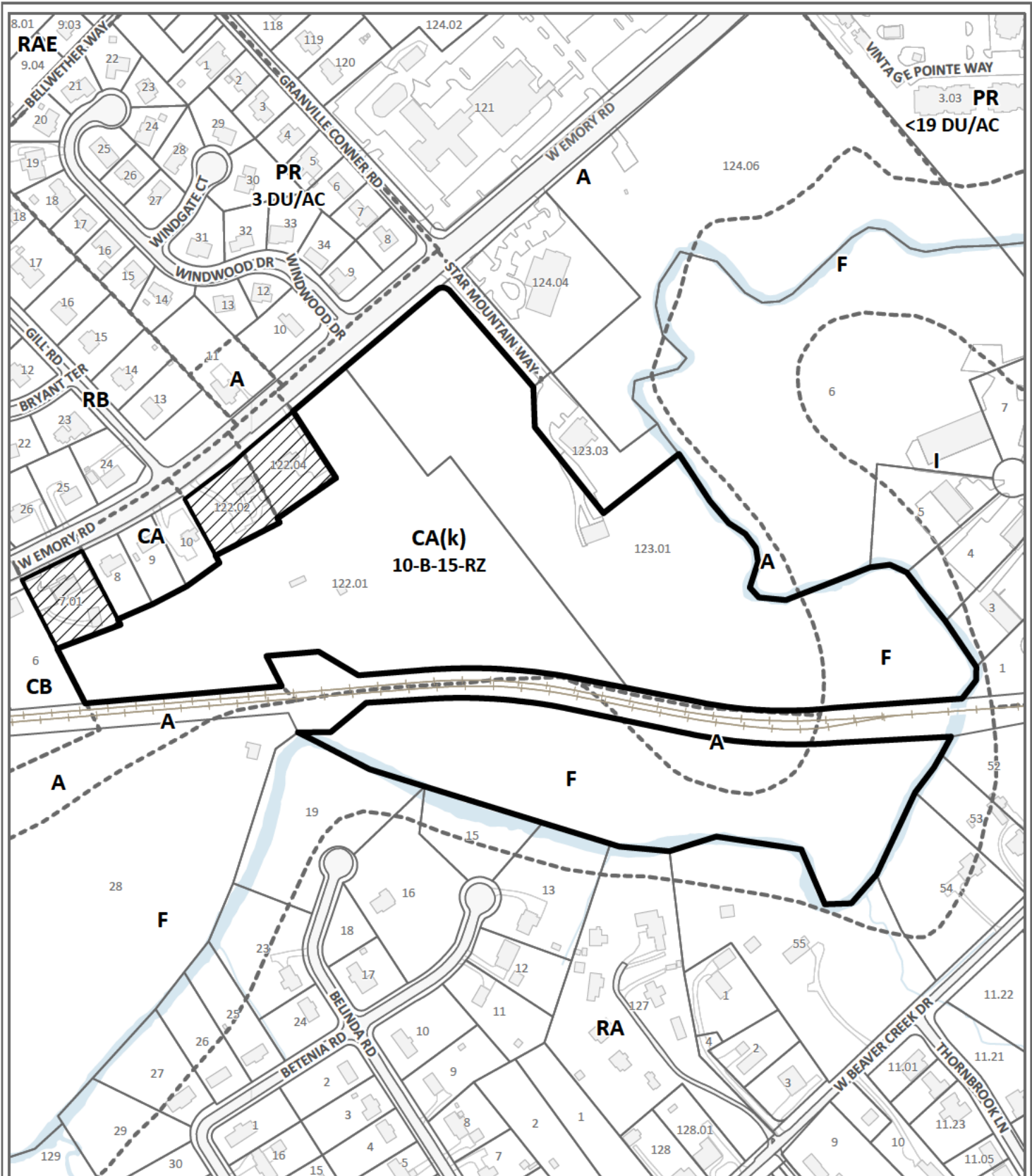


Exhibit C: Zoning Boundary Change

6-F-25-RZ

Petitioner: Graham Corporation



Case Boundary

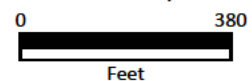
Previous Zoning Boundary

Original Print Date: 5/30/2025

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

Map No: 56

Jurisdiction: County



Certificate of Approval of Public Sanitary Sewer System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Hallsdale-Powell Utility District

Utility Provider

Derek Frear
Authorized Signature for Utility

03/08/2024
Date

Certificate of Approval of Public Water System - Minor Subdivision

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Hallsdale-Powell Utility District

Utility Provider

Derek Frear
Authorized Signature for Utility

03/08/2024
Date

Owner Certificate for Public Sewer and Water System - Minor Subdivision

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: Star Mountain Properties, LLC

Signature(s): [Signature]
President

Date: 3/14/24

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed: [Signature] Date: 3/20/2024

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: Madison Yonier
Date: 3/20/24

Zoning Certification

Zoning Shown on Official Map: CA/HZ(K)

Date: 3/20/2024
By: [Signature]

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the 30 day of March, 2024.

[Signature]
Engineering Director

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the location of any street or other ground upon the plat.

Signed: [Signature]
Date: 3/20/2024

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 8 day of March, 2024.

Registered Land Surveyor [Signature]
Tennessee License No. 2151
Date: 3/8/24

GENERAL NOTES

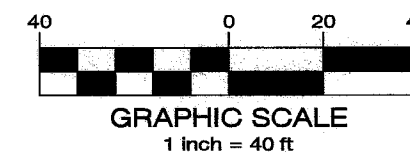
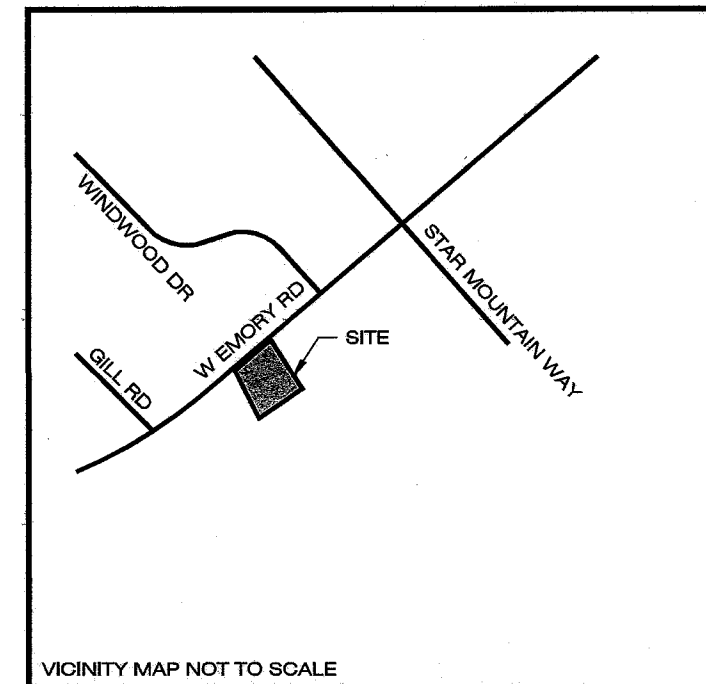
- (G1) The purpose of this plat is to create lot 1R1 from existing lot 1.
- (G2) Verify exact size, depth and location of all underground utilities prior to construction.
- (G3) Property subject to all applicable easements, setbacks, and restrictions of record.
- (G4) Verify current zoning with appropriate government planning agency prior to any site design and / or construction.
- (G5) This survey plat does not warrant title.
- (G6) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- (G7) By graphic plotting, this property lies in Zone X on FEMA Firm Panel #47093C0120F, which bears an effective date of May 2, 2007, and is not in a special flood hazard area.
- (G8) Property is zoned CA.
- (G9) There shall be a utility and drainage easement ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-ways and five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.
- (G10) Total Lots = 1 Total Area = 0.78 acres / 33,885 S.F.
Easement Area = 0.14 acres / 6,085 S.F.

Certificate of Ownership and General Dedication

(I, We) the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

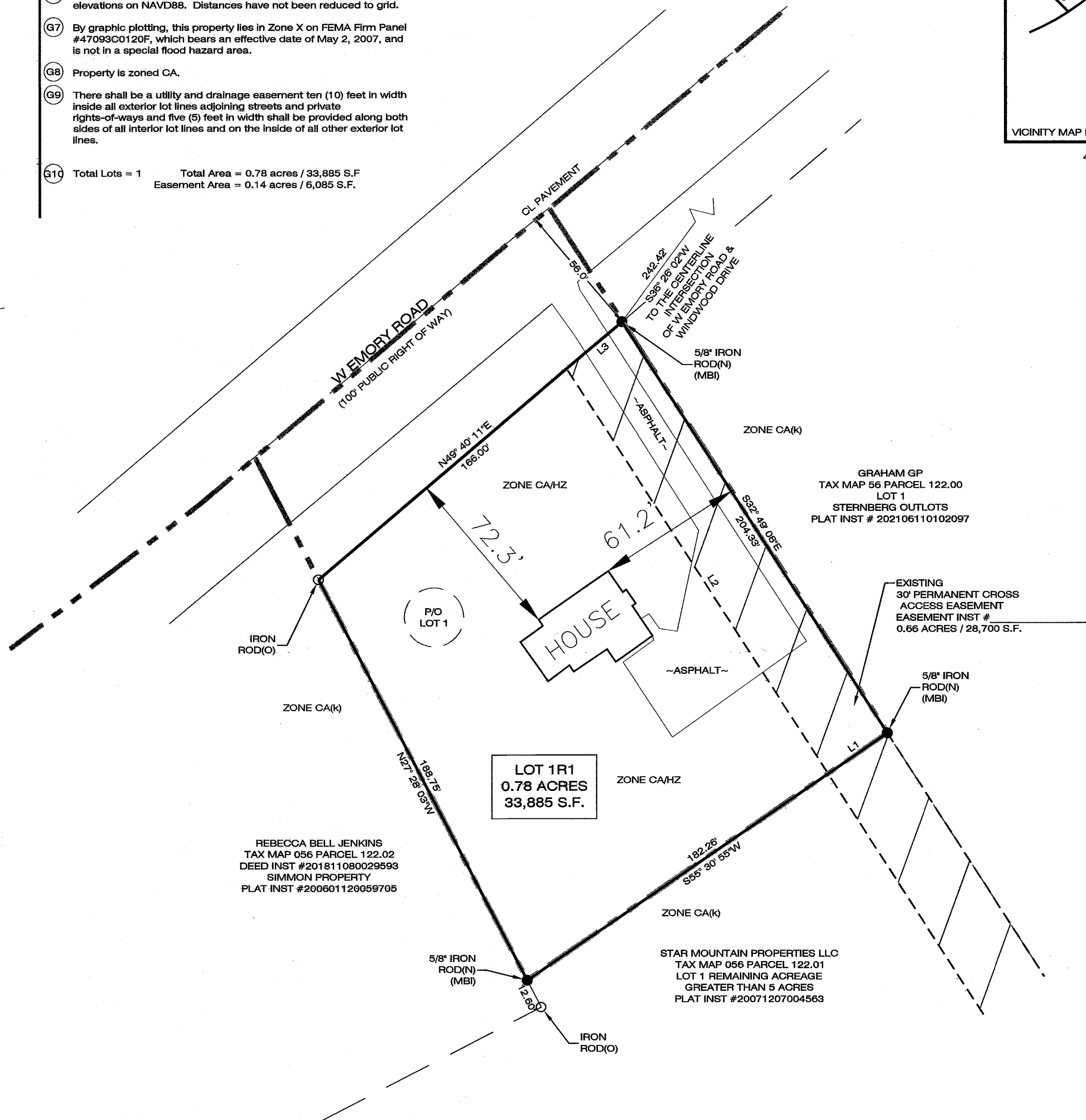
Owner(s) Printed Name: Star Mountain Properties LLC

Signature(s): [Signature]
Date: 3/14/24

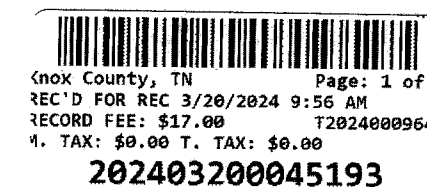


Legend

- xx (O) - monument (old)
- xx (N) - monument (new)



Nick McBride
Register of Deeds
Knox County



202403200045193

SURVEYOR'S CERTIFICATION

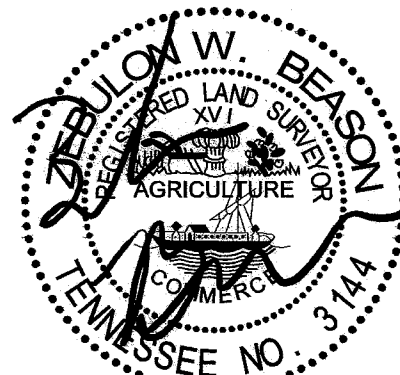
Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1 : 10,000 as shown hereon.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board of Land Surveyors and Tennessee Code Annotated chapter 62.

Registered Land Surveyor Zebulon W. Beason
Tennessee License No. 3144
Date: 3/8/24



COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
MAR 20 2024
BY: [Signature]

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01	N55°30'55"E
L2	201.25	N32°49'08"W
L3	30.26	N49°40'11"E

Exhibit D: Plat showing access easement

June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

36. GRAHAM CORPORATION**6-F-25-RZ**

504, 520 W Emory Road / Parcel ID 056 12301, 12201,
Commission District 7. Rezoning to remove a previously approved
condition in the CA(k) (General Business), F (Floodway) districts.

1. STAFF RECOMMENDATION

Revise the curb cut condition because the property
boundary has changed since the condition took effect.
The revised condition is noted in the staff report.

APPROVED ON CONSENT EARLIER IN THE MEETING

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☒ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Graham Corporation		Owner
Applicant Name		Affiliation
April 23, 2025	June 12, 2025	File Number(s) 6-F-25-RZ
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

Tim Graham		Graham Corporation	
Name		Company	
2300 Old Callahan Drive	Knoxville	TN	37912
Address	City	State	ZIP
(865) 693-7000			
Phone	Email		

Current Property Info

Graham G.P.	2300 Old Callahan Drive	(865) 693-7000
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
520 & 504 & 512 West Emory Road	056 12301	
Property Address	Parcel ID	
HPUD	HPUD	
Sewer Provider	Water Provider	Septic (Y/N)

Development Request☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **Commercial**Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request



		RELATED REZONING FILE NUMBER
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

		PENDING PLAT FILE NUMBER
<input 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 checked="" type="checkbox"/> Other (specify) Delete zoning conditions from 4-E-16-SP that apply to 10-B-15-RZ regarding curb cuts and allow TDOT to approve all curb cuts		

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

	President Tim Graham	4-23-25
Applicant Signature	Print Name / Affiliation	Date
(865) 693-7000	[REDACTED]	
Phone Number	Email	
	President Tim Graham	
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0804			\$1,000.00

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.

05/30/2025

06/13/2025

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

Tim Graham

Applicant Name

4-23-25

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.

6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.

6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.

6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17456

6-C-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Nils Hay for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4925 E Emory Road / Parcel ID 029 030. **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 11-0.**

(Commission District 7)

Attachments

Nils Hay 6-C-25-RZ

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

6/16/2025 03:09 PM

FILE NUMBER: 6-C-25-RZ

APPLICANT: NILS HAY

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: 11-0

LOCATION: 4925 E EMORY RD / Parcel ID 29 030

ACREAGE: 1.93 acres

DISTRICT: Commission District 7

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Nils Hay
4925 E Emory Rd
Knoxville, TN 37938

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.

Consistent with Growth Plan? Yes.

TTEDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-C-25-RZ

AGENDA ITEM #:

AGENDA DATE: 6/12/2025

► **APPLICANT:** NILS HAY

OWNER(S): Nils Hay

TAX ID NUMBER: 29 030

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4925 E EMORY RD

► **LOCATION:** Northwest side of E Emory Rd, southwest of the terminus of Brown Gap Rd

► **APPX. SIZE OF TRACT:** 1.93 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a state-owned major arterial with 19-ft of pavement width within a 40-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:** Rural Residential

►

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Single family residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: The subject property is in a residential area that features a mix of single family and multifamily subdivisions, single family houses on large 1+ acre lots, and undeveloped tracts. Halls Elementary, Middle, and High Schools lie along the commercial corridor near the intersection of E Emory Road, Andersonville Pike, Maynardville Pike, and Norris Freeway to the southwest.

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 this section of E Emory Road have been residential in nature, consisting of single family and multifamily subdivisions with apartments and townhouses. There is commercial development along Maynardville Pike to the north.
2. The residential density of the area has been gradually increasing since the late 1980s, beginning with rezonings from A (Agricultural) to RA (Low Density Residential). Rezonings from A to PR (Planned Residential) with densities ranging from 3 du/ac to 6 du/ac began in the late 1990s and have increased in frequency starting around 2018.

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, A, and PR up to 5 du/ac.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential 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 by right and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on E Emory Road, a major collector, would be minimally affected by a development of this size, and traffic would be routed through classified streets and not through side streets.

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 SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one acre 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 Planned Growth Area 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 Planned Growth Area.

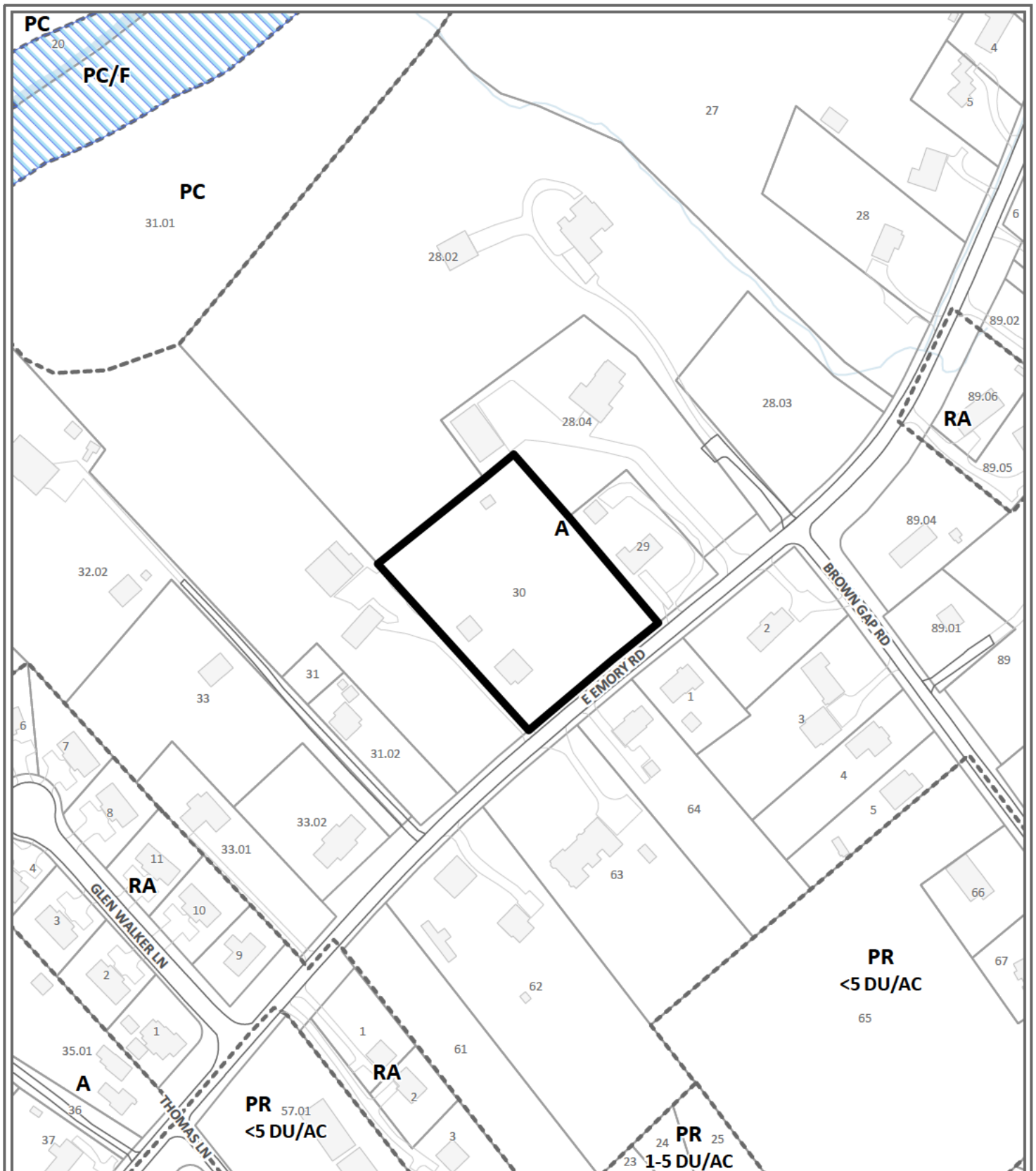
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Adrian Burnett 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 7/21/2025. 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

6-C-25-RZ

Petitioner: Nils Hay

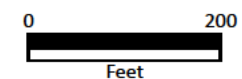


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 29

Jurisdiction: County

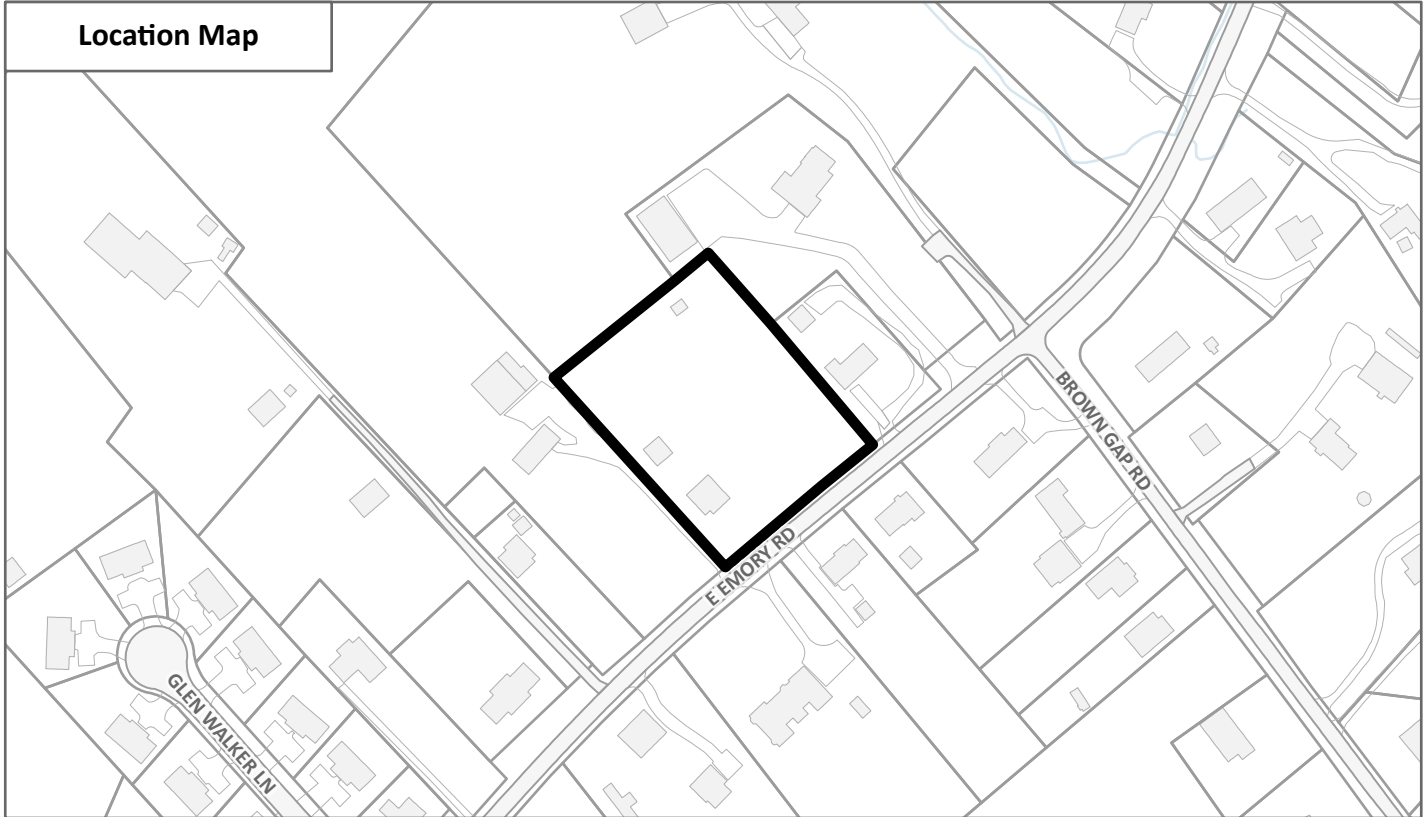


Original Print Date: 4/30/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

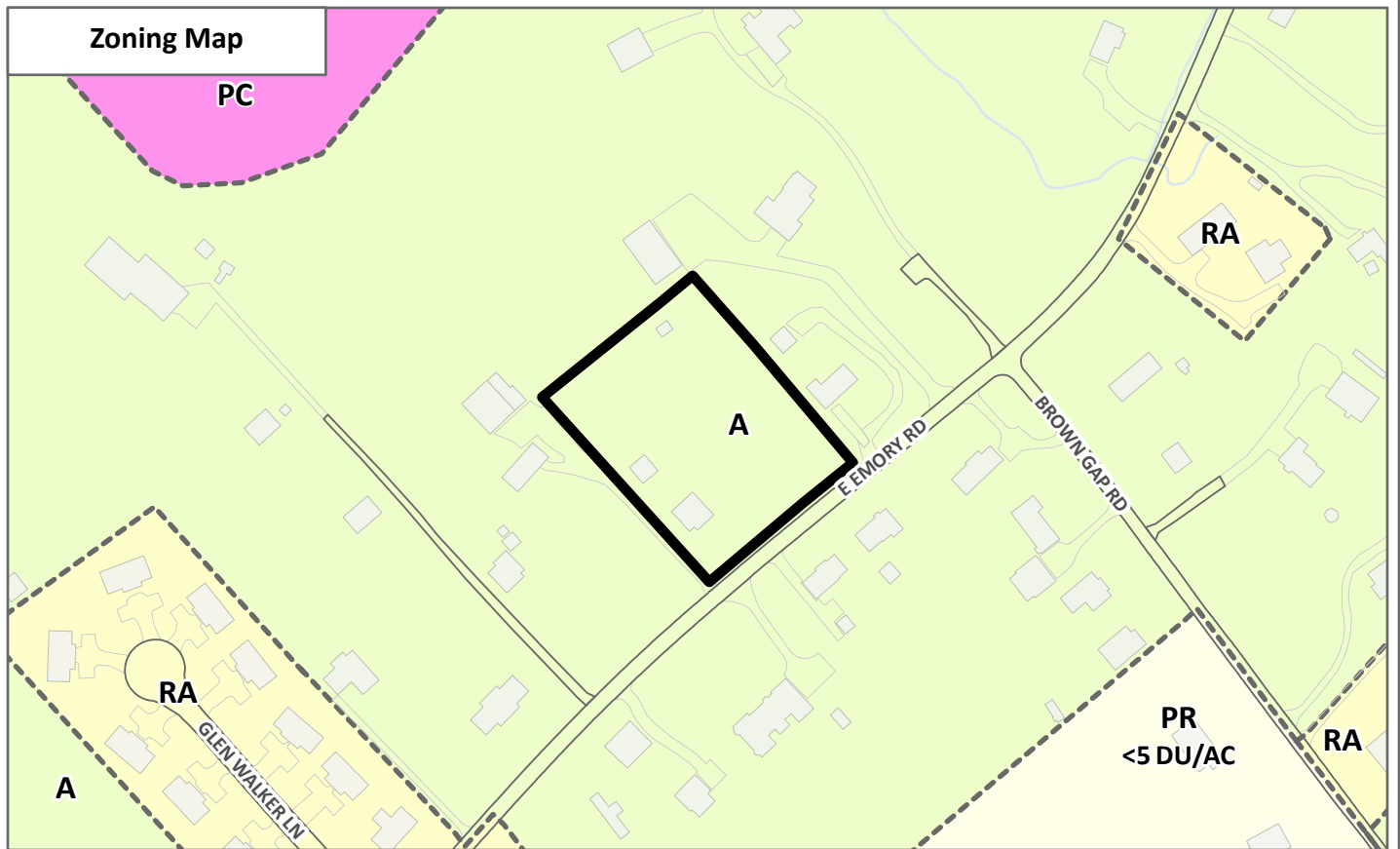
6-C-25-RZ



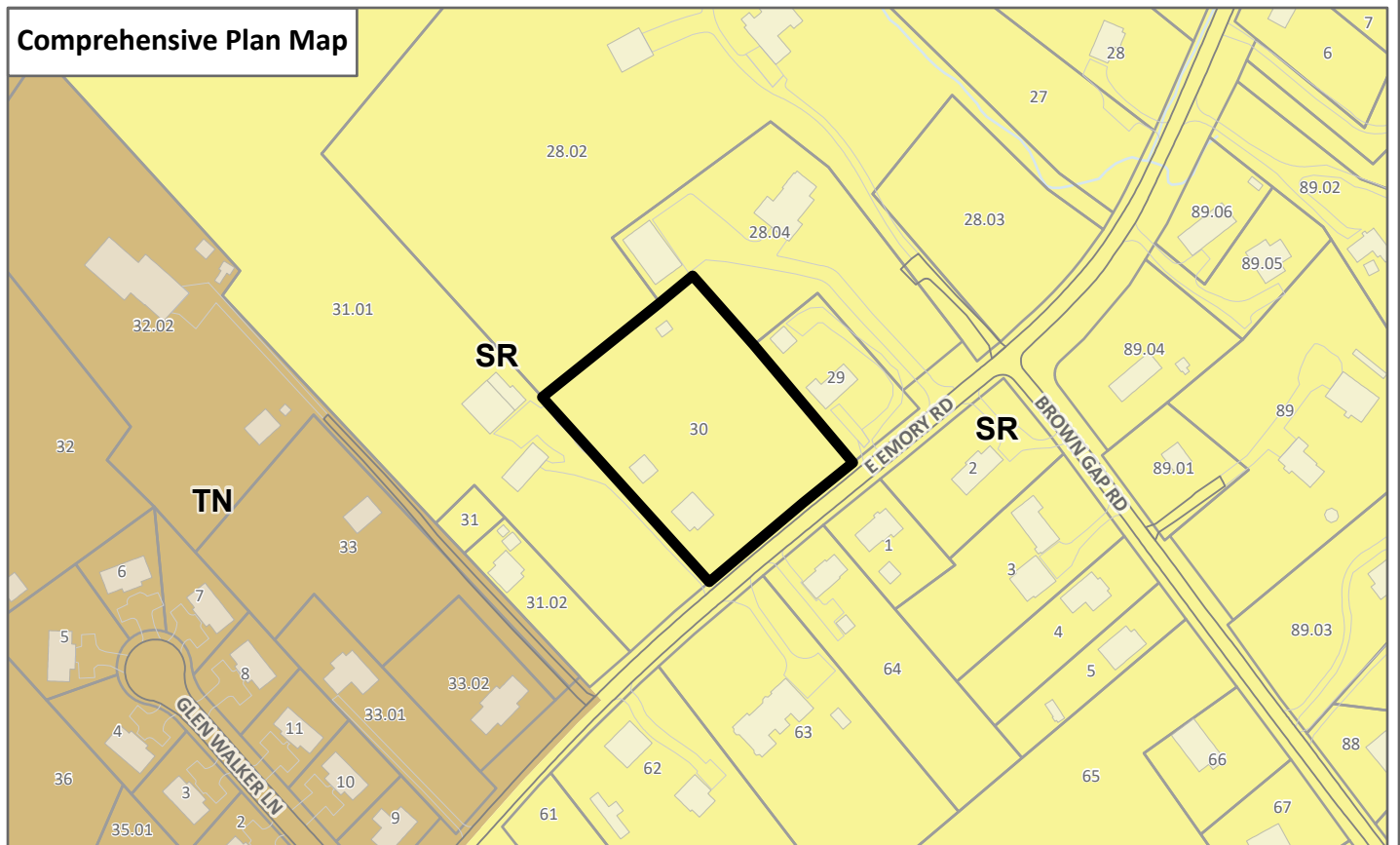
Case boundary



Zoning Map



Comprehensive Plan Map

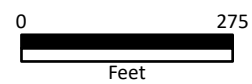


CONTEXTUAL MAPS 2

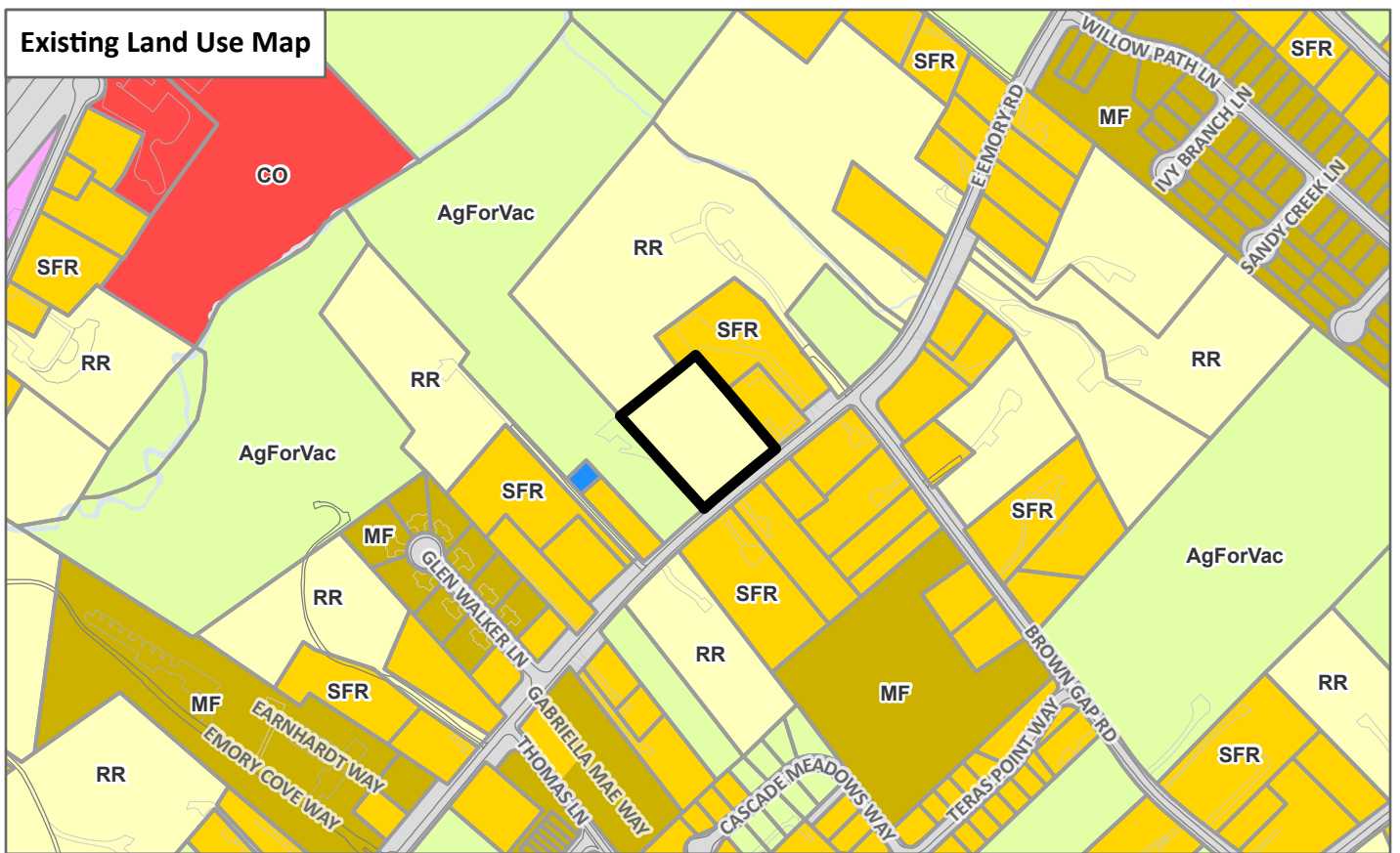
6-C-25-RZ



Case boundary



Existing Land Use Map

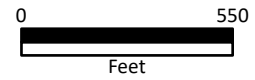


CONTEXTUAL MAPS 3

6-C-25-RZ



Case boundary



June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez		✓	
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams		✓	
Tim Hill, Chair	✓		

34. NILS HAY

4925 E Emory Road / Parcel ID 029 030, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers:

Tammy Cox, 4965 E Emory Rd., Knoxville, TN 37938

Maron Lawson, 4932 E Emory Rd., Knoxville, TN 37938

James Wise, 4929 E Emory Rd., Knoxville, TN 37938

Jay Cox, 4965 E Emory Rd., Knoxville, TN 37938

Nils Hay, 4925 E Emory Rd., Knoxville, TN 37938

6-C-25-RZ

Item No.**File No.****1. STAFF RECOMMENDATION**

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

2. MOTION (GILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. 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

Subdivision	<input type="checkbox"/> Concept Plan*	<input type="checkbox"/> Final Plat
Zoning	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Plan Amendment*
Development	<input type="checkbox"/> Development Plan*	<input type="checkbox"/> Planned Development* <input type="checkbox"/> Use on Review / Special Use* <input type="checkbox"/> Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Nils Hay

Applicant Name	Affiliation	File Number(s) 6-C-25-RZ
4/18/2025	June 12, 2025	
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

Nils Hay

Name	Company		
4925 E Emory Road	Knoxville	TN	37938
Address	City	State	ZIP
6303377854			
Phone	Email		

Current Property Info

Nils Hay	4925 E Emory Road	6303377854
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4925 E Emory Road	029 030	
Property Address	Parcel ID	
Hallsdale-Powell	Hallsdale-Powell	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

<input type="checkbox"/> Residential <input type="checkbox"/> 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

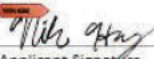
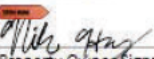
		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input 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

RA		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 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

 Applicant Signature	Nils Hay	4/18/2025
6303377854	[REDACTED]	Date
Phone Number	Email	
 Property Owner Signature	Nils Hay	4/22/2025, SG
	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
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.

05/30/2025

06/13/2025

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

Nils Hay
Applicant Name

4/18/2025
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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)
6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.
6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.
6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.
6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).
6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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-17460

6-I-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/09/2025

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 Priyanka Patel for rezoning from OB (Office, Medical, and Related Services) to CA (General Business). Property located at 8535 Asheville Highway / Parcel ID 062 21101 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is a minor extension that is consistent with surrounding development and the Comprehensive Plan, by a vote of 11-0 Consent.**

(Commission District 8)

Attachments

Priyanka Patel 6-I-25-RZ

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

6/16/2025 03:14 PM

FILE NUMBER: 6-I-25-RZ

APPLICANT: PRIYANKA PATEL

APPLICANT'S REQUEST: REZONING

FROM: OB (Office, Medical, and Related Services)

TO: CA (General Business)

COMM. RECOMMENDATION: **Approve the CA (General Business) zone because it is a minor extension that is consistent with surrounding development and the Comprehensive Plan.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 8535 ASHEVILLE HWY / Parcel ID 62 21101 (PARTIAL)

ACREAGE: 0.32 acres

DISTRICT: Commission District 8

COMMISSION HEARING ON: 6/12/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/9/2025

LEGISLATIVE HEARING ON: 7/21/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/17/2025

APPLICANT'S ADDRESS: Priyanka Patel
5481 Garden Cress Trl
Knoxville, TN 37914

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes.

Consistent with Growth Plan? Yes.

TTEDA Approval? N/A

REZONING REPORT

► **FILE #:** 6-I-25-RZ

AGENDA ITEM #: 39

AGENDA DATE: 6/12/2025

► **APPLICANT:** PRIYANKA PATEL

OWNER(S): Priyanka Patel

TAX ID NUMBER: 62 21101 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8535 ASHEVILLE HWY

► **LOCATION:** North side of Asheville Hwy, east of Cedar Ridge Rd

► **APPX. SIZE OF TRACT:** 0.32 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Highway, a state-owned, 4-lane, median-divided major arterial within a 150-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Lyon Creek

► **PRESENT ZONING:** OB (Office, Medical, and Related Services)

► **ZONING REQUESTED:** CA (General Business)

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

EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: In 2021 a request to rezone the parcel from A (Agricultural) to OB (Office, Medical, and Related Services) was approved by the Planning Commission but denied by the County Commission (4-L-25-RZ). In 2024 the parcel was rezoned from A to OB (10-F-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - OB (Office, Medical, and Related Services)

South: Single family residential, agriculture/forestry/vacant land - CA (General Business), A (Agricultural)

East: Single family residential - OB (Office, Medical, and Related Services)

West: Office, single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This section of Asheville Highway features office, commercial, and industrial uses interspersed with single family residential development in subdivisions and large lots and undeveloped forested tracts. Carter Elementary, Middle, and High Schools are in the vicinity, and Carter Park is nearby to the east.

STAFF RECOMMENDATION:

► Approve the CA (General Business) zone because it is a minor extension that is consistent with

surrounding development and the Comprehensive 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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property abuts on two sides another parcel by the same owner that has the requested CA (General Business) zone, making this rezoning a minor extension from the southwest. A building on the CA-zoned parcel at 8529 Asheville Highway was demolished in 2020, leaving the property cleared and vacant. An expansion of CA zoning would enable redevelopment potential at this location.

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

1. The intent of the CA zone is to provide for general retail businesses and services that exclude the manufacturing or processing of materials.
2. The CA zone here is compatible with surrounding development, which includes office and service-oriented commercial uses as well as a contractor storage yard.

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. There are no adverse impacts anticipated to occur with this modest expansion of the CA zone along the Asheville Highway corridor. The uses permitted in the CA zone align with surrounding development.

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:

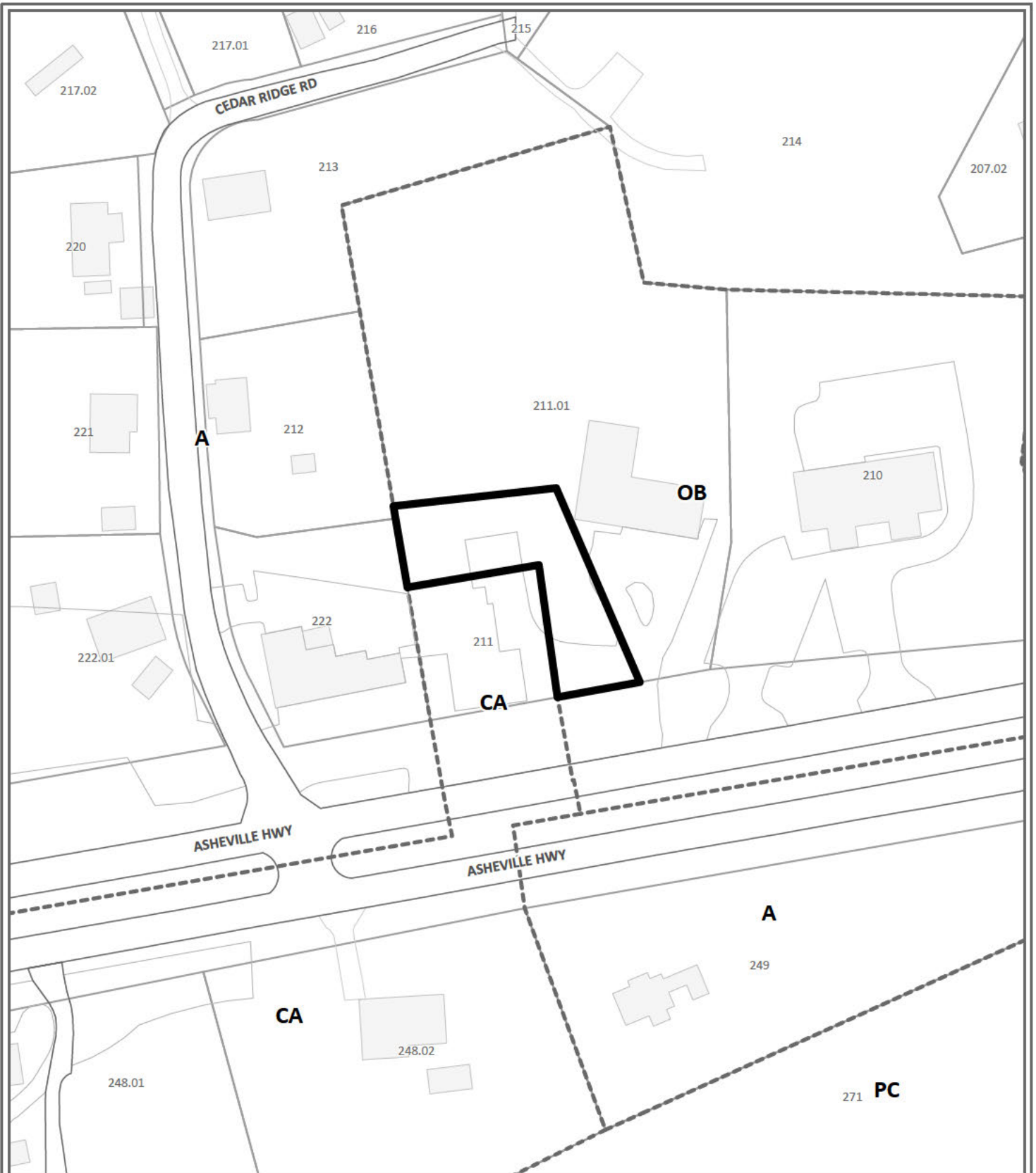
1. The CMU (Corridor Mixed Use) place type for this property in the Knox County Comprehensive Plan permits consideration of the CA zone as a partially related district. The rezoning of this property meets the review criteria for a partially related zone by being compatible with the current zoning of adjacent sites.
2. The requested CA zone aligns with the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. This rezoning would expand CA zoning from the adjoining property under the same ownership and could ease redevelopment of that vacant parcel.
3. This property is within the boundaries of the East County Community Plan, which identifies this area as a "Rural Crossroads." The "Rural Crossroads" term is defined as development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other activities. This description aligns with the uses and intent of the CA zone.
4. The rezoning is consistent with the property's location in the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 7/21/2025. 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

6-I-25-RZ

Petitioner: Priyanka Patel

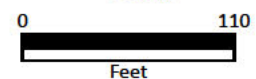


From: OB (Office, Medical, and Related Services)

To: CA (General Business)

Map No: 62

Jurisdiction: County

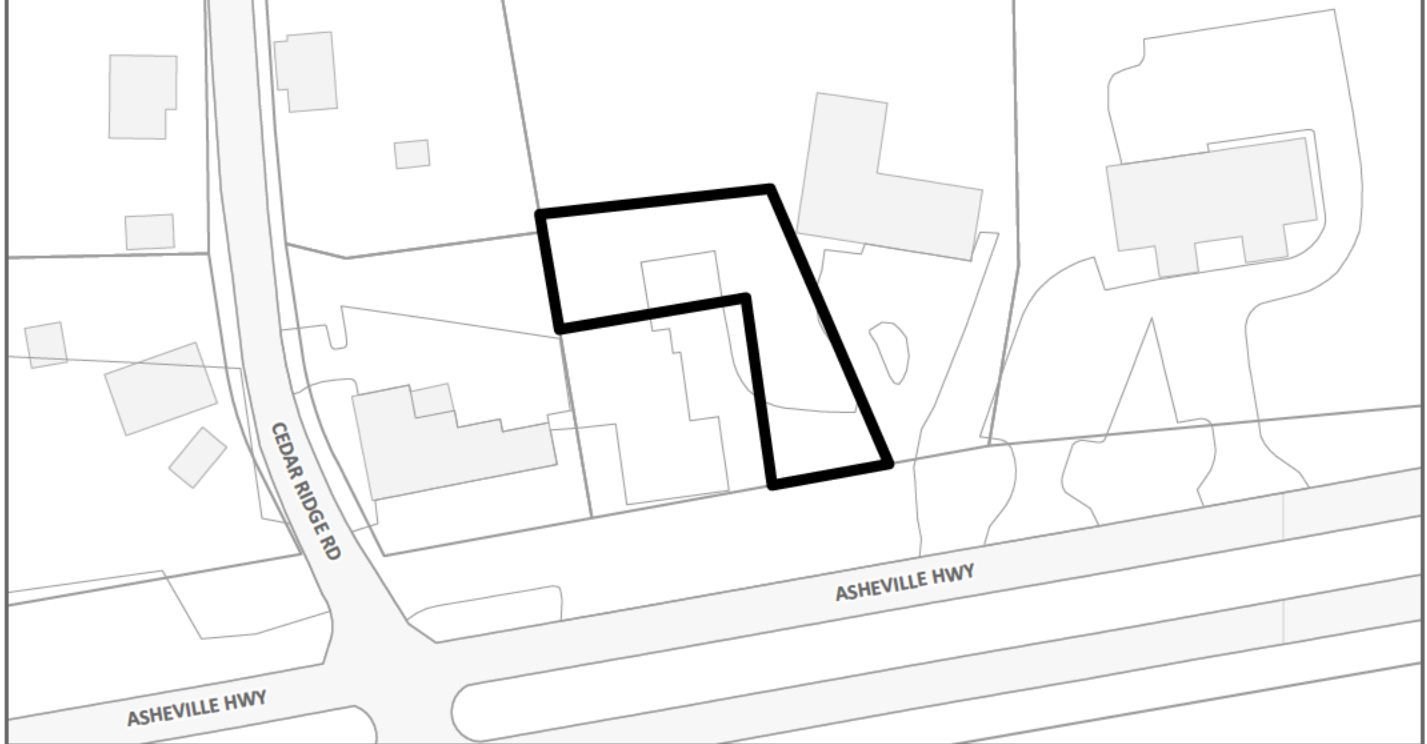


Original Print Date: 5/5/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-I-25-RZ

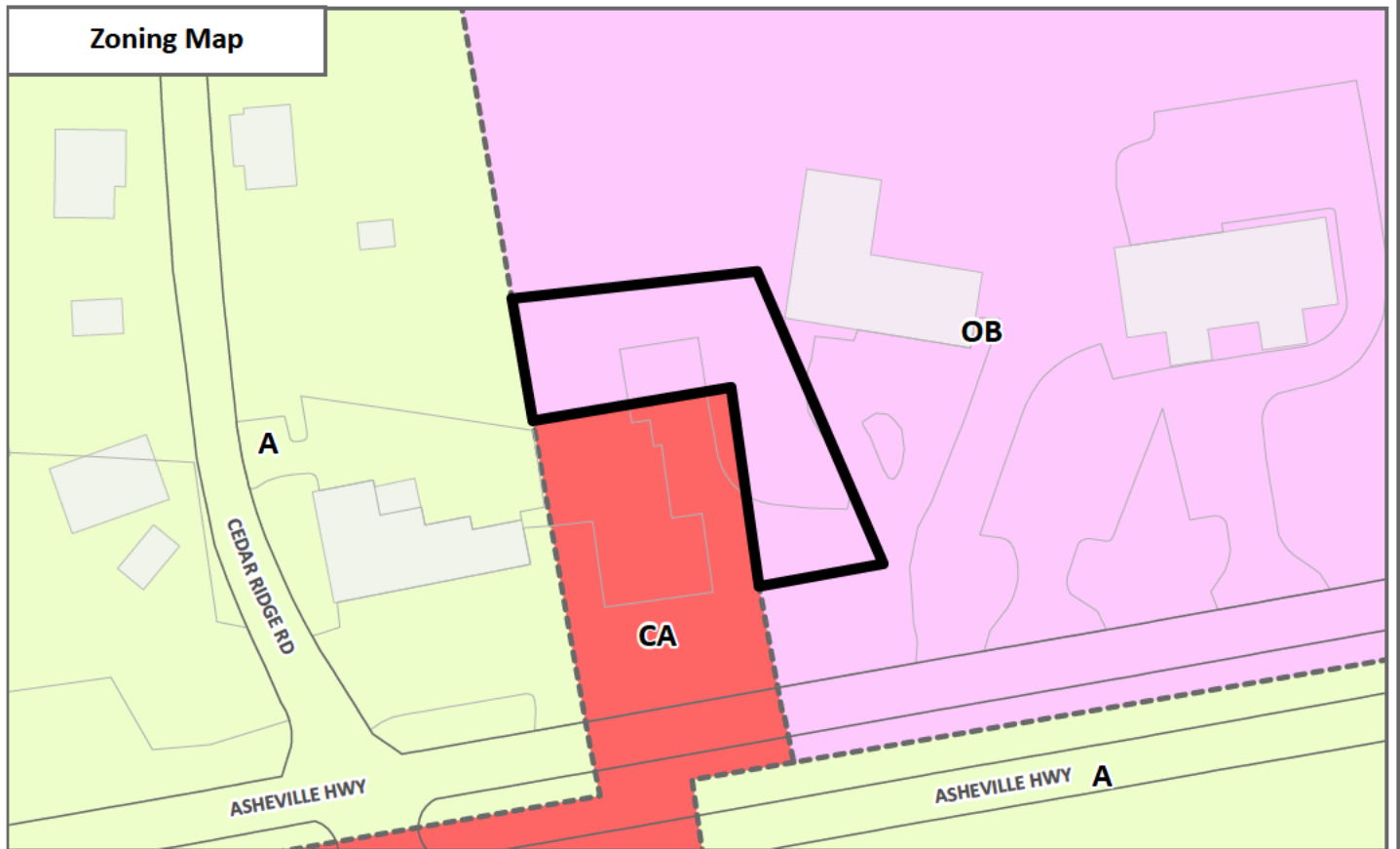


Case boundary

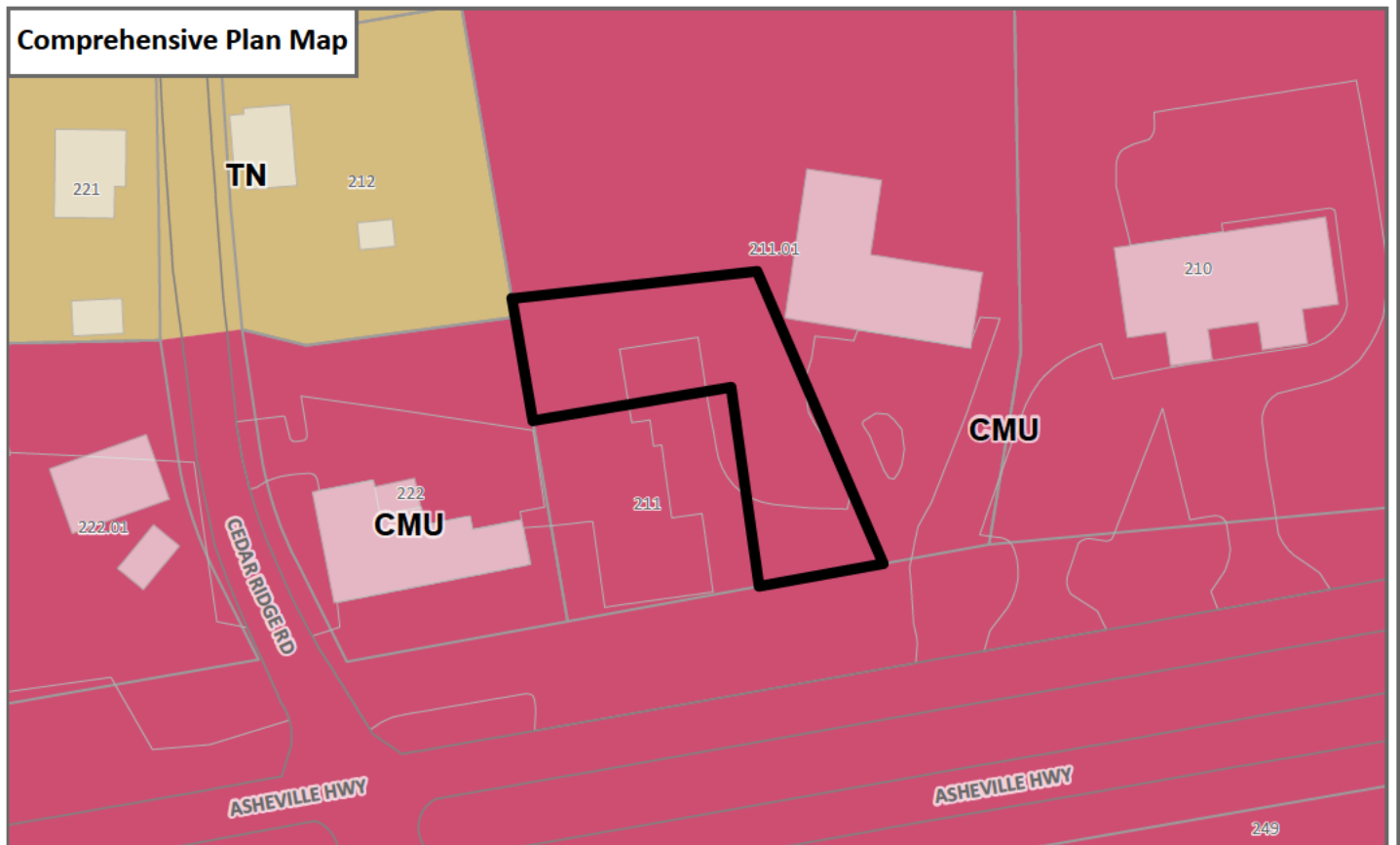
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Feet



Zoning Map



Comprehensive Plan Map

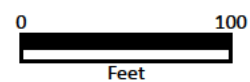


CONTEXTUAL MAPS 2

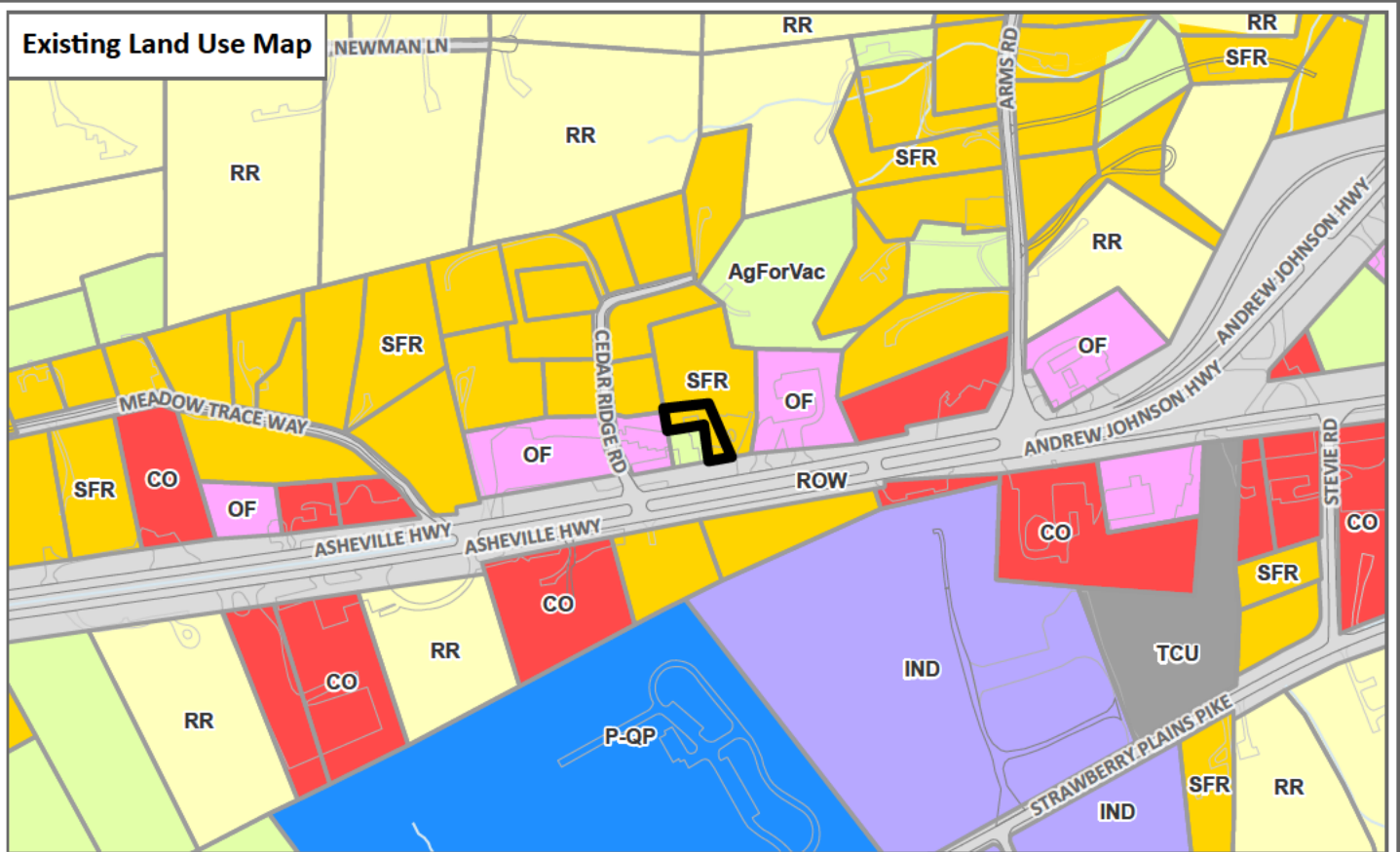
6-I-25-RZ



Case boundary



Existing Land Use Map

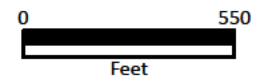


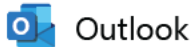
CONTEXTUAL MAPS 3

6-I-25-RZ



Case boundary





Re: 8535 Asheville Hwy Rezoning

From Kenny patel [REDACTED]
Date Mon 5/5/2025 1:32 PM
To Jessie Hillman <jessie.hillman@knoxplanning.org>

Yes, this is correct. I need to Rezoning 8535 Asheville Highway thank you so much.

On May 5, 2025, at 1:08 PM, Jessie Hillman <jessie.hillman@knoxplanning.org> wrote:

Hi Kenny,

Please reply to this email to confirm that you wish you rezone a portion of 8535 Asheville Hwy, **not** 8529 Asheville Hwy.

Thank youm
Jessie Hillman, AICP
Principal Planner
865-215-3082
[Code of Ethics](#)



Knoxville-Knox County Planning | [KnoxPlanning.org](https://knoxplanning.org)
400 Main Street, Suite 403 | Knoxville, TN 37902

From: Jessie Hillman <jessie.hillman@knoxplanning.org>
Sent: Monday, May 5, 2025 9:14 AM
To: Kenny patel [REDACTED]
Cc: Applications <applications@knoxplanning.org>; Shelley Gray <shelley.gray@knoxplanning.org>
Subject: Re: 8535 Asheville Hwy Rezoning

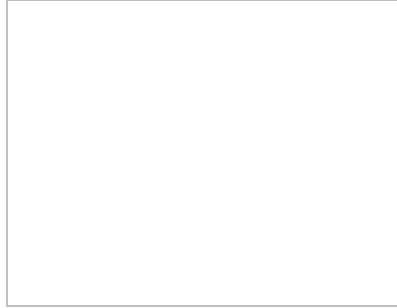
Hello,

I updated this rezoning application to reflect the accurate address of 8535 Asheville Hwy and indicated that it's a portion of that parcel as shown in the survey you provided. Please confirm by initialing next to the changes in the Current Property Info section of the attached application.

Since there are [two owners](#) of this property, we're also going to need the signature of Bhavinkumar Patel to proceed with this rezoning request. You can have the other owner sign underneath your property owner signature, or you can use this separate [property owner form](#).

Thank you, please call me if you have any questions.

Jessie Hillman, AICP
Principal Planner
865-215-3082
[Code of Ethics](#)



Knoxville-Knox County Planning | [KnoxPlanning.org](https://knoxplanning.org)
400 Main Street, Suite 403 | Knoxville, TN 37902

From: Shelley Gray <shelley.gray@knoxplanning.org>
Sent: Tuesday, April 29, 2025 4:43 PM
To: Kenny pate [REDACTED]
Cc: Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>; Applications <applications@knoxplanning.org>
Subject: Re: 8535 Asheville Hwy Rezoning

Thank you for your payment. A copy of your receipts and completed application for File #6-I-25-RZ is attached. **This request will be heard by the Planning Commission at 1:30 pm on June 12, 2025.** Please [register to speak](#) by 9 am the day of the meeting.

If recommended for approval by the Planning Commission, this request will require legislative approval from either Knoxville City Council or Knox County Commission. The applicant must attend all meetings listed on the staff report, which will be emailed to the applicant and will be available on Planning's website at knoxplanning.org/cases.

For information on the legislative approval process please call the appropriate jurisdiction:

- Knoxville City Council, City Recorder's Office: 865.215.2075
- Knox County Commission: 865.215.2534

I
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June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 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	✓		Arrived 1:34 p.m.
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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****39. PRIYANKA PATEL****6-I-25-RZ**

8535 Asheville Highway / Parcel ID 062 21101 (part of),
Commission District 8. Rezoning from OB (Office, Medical, and
Related Services) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is a
minor extension that is consistent with surrounding
development and the 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

Reset Form



Development Request

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

Applicant Name Priyanka Patel Affiliation _____
Date Filed 04/26/25 Meeting Date (if applicable) June 12, 2025 File Number(s) 6-I-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

Name Priyanka Patel Company Priyanka Patel
Address 5481 Warden Cross Trail City Knoxville State TN ZIP 37914
Phone 423-774-7114 Email _____

Current Property Info

Property Owner Name (if different) Priyanka Patel Property Owner Address 5481 Warden Cross Trail Property Owner Phone 423-774-7114
Property Address 8535 8529 Asheville Hwy Knoxville Parcel ID TN 37924 (Partial parcel - see attached survey)
Sewer Provider yes Water Provider yes Septic (Y/N) NO

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use gas station

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

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____Specify if requesting: ☐ Variance ☐ Alternative design standardSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change **CA**

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

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

Priyanka Patel

Applicant Signature

Priyanka Patel

Please Print

04/26/25

Date

423-774-7114

Phone Number

Email

Priyanka Patel

Property Owner Signature

Priyanka Patel

Please Print

4/28/2025, SG

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1

0803

FEE 2

FEE 3

TOTAL

\$1,000.00

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.

05/30/2025

Date to be Posted

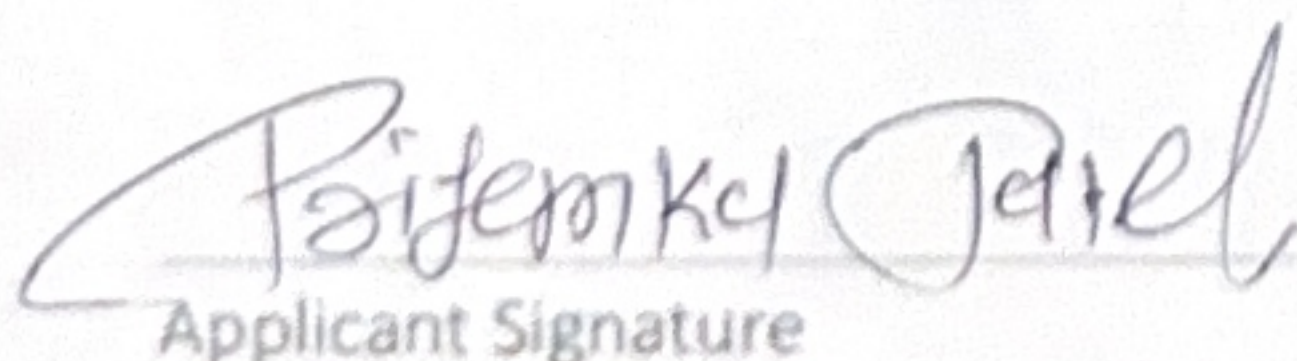
06/13/2025

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

Pryanka Patel

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

Order Number:
LOKR0317116

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
186.14

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
June 13, 2025 1:58:07 PM EDT
Amount:
186.14

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR03171160

June 17, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR03171160

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 21, 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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

6-A-25-RZ - DANIEL BRUCE CROWE- 1515, 1517 CUNNINGHAM RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-B-25-RZ - JOHN JULIES- 1307 MOURFIELD RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-C-25-RZ - NILS HAY- 4925 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-D-25-RZ - JOSE J HERRERA- 3175 BYINGTON SOLWAY RD; 9905 COWARD MILL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

6-F-25-RZ - GRAHAM CORPORATION- 504, 520 W EMORY RD. Proposed rezoning. Planning Commission Action: Revise the curb cut condition.

6-G-25-RZ - TY CALVIN HERRELL- 0 CATE RD. Property located at the south side of Cate Rd, northwest of Cates Bend Way. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), with one condition.

6-H-25-RZ - 1222 DEVELOPMENT LLC - 8007 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac, subject to three conditions.

6-I-25-RZ - PRIYANKA PATEL- 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

6-J-25-RZ - SAM HARGROVE - 1412 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

June 17 2025
LOKR0317116

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This case is scheduled to be heard by County Commission on **July 21, 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: 07/09/2025

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.

(DEFERRED FROM JUNE AT REQUEST OF APPLICANT)

(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:

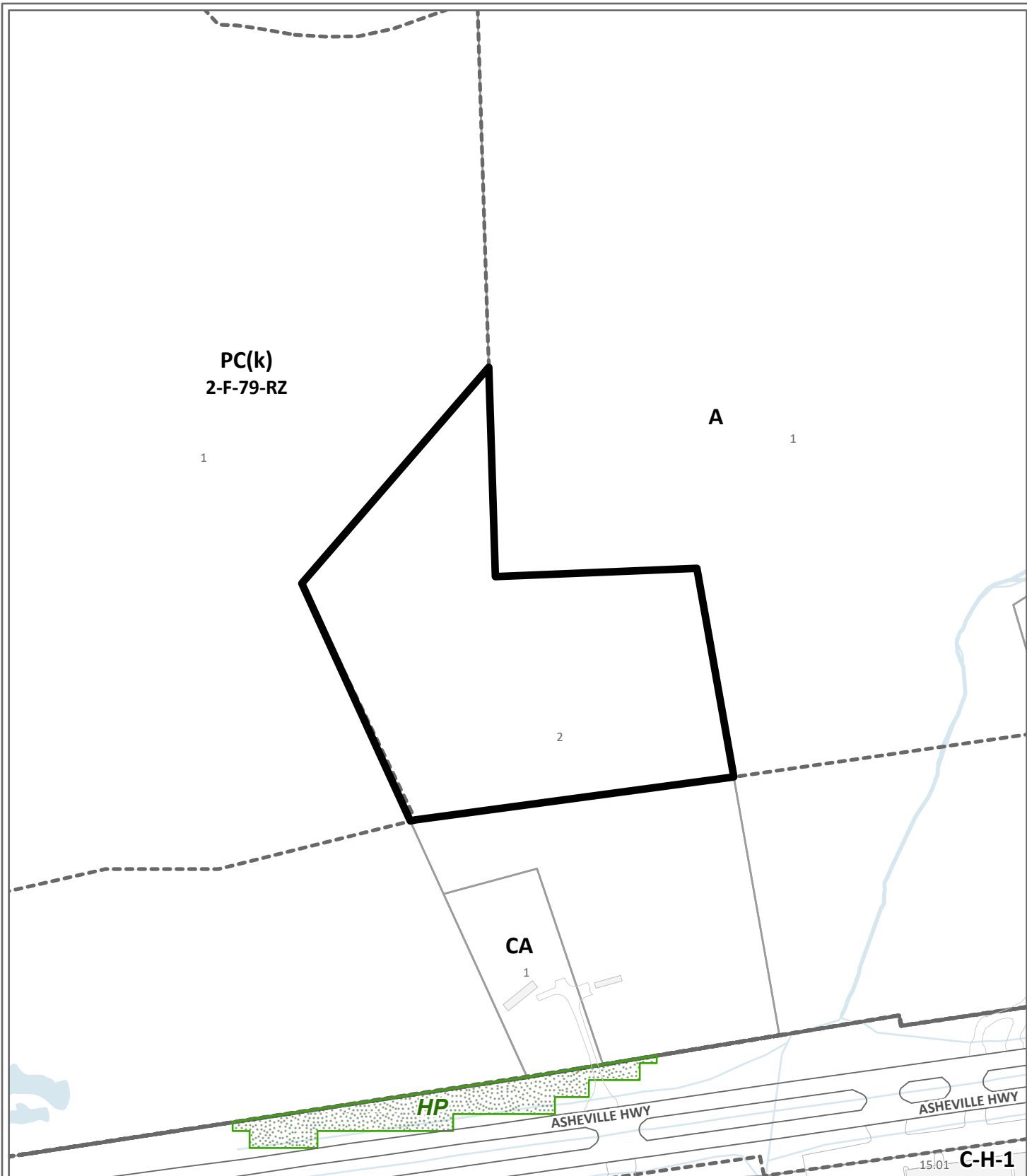
1. Although the PC zone is directly related to the CC (Corridor Commercial) place type on the property, staff consider this place type location to be a potential error in the Comprehensive Plan. The abutting place type to the east is a large swath of RC (Rural Conservation), which is intended to conserve 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: Sunnyside 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

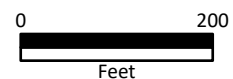


From: CA (General Business), A (Agricultural)

To: PC (Planned Commercial)

Map No: 72

Jurisdiction: County

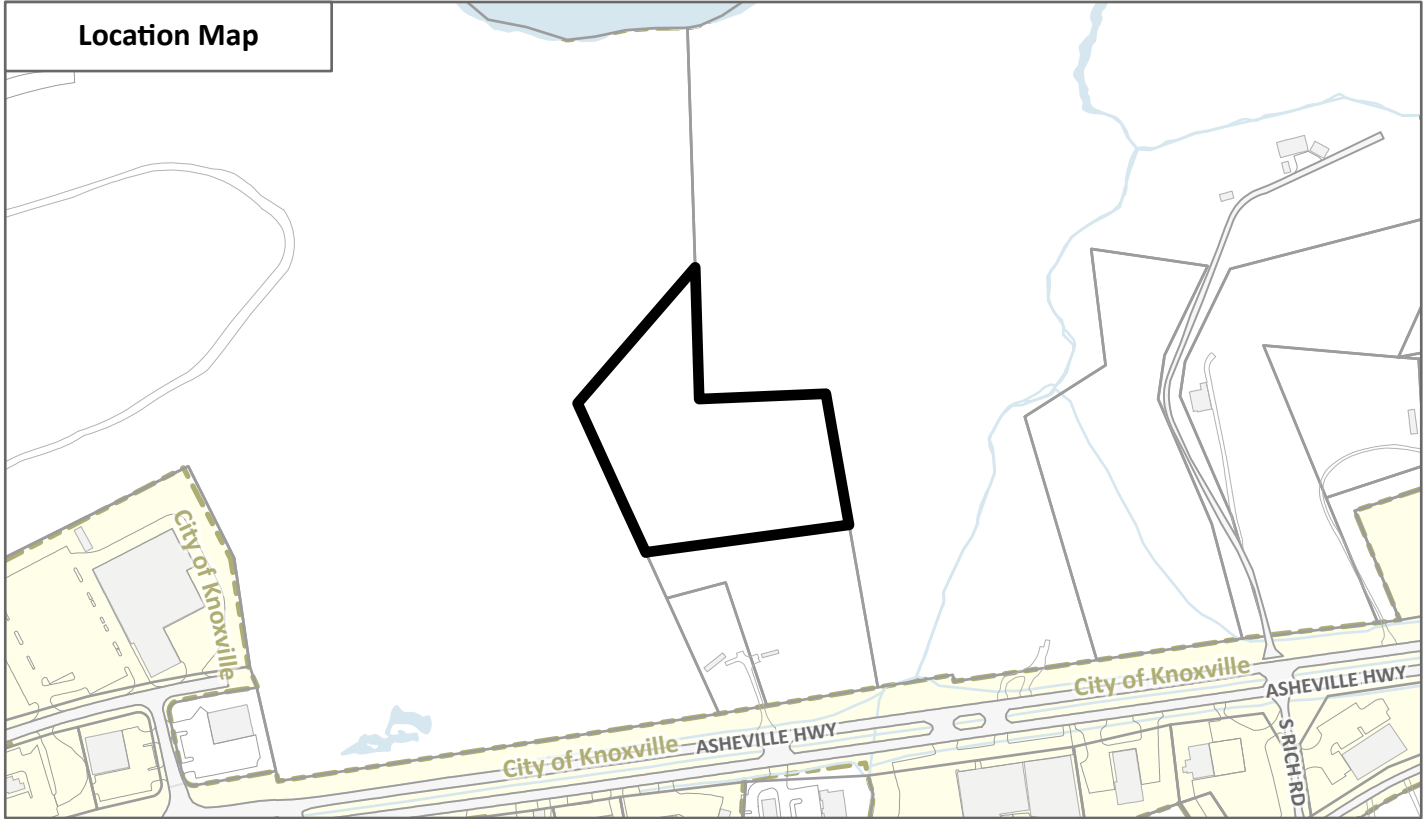


Original Print Date: 4/16/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-P-25-RZ

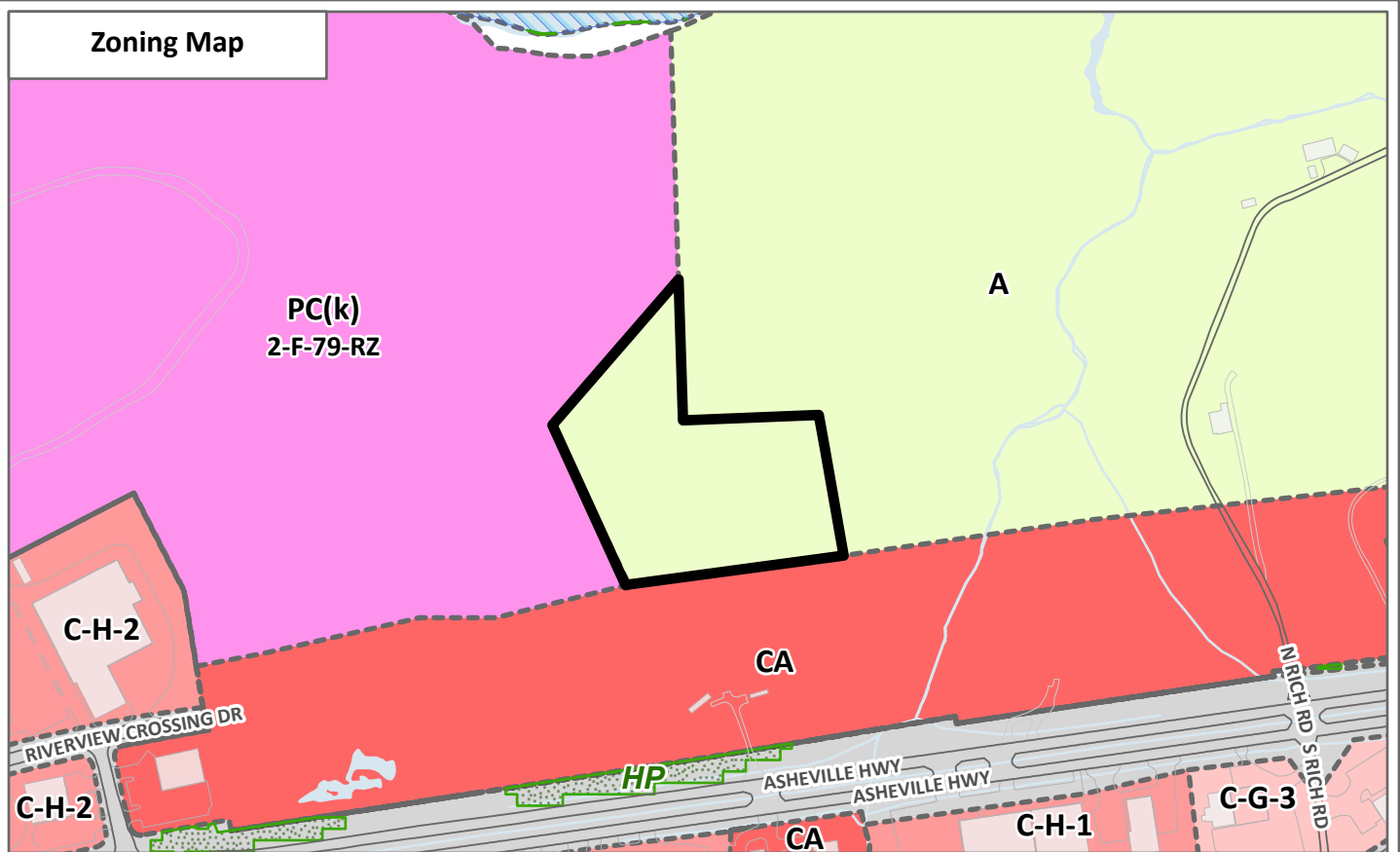


Case boundary

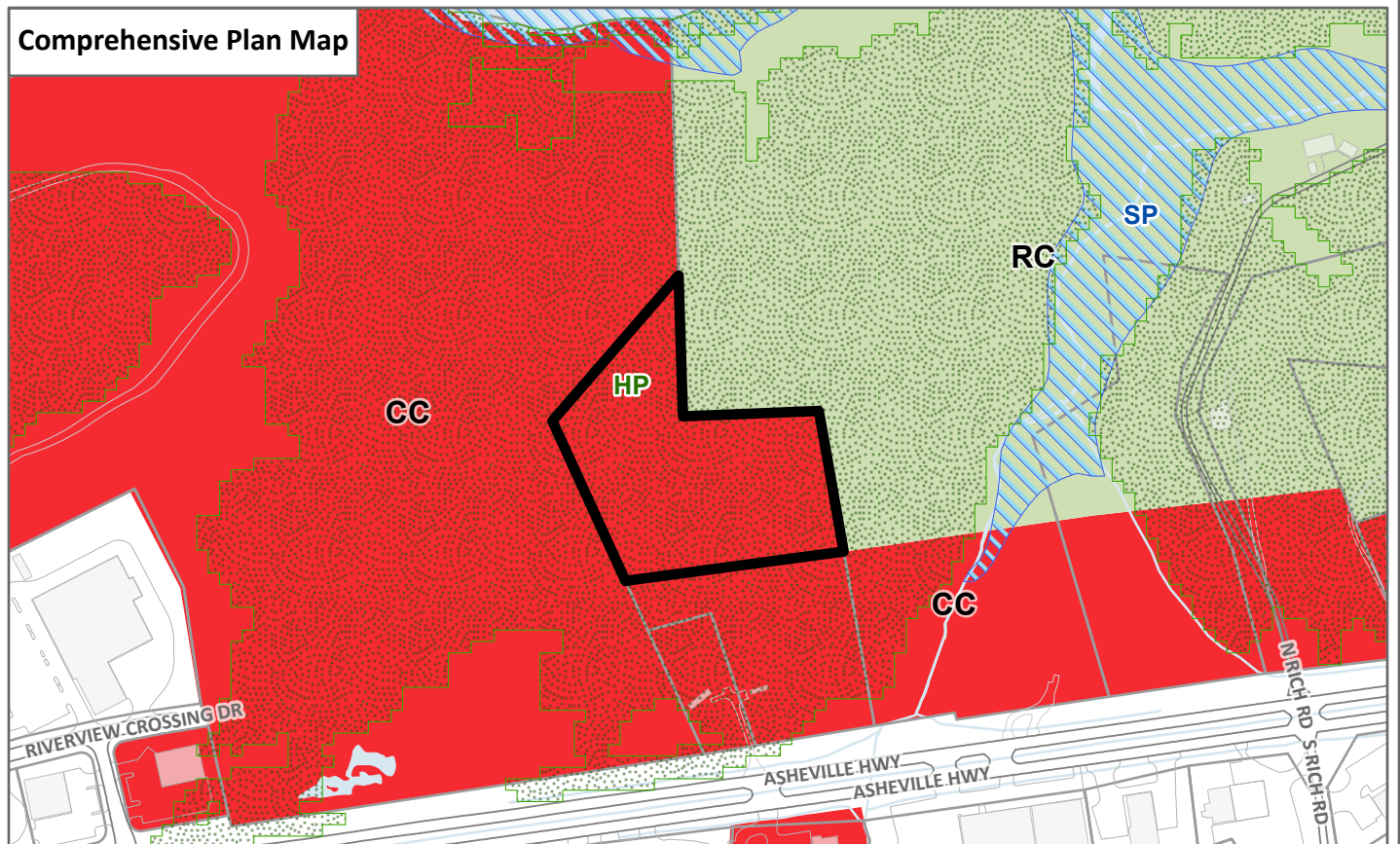
0 490
Feet



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

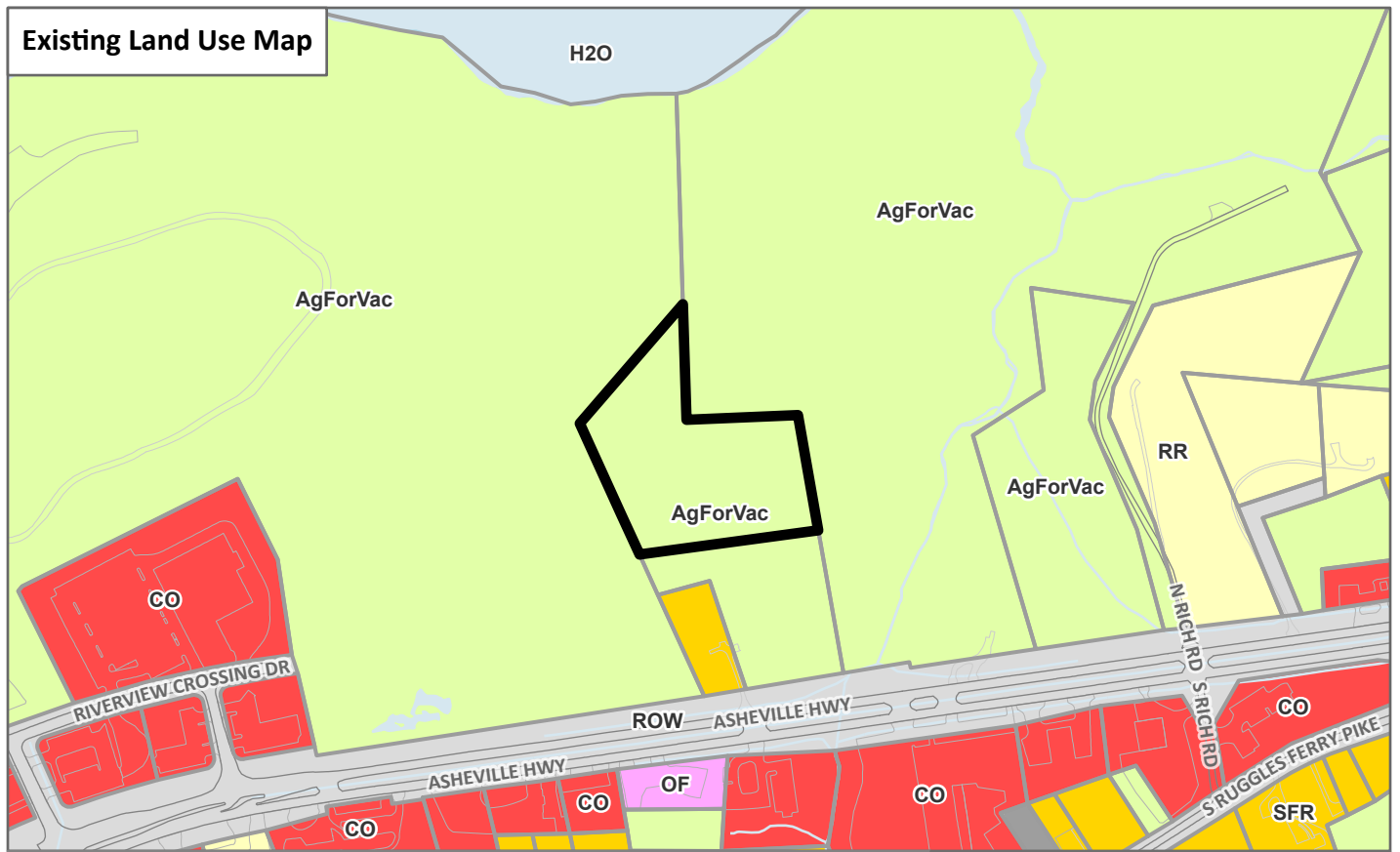
5-P-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

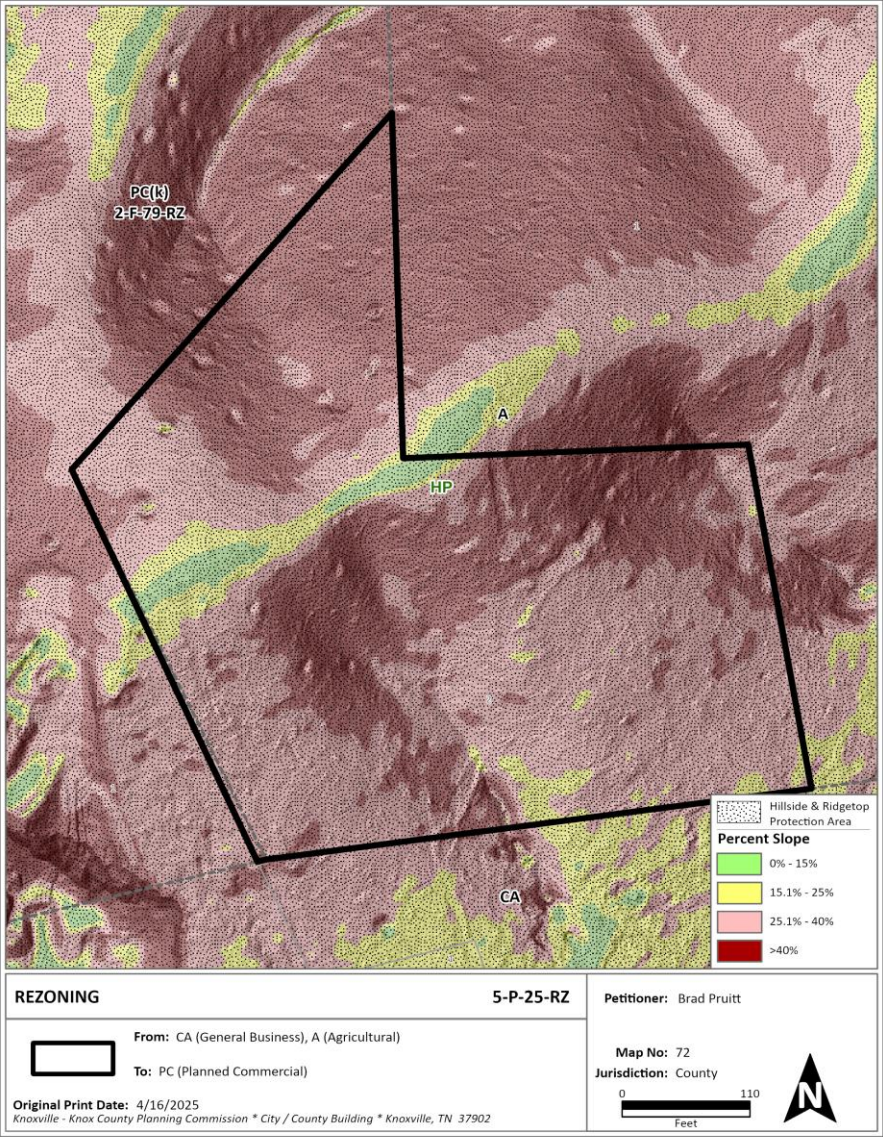
5-P-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.10		
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			
Hillside Protection (HP) Area	5.10	Recommended disturbance budget within HP Area (acres)	0.96
		Percent of HP Area	18.9%



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.

May 8, 2025

1:30 P.M. | Main Assembly Room
City County Building

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

O 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"/> Plan Amendment Change 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

Order Number:
LOKR0296235

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

Total payment:
194.26

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
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

Date
May 12, 2025 9:51:59 AM EDT
Amount:
194.26

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962350

May 16, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962350

PUBLIC NOTICE

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 knoxplanning.org/agenda 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.

PLAN AMENDMENTS/REZONINGS

5-G-25-RZ - ADAM AND ASHLEY FERNANDEZ- 12321 BUTTERMILK RD. Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac.

5-H-25-RZ - DORIN MIAUN- 2715 BAKERTOWN RD. Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)

5-J-25-RZ - MESANA INVESTMENTS, LLC- 7734 MAJORS RD. Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 4 du/ac, with one condition.

5-E-25-PA AND 5-L-25-RZ - GABRIELLA SHARMAN- 9048 MIDDLEBROOK PIKE. Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to CA (General Business).

5-M-25-RZ - NOAH HUDSON - 2217 SHIPETOWN RD. Proposed rezoning. Planning Commission Recommendation: Approve RA (Low Density Residential)

5-P-25-RZ - BRAD PRUITT- 0 ASHEVILLE HWY. Proposed rezoning. Property located on the north side of Asheville Hwy, east of Holston Ferry Rd. Planning Commission Recommendation: Approve PC (Planned Commercial).

5-Q-25-RZ - TAYLOR D. FORRESTER- 1439, 1445, 1447 EBENEZER RD. Proposed rezoning. Planning Commission Recommendation: Approve PR (Planned Residential) up to 10 du/ac.

5-G-25-PA AND 5-R-25-RZ - MATTHEW REGAS- 8718 MASCOT RD. Proposed Comprehensive Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to RA (Rural Agriculture) and rezoning to RA (Low Density Residential).

May 16 2025
LOKR0296235

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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.**