

# Knox County Commission

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



400 West Main Street  
Suite 603, City-County Bldg.  
Knoxville, TN 37902

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

tel (865) 215-2534  
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commission@knoxcounty.org

**THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, AUGUST 18, 2025 AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.**

**I. CALL TO ORDER/ROLL CALL (5:00 P.M.):**

*(Any person testifying on any Zoning matter shall be sworn in by the Law Director or his designee before giving testimony)*

**A. Pledge of Allegiance to the Flag**

*Commissioner Courtney Durrett*

**B. Amendments to the Agenda**

**C. Approval of Minutes of Previous Meeting**

**D. Public Forum - Agenda Items Only**

**E. Zoning Requests**

1. 7-Q-25-RZ Request of Jopa Properties LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Ball Road / Parcel ID 078 254. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 15-0.**  
*(Commission District 6)*

2. 7-H-25-RZ Request of Jason Strange for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146. **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 15-0 Consent.**  
*(Commission District 7)*
3. 7-I-25-RZ Request of Southern Standard Enterprises LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6933 Beeler Road / Parcel ID 020MD005. **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 15-0 Consent.**  
*(Commission District 7)*
4. 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. (DEFERRED FROM JULY AT REQUEST OF APPLICANT)**  
*(Commission District 7)*
5. 7-L-25-RZ Request of Noe Sanchez for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 323 Brakebill Road / Parcel ID 072 210. **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 15-0 Consent.**  
*(Commission District 8)*
6. 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 JULY AT REQUEST OF COMMISSIONER ADAM THOMPSON) (Previously Deferred from June to July at Request of Applicant)**  
*(Commission District 8)*

## **F. Zoning Appeals**



7. 5-I-25-RZ Appeal by Benjamin C. Mullins of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from A (Agricultural) to CN (Neighborhood Commercial). **Property located at 5240 Schaad Road / Parcel ID 091 18617. Planning Commission Recommendation: Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria, by a vote of 11-4.**  
*(Commission District 6)*

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

**H. Public Forum - Open Topics**

**I. Other Business**

**J. Adjournment**

**RLA-17560**

**7-Q-25-RZ**

**ZONINGS**

Meeting Date: 08/18/2025

Requested By: Dallas DeArmond, METROPOLITAN PLANNING  
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

Requires Expenditure of Funds: NO      Funded in Current Budget: NO

Appropriation Required: NO

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**CAPTION**

Request of Jopa Properties LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Ball Road / Parcel ID 078 254. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 15-0.**

*(Commission District 6)*

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**Attachments**

Jopa Properties LLC 7-Q-25-RZ

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

7/18/2025 10:41 AM

FILE NUMBER: 7-Q-25-RZ

*APPLICANT:* JOPA PROPERTIES, LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

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

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition.**

*COMMISSION VOTE COUNT:* 15-0

*LOCATION:* 0 BALL RD / Parcel ID 78 254

*ACREAGE:* 30.33 acres

*DISTRICT:* Commission District 6

*COMMISSION HEARING ON:* 7/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 6/9/2025

*LEGISLATIVE HEARING ON:* 8/18/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 7/18/2025

*APPLICANT'S ADDRESS:* Jopa Properties, LLC Atlee Hammaker  
12740 Manning Ln  
Knoxville, TN 37932

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* Yes, the PR (Planned Residential) zone with up to 3 du/ac is indirectly related to both the SR (Suburban Residential) and RC (Rural Conservation) place types.

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A

# REZONING REPORT

► **FILE #:** 7-Q-25-RZ

**AGENDA ITEM #:** 47

**AGENDA DATE:** 7/10/2025

► **APPLICANT:** JOPA PROPERTIES, LLC

OWNER(S): Mary Jeanette Johnson Padgett

TAX ID NUMBER: 78 254

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BALL RD

► **LOCATION:** Northwest side of Ball Rd, southwest of Johnson Rd

► **APPX. SIZE OF TRACT:** 30.33 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Road, a major collector with 20 ft of pavement width within a right-of-way width that varies between 44-54 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: West Knox Utility District, Knoxville Utilities Board

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

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

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

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

► **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONE: No, but PR up to 5 du/ac abuts this property to the north.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac, A (Agricultural)

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

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

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

NEIGHBORHOOD CONTEXT: This area contains a mix of single family homes on large, 1+ acre tracts and in subdivisions that are interspersed with undeveloped, forested slopes. There are some commercial uses along Oak Ridge Highway to the north and east. Amherst Elementary School and Grace Christian Academy lie within a mile of the subject property. The steep slopes of Beaver Ridge run through the northern (rear) portion of the property.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the Knox**

**County Comprehensive Plan and the surrounding area, subject to one condition.**

1. Disturbance within the Hillside Protection area is limited to 5.8 acres as recommended on the slope analysis.

**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. Changes in conditions in the area include the Schaad Road extension, road widening on Johnson Road, and the intersection improvement at Johnson Road and Schaad Road. The Schaad Road project consists of a four-lane, median-divided section with bike lanes and sidewalks, while Johnson Road is a local road that connects Ball Road to Schaad Road.
2. Since 2000, surrounding properties have been transitioning from the A zone to the PR zone with densities ranging from 3-5 du/ac. The surrounding subdivisions are single family residential.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There are significant slopes on the property within the Hillside Protection area, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone. At a density of 3 du/ac and with the condition to disturb no more than 5.8 acres within the HP (Hillside Protection) area, the development could yield approximately 90 dwelling units and these likely would be contained on the front half of the lot (updated 7/11/2025 to reflect the maximum number of dwelling units possible).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. This property has a ridge and steep slopes that run along the rear. The Hillside Protection area includes 21.7 acres on this 30.3-acre site. The recommended land disturbance area within the HP area is 5.8 acres. A condition has been added to disturb no more than 5.8 acres within the Hillside Protection area.
2. Ball Road is a major collector road, and this property is just over a mile from Schaad Road, a multimodal arterial road.
3. Staff recommends rezoning to PR up to 3 du/ac instead of the requested PR up to 4 du/ac because most of the subject property is steeply sloped, undisturbed forest. The topographic constraints of the property would likely result in concentration of development on the front portion of the site which could result in a development out character with other developments along Ball Road.
4. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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

1. The property is within the SR (Suburban Residential) and RC (Rural Conservation) place types, both of which list the PR zone as indirectly related area. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR at 3 du/ac be compatible with the adjacent PR up to 5 du/ac zone to the north and PR up to 3 du/ac across the street to the south.
2. Areas in the SR place type are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses, attached and multifamily on a range of lot sizes.
3. Areas in the RC place type are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The parcel is also in the Comprehensive Plan's HP area. There is a condition to disturb no more than 5.8 acres within the Hillside Protection area as recommended on the slope analysis.
4. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. The PR zone provides flexibility for different types of residential development and is approximately a mile from Amherst Elementary to



the south and the commercial node on Oak Ridge Highway and Schaad Road to the southeast.

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

ESTIMATED TRAFFIC IMPACT: 1202 (average daily vehicle trips)

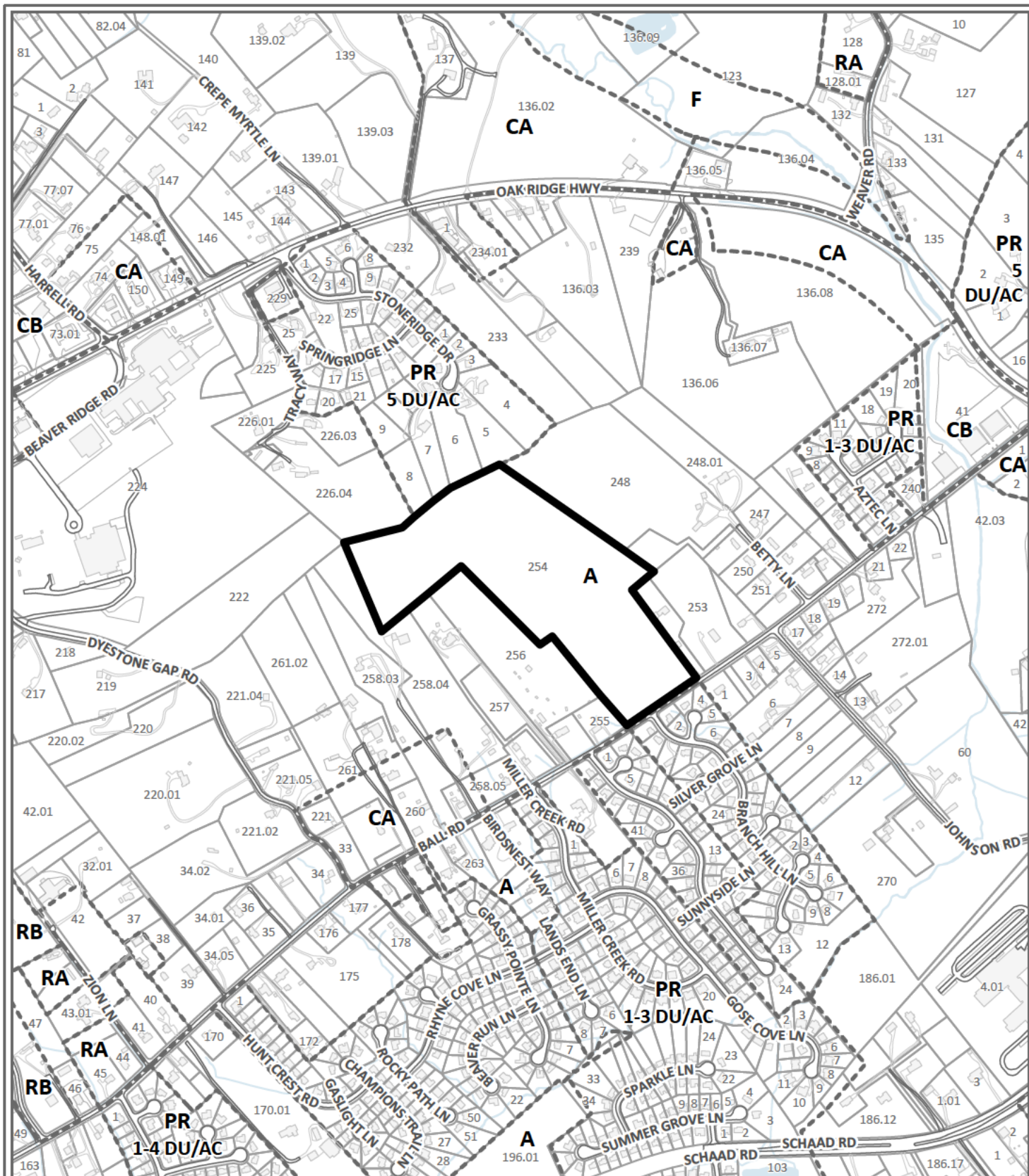
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 50 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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 8/18/2025. 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

7-Q-25-RZ

Petitioner: Jopa Properties, LLC

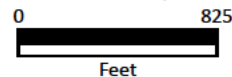


From: A (Agricultural)

To: PR (Planned Residential) up to 4 du/ac

Map No: 78

Jurisdiction: County



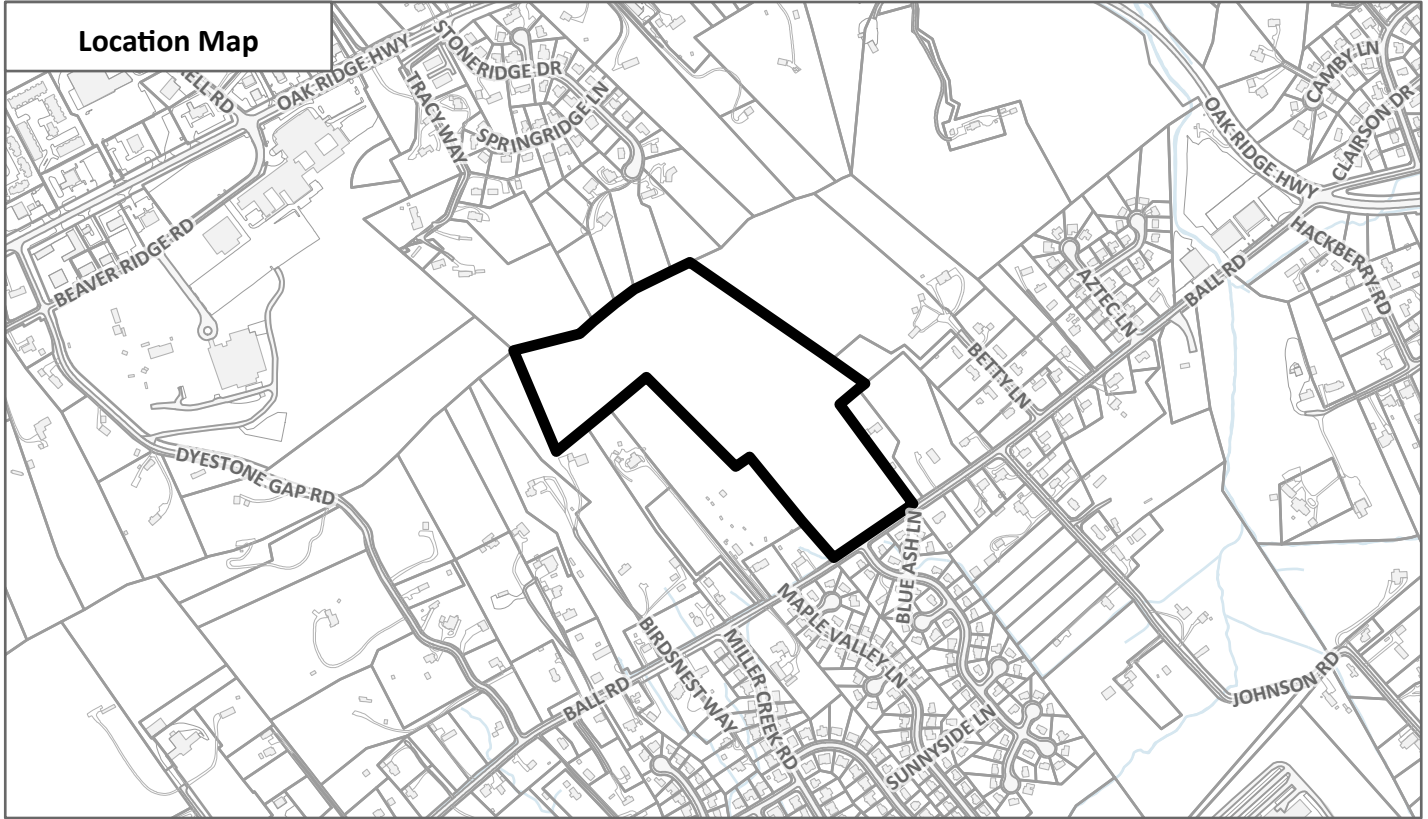
Original Print Date: 6/3/2025

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

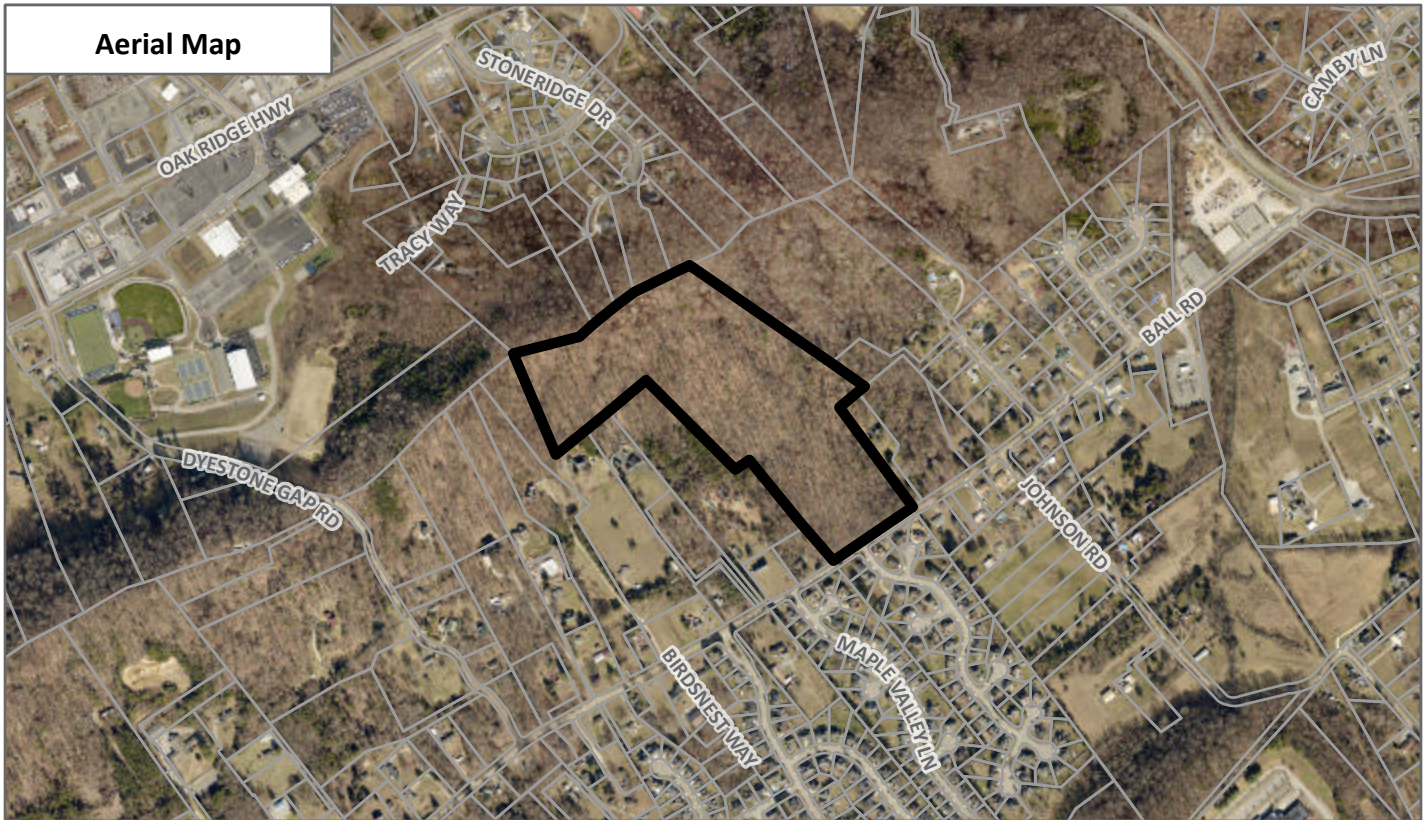


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-Q-25-RZ

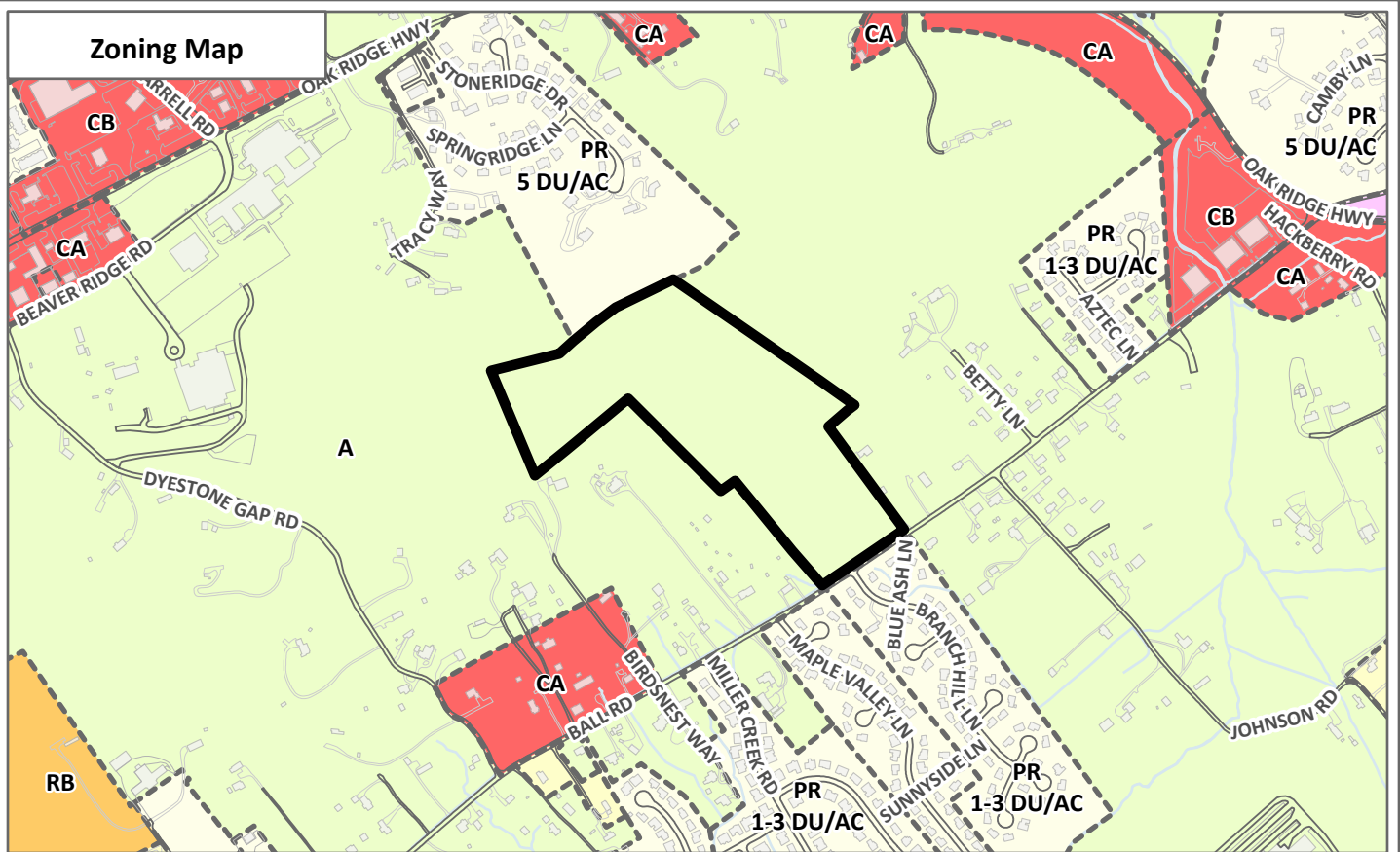


Case boundary

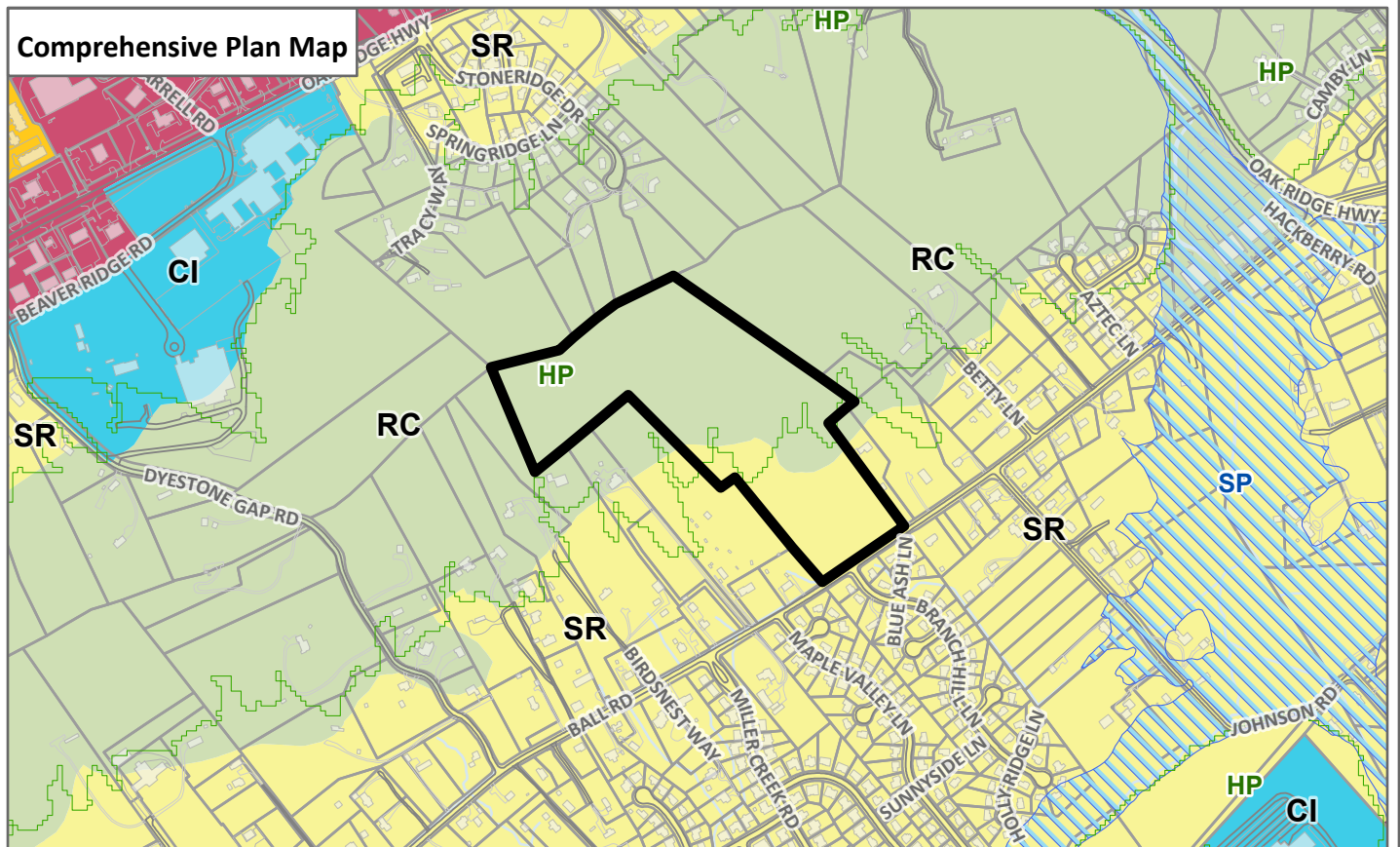




# Zoning Map



# Comprehensive Plan Map

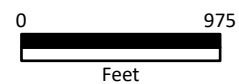


## CONTEXTUAL MAPS 2

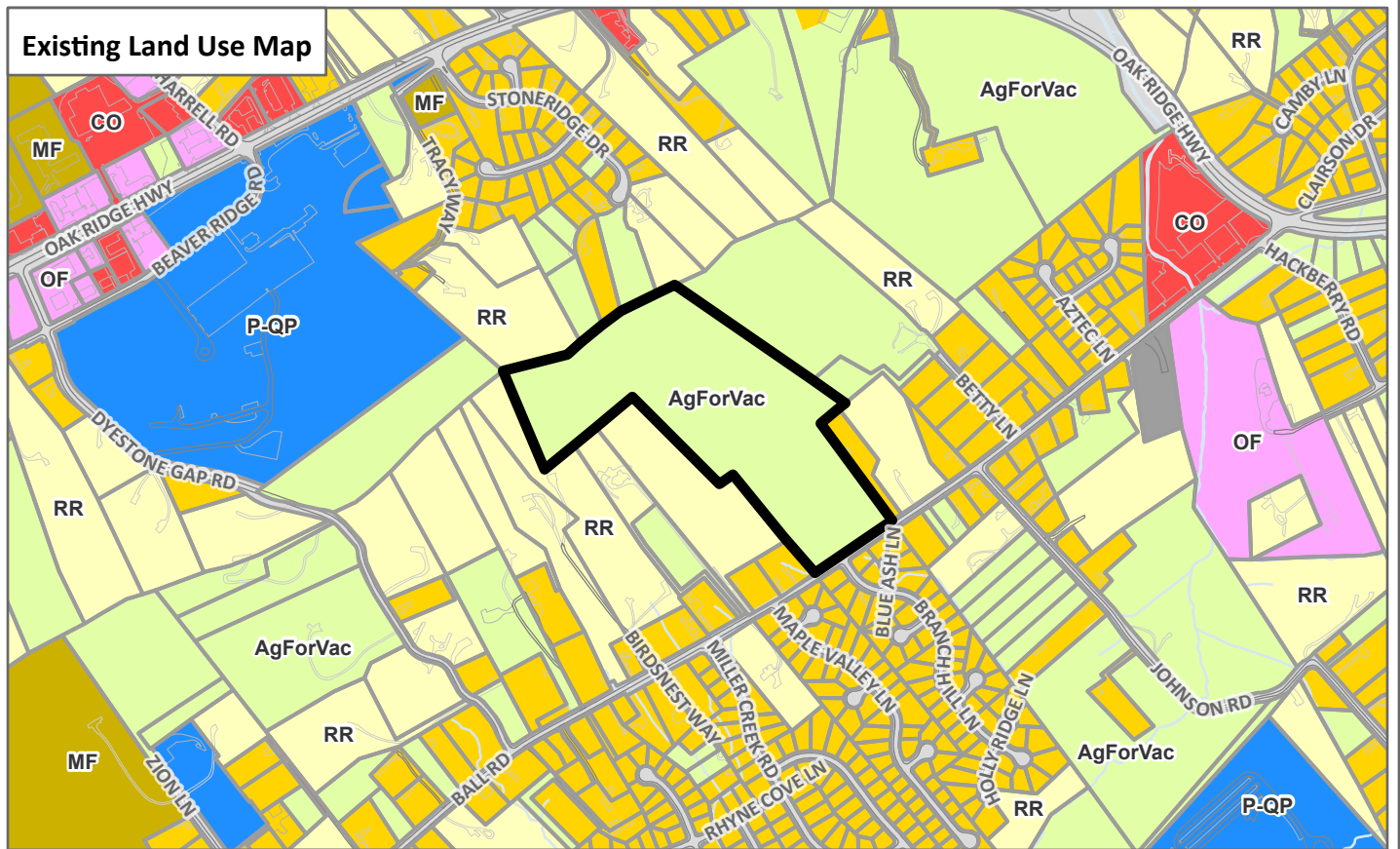
7-Q-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

7-Q-25-RZ

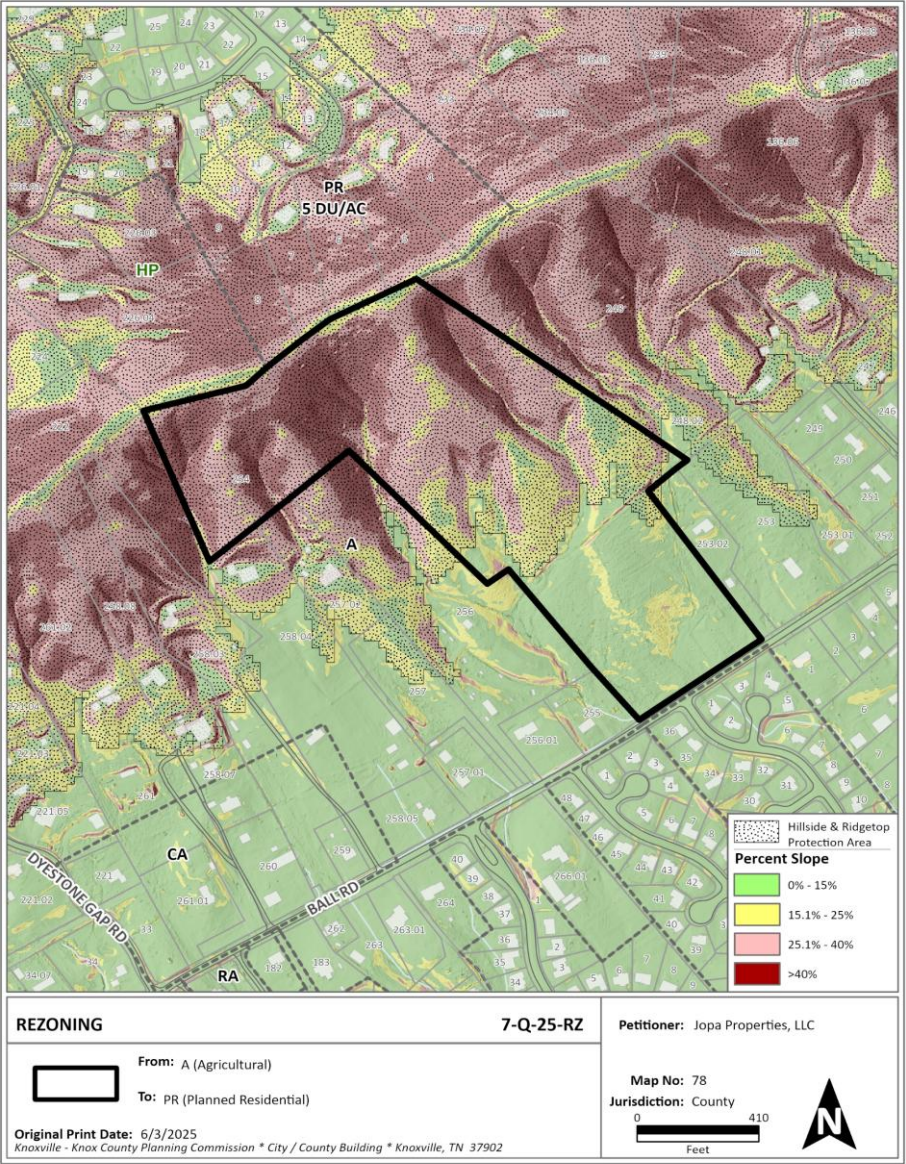


Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	30.3		
Non-Hillside	8.6	N/A	
0-15% Slope	1.3	100%	1.3
15-25% Slope	4.2	50%	2.1
25-40% Slope	8.2	20%	1.6
Greater than 40% Slope	7.9	10%	0.8
Ridgetops			
Hillside Protection (HP) Area	21.7	Recommended disturbance budget within HP Area (acres)	5.8
		Percent of HP Area	26.9%



July 10, 2025

Planning Commission meeting

# Public Comments

## 3 Comments for 7-Q-25-RZ and

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**Diana (37931)**, June 17, 2025 at 8:14 AM

I am a lifelong, third generation Knox County resident. I am deeply concerned about this proposed rezoning and redevelopment of the property on Ball Road close to my home. Case 7-Q-25-R2. Please see the attached letter explaining my opposition to additional residential development on Ball Road due to dangerous traffic already in existence. Thanks for your attention to this request. I will ask to speak at the hearing to oppose any new residential development on Ball Road as it is already grossly over traveled and dangerous.

[View Attachment](#)

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**Diana (37931)**, July 1, 2025 at 5:27 AM

Please see the attached opposition to the 32 acre rezoning request.

[View Attachment](#)

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**Duane (37931)**, July 8, 2025 at 5:29 PM

My property is directly affected by this planned development. The gulley that runs from the top of the ridge and through our property is inundated with run off during heavy rains and in the spring. Looking at the elevations of the ridge behind us there is no way any development can account for the additional run off that will be caused by this development and not cause damage to our property.

The adverse impact on the ridge and current land owners below are not being considered. We were not contacted by the developer to address any concerns or possible issues. I am in full agreement with the comments made by Diane that this is an attempt to push a development before final rules are put in place. The ridge forest is habitat for a diverse wild life population that will be destroyed. I believe the original owners placing this into a protected area should be enforced. We have ruined so much of our natural beauty in Knox county and the ridges need to be protected.

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## July 10, 2025

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

The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main 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
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

### 47. JOPA PROPERTIES, LLC

0 Ball Road / Parcel ID 078 254, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

7-Q-25-RZ

#### 1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition.

**Item No.**

**File No.**

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

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

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# Development Request

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

Affiliation

7/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

7-Q-25-RZ

**Correspondence**

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

☐ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape ArchitectAtlee Hammaker  
NameJopa Properties, LLC  
Company12740 Manning Lane  
AddressKnoxville  
CityTN  
State37932  
ZIP(865) 806-5293  
Phone

Email

**Current Property Info**Mary Jeanette Johnson Padgett  
Property Owner Name (if different)P.O. Box 218 Big Sandy, TN 38221  
Property Owner Address

Property Owner Phone

0 Ball Road Knoxville, TN 37931  
Property Address078 254  
Parcel IDWKUD  
Sewer ProviderWKUD  
Water ProviderNo  
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 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 PR 4 units/acre  
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

*Atlee Hammaker*

Applicant Signature

*Atlee Hammaker*

Please Print

*5/19/25*

Date

*865 806 5293*

Phone Number

Email

*Richard Lee Padgett POA*

Property Owner Signature

*Richard Lee Padgett*

Please Print

*05/28/2025, SG*

Date Paid

*May Gannett Padgett*

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0802			\$2,166.50

# 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.*

**06/27/2025**

Date to be Posted

**07/11/2025**

Date to be Removed

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

☐ Yes ☒ No

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



Applicant Signature

*Allee Hammaker*

Applicant Name

*5/19/25*

Date

## THANK YOU for your submission!

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

### ORDER DETAILS

**Order Number:**  
LOKR0335773

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
121.18

**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**  
July 16, 2025 3:02:57 PM EDT  
**Amount:**  
121.18

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03357730

July 18, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR03357730

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on August 18, 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](http://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.

#### REZONINGS

7-H-25-RZ - JASON STRANGE- 7936, 7944, 7952 HILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-I-25-RZ - SOUTHERN STANDARD ENTERPRISES LLC- 6933 BEELER RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-L-25-RZ - NOE SANCHEZ- 323 BRAKEBILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-Q-25-RZ - JOPA PROPERTIES, LLC- 0 BALL RD. Proposed rezoning. Property located northwest side of Ball Rd, west of Betty Ln. Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 du/ac  
July 18 2025  
LOKR0335773

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**This case is scheduled to be heard by County Commission on **August 18, 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-17557**

**7-H-25-RZ**

**ZONINGS**

Meeting Date: 08/18/2025

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 Jason Strange for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146. **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 15-0 Consent.**  
*(Commission District 7)*

---

**Attachments**

Jason Strange 7-H-25-RZ

---



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

7/18/2025 10:18 AM

FILE NUMBER: 7-H-25-RZ

*APPLICANT:* JASON STRANGE

*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:* 15-0 Consent

*LOCATION:* 7936, 7944, 7952 HILL RD / Parcel ID 28 142, 143, 146

*ACREAGE:* 6.93 acres

*DISTRICT:* Commission District 7

*COMMISSION HEARING ON:* 7/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 6/9/2025

*LEGISLATIVE HEARING ON:* 8/18/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 7/18/2025

*APPLICANT'S ADDRESS:* Jason Strange StructureWorks  
410 Montbrook Dr PO Box: Ste 104  
Knoxville, TN 37919

*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 #:** 7-H-25-RZ

**AGENDA ITEM #:** 42

**AGENDA DATE:** 7/10/2025

► **APPLICANT:** JASON STRANGE

OWNER(S): Michael Haun

TAX ID NUMBER: 28 142, 143, 146

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7936 HILL RD (7944, 7952 HILL RD)

► **LOCATION:** East side of Hill Rd, south side of Cabbage Ln

► **APPX. SIZE OF TRACT:** 6.93 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hill Road, a minor collector with a pavement width of 18 ft within a right-of-way which varies from 45 ft to 60 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:** Rural Residential, Single Family Residential

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Single family residential, agriculture/forestry/vacant land, rural residential - RA (Low Density Residential), A (Agricultural)

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

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

West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential), up to 3 du/ac, A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small lots in subdivisions off side streets and large, undeveloped tracts off Cabbage Drive and the main thoroughfares.

---

## STAFF RECOMMENDATION:

► **APPROVE**

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 mainly residential, consisting of single family residential dwellings on small lots within developments concentrated along classified roads.
2. Surrounding properties have been transitioning from the A (Agricultural) zone to the RA (Low Density Residential) zones and the PR (Planned Residential) zone with a density of up to 3 du/ac.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA and PR with up to 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 in the future would be compatible with the surrounding land uses. The RA zone allows primarily residential 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 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:

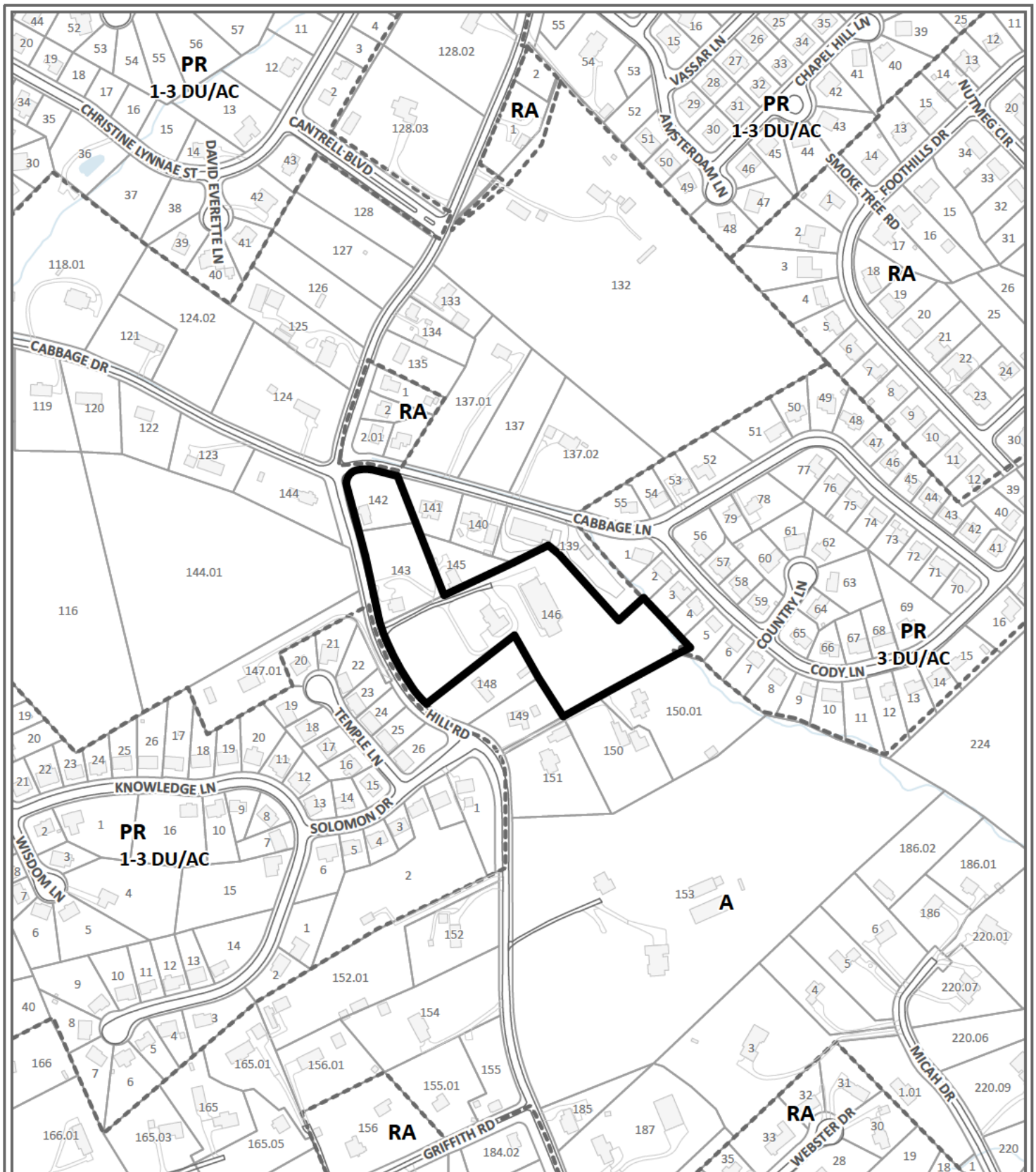
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential 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: Halls Elementary, Halls Middle, and Halls High.

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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

**7-H-25-RZ**

**Petitioner:** Jason Strange

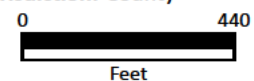


**From:** A (Agricultural)

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

**Map No:** 28

**Jurisdiction:** County



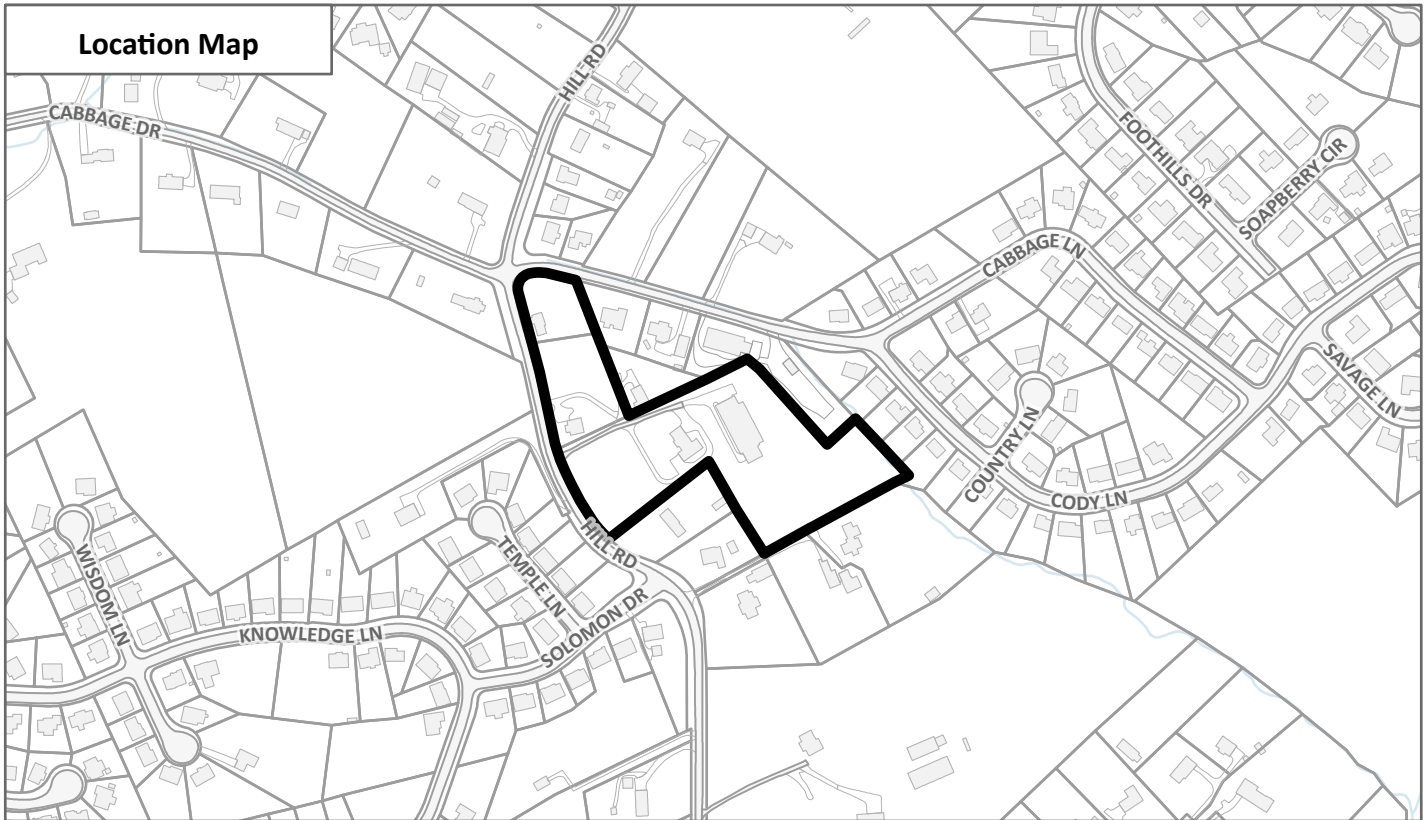
**Original Print Date:** 6/3/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

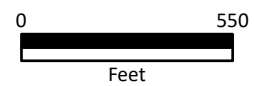


CONTEXTUAL MAPS 1

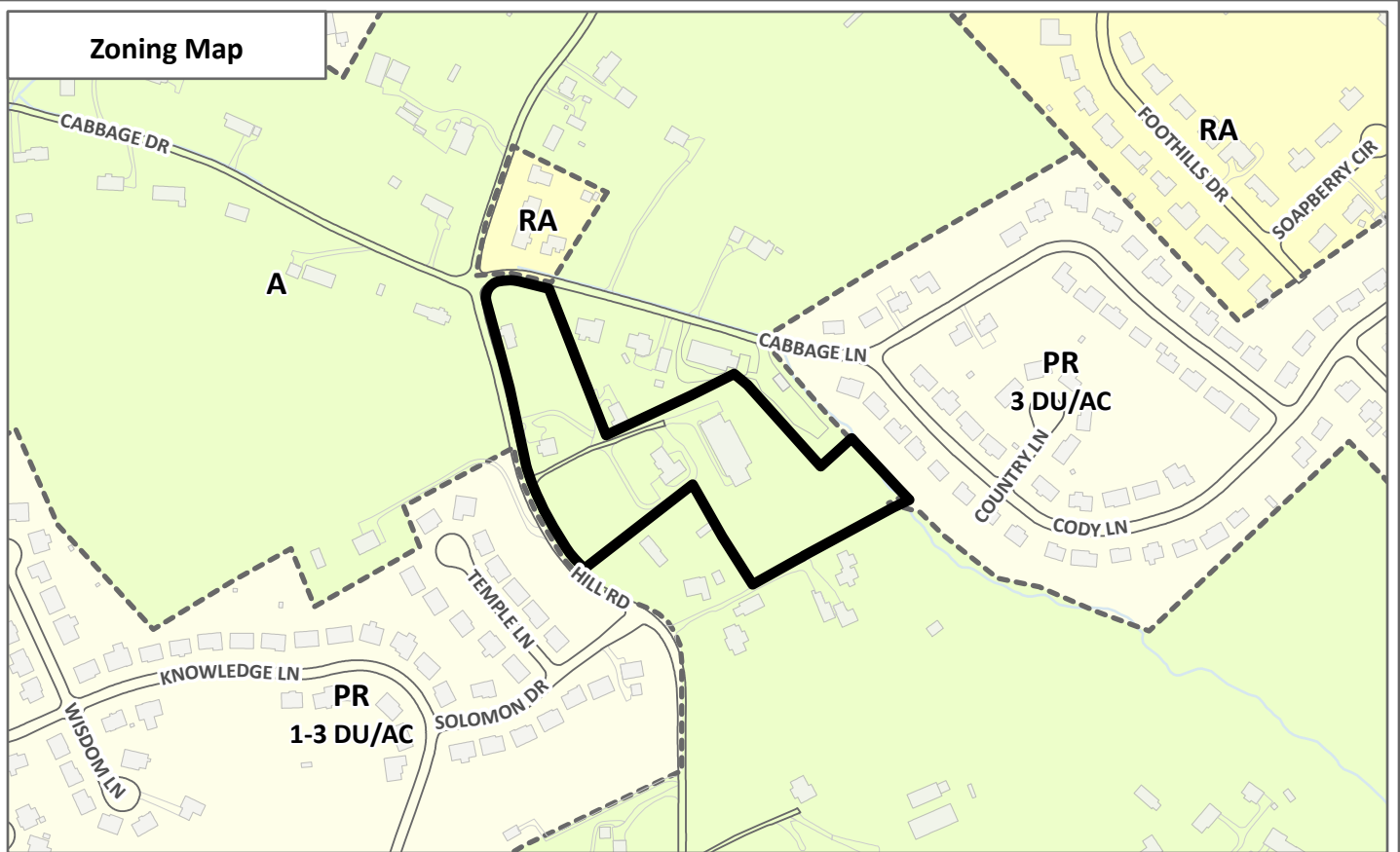
7-H-25-RZ



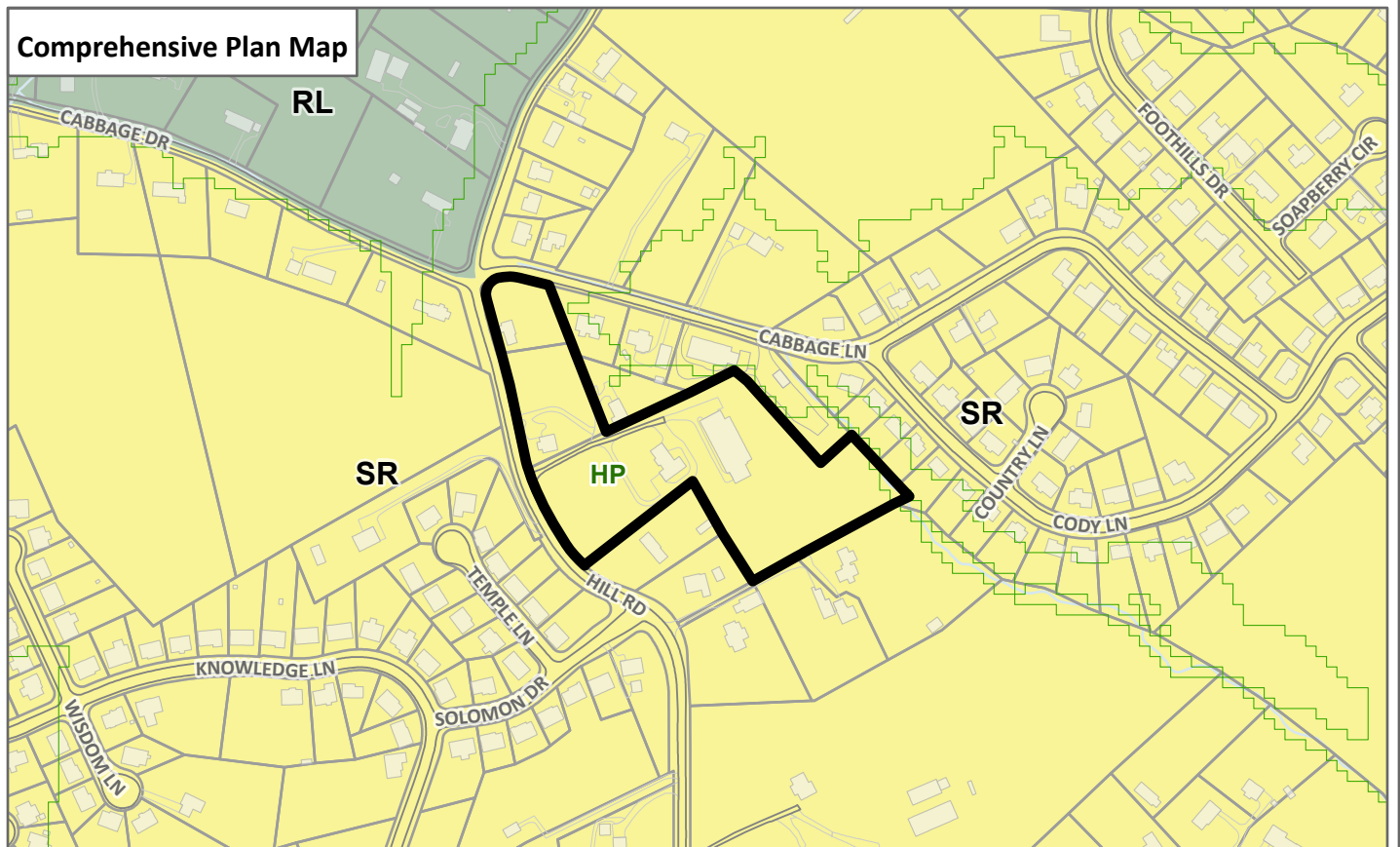
Case boundary



## Zoning Map



## Comprehensive Plan Map

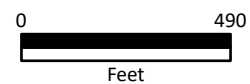


## CONTEXTUAL MAPS 2

7-H-25-RZ

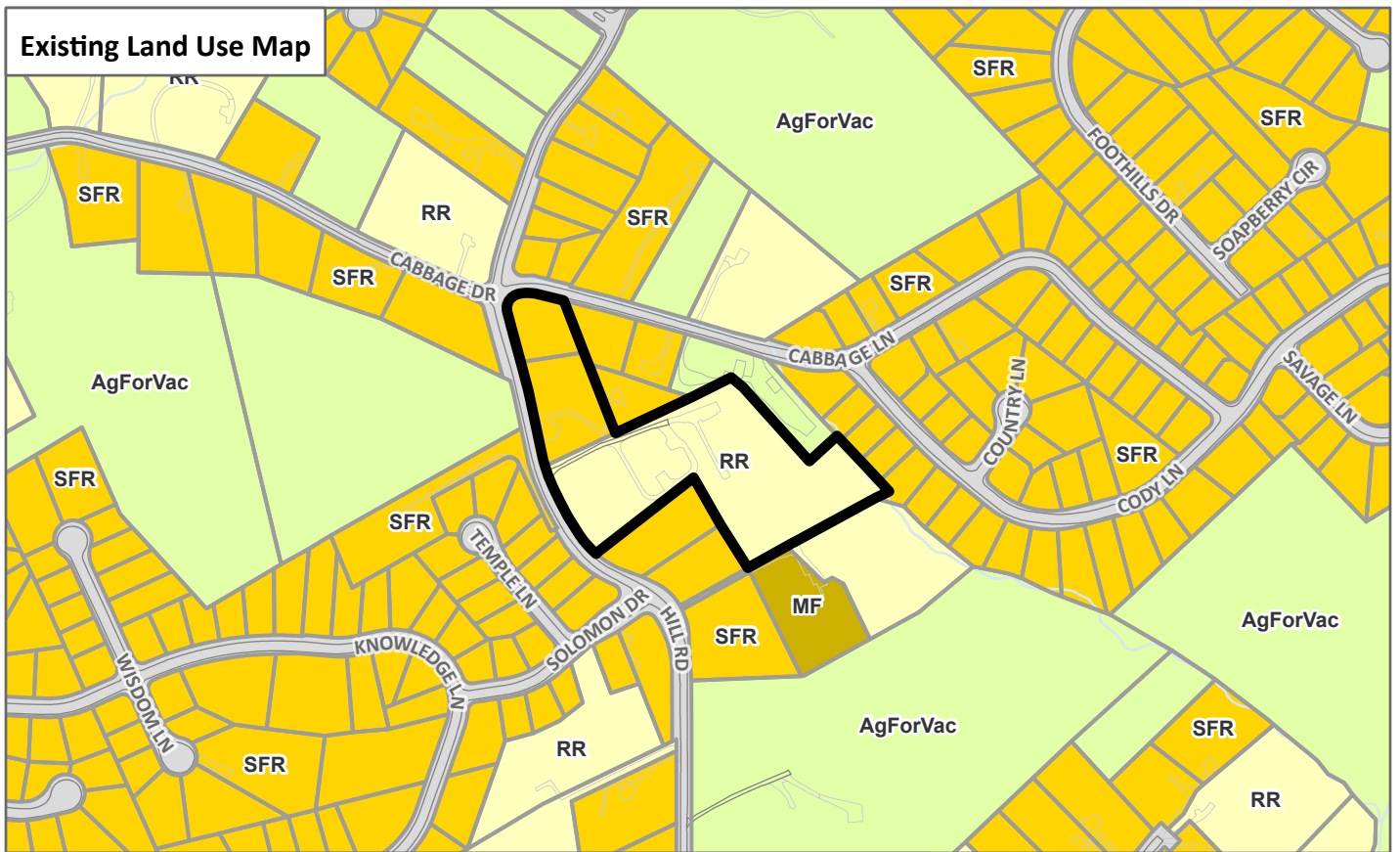


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

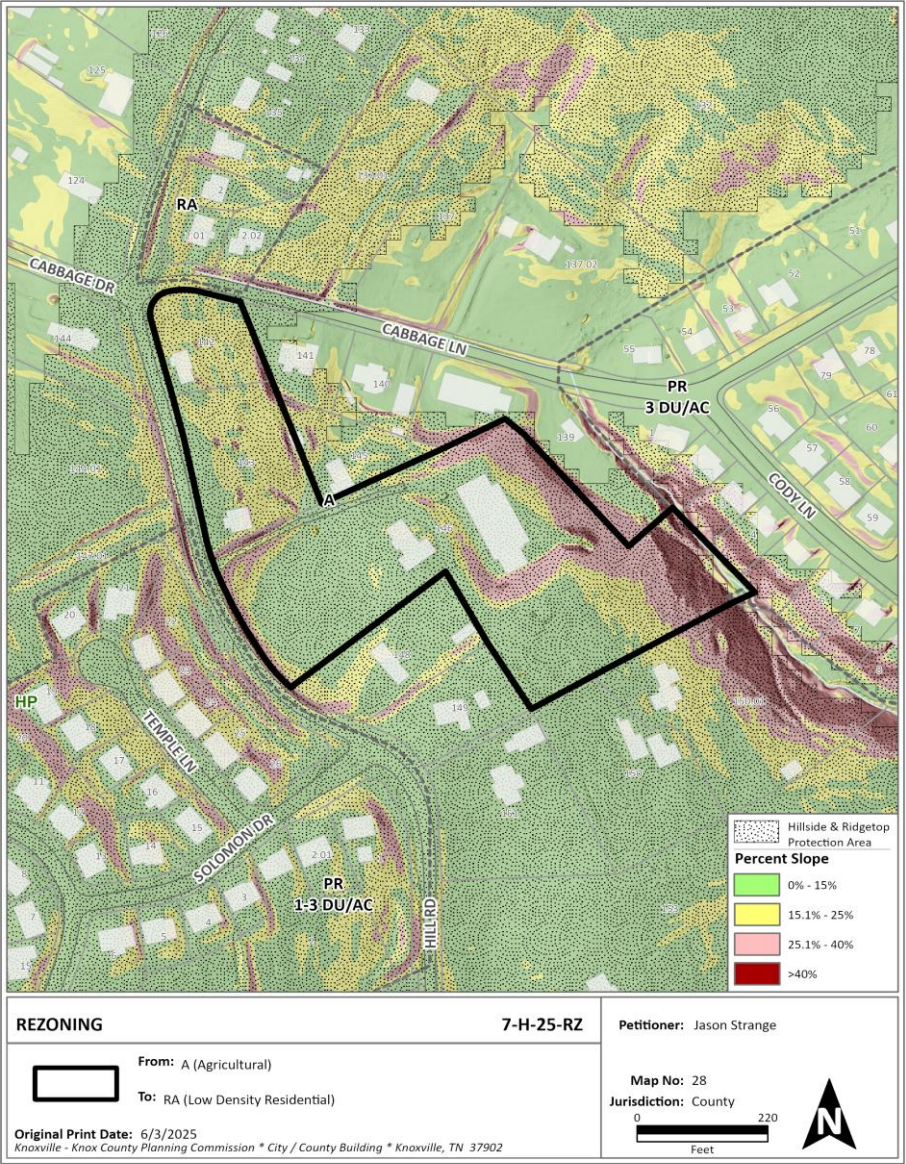
7-H-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.9		
Non-Hillside	0.1	N/A	
0-15% Slope	3.5	100%	3.5
15-25% Slope	1.9	50%	0.9
25-40% Slope	1.1	20%	0.2
Greater than 40% Slope	0.4	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	6.9	Recommended disturbance budget within HP Area (acres)	4.7
		Percent of HP Area	68.2%





July 10, 2025

Planning Commission meeting

# Public Comments

## 2 Comments for 7-H-25-RZ and

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**Barbara (37938)**, July 9, 2025 at 1:10 PM

This parcel of land backs up to my property. I'm am concerned about the number of trees that will be cut and how they may impact erosion and water run off. I am also very concerned about adding more houses to an already congested Hill Road. It is almost impossible now to turn off Hill Road onto Andersonville Pike and add in the already busy McCloud Road turning on to Andersonville Pike makes it nearly impossible especially during morning drop off for school and people going to work. Another concern is the capacity for our Halls Schools. I am opposed to 70-H-25-RZ. Barbara Newman

---

**Barbara (37938)**, July 9, 2025 at 4:53 PM

I misspoke on my previous post. Evidently, you have approved the development that backs up to our property. This vote is on the land across from our property. So everything I said on the previous post applies to this and I'll add it will make it more difficult to get out of Cabbage Lane. 7-H-25-RZ

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## July 10, 2025

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

The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main 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
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #9 AND #10.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**Item No.****File No.****42. JASON STRANGE****7-H-25-RZ**

7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146,  
Commission District 7. Rezoning from A (Agricultural) to RA (Low  
Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because  
it is consistent with 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.

Jason Strange

Applicant Name	Affiliation	File Number(s)  <b>7-H-25-RZ</b>
4/25/2025	7/10/2025	
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

Jason Strange

StructureWorks

Name	Company		
410 Montbrook Dr, Ste 104	Knoxville	TN	37919
Address		State	ZIP
8656304073			
Phone	Email		

## Current Property Info

Michael Haun	7936 Hill Rd	8656031684
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7952, 7944, 7936 Hill Rd		
Property Address	Parcel ID	
HallsDale Powell	HallsDale Powell	N
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Residential Houses	
Proposed Use	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No	

APRIL 2025

## 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

RN-1 or RN-2 .25 acre lots

☒ 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) \_\_\_\_\_

☒ 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

Jason Strange

dotloop verified  
05/16/25 12:30 PM EDT  
2PMS-j09M-WASM-J7CT

Jason Strange

4/25/2025

Applicant Signature

Print Name / Affiliation

Date

865.934.7558

Phone Number

Email

5/20/2025, SG

Michael Haun

~~4/20/2025~~

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

0802

\$996.50

# 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.*

6/27/2025

7/11/2025

Date to be Posted

Date to be Removed

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

☐ Yes ☐ No

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

Applicant Signature

Applicant Name

Date



Michael Joseph Haun

5-16-25



## 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:**  
LOKR0335773

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
121.18

**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**  
July 16, 2025 3:02:57 PM EDT  
**Amount:**  
121.18

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03357730

July 18, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR03357730

#### PUBLIC NOTICE

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#### REZONINGS

7-H-25-RZ - JASON STRANGE- 7936, 7944, 7952 HILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-I-25-RZ - SOUTHERN STANDARD ENTERPRISES LLC- 6933 BEELER RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-L-25-RZ - NOE SANCHEZ- 323 BRAKEBILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-Q-25-RZ - JOPA PROPERTIES, LLC- 0 BALL RD. Proposed rezoning. Property located northwest side of Ball Rd, west of Betty Ln. Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 du/ac  
July 18 2025  
LOKR0335773

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**This case is scheduled to be heard by County Commission on **August 18, 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-17558**

**7-I-25-RZ**

**ZONINGS**

Meeting Date: 08/18/2025

Requested By: Dallas DeArmond, METROPOLITAN PLANNING  
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

Requires Expenditure of Funds: NO      Funded in Current Budget: NO

Appropriation Required: NO

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**CAPTION**

Request of Southern Standard Enterprises LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6933 Beeler Road / Parcel ID 020MD005. **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 15-0 Consent.**  
*(Commission District 7)*

---

**Attachments**

Southern Standard Enterprises LLC 7-I-25-RZ

---

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

7/18/2025 10:22 AM

FILE NUMBER: 7-I-25-RZ

*APPLICANT:* SOUTHERN STANDARD ENTERPRISES LLC

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

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

*COMMISSION VOTE COUNT:* 15-0 Consent

*LOCATION:* 6933 BEELER RD / Parcel ID 20 M D 005

*ACREAGE:* 1.02 acres

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 7/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 6/9/2025

*LEGISLATIVE HEARING ON:* 8/18/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 7/18/2025

*APPLICANT'S ADDRESS:* Southern Standard Enterprises LLC Josh Lambert & Amy  
Scott  
615 Wyncourtney Dr  
Atlanta, GA 30328

*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

*TTCCA Approval?* N/A

# REZONING REPORT

► **FILE #:** 7-I-25-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 7/10/2025

► **APPLICANT:** SOUTHERN STANDARD ENTERPRISES LLC

OWNER(S): Robert S Greene

TAX ID NUMBER: 20 M D 005

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6933 BEELER RD

► **LOCATION:** West side of Beeler Rd, south of E Emory Rd

► **APPX. SIZE OF TRACT:** 1.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Beeler Road, a minor collector with a 15.3-ft pavement width within a 60-ft wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

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

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

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

HISTORY OF ZONING: In 1994, a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 3 du/ac was denied (5-B-94-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural)

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

East: Single family residential, rural residential - RA (Low Density Residential)

West: Rural residential - PR (Planned Residential), up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is primarily comprised of small, single family lots off side streets and large, undeveloped tracts along Beeler Road and major thoroughfares. Gibbs Elementary, Middle, and High Schools are nearby to the east, as is the Harbison crossroads commercial node, which offers limited commercial services.

---

## STAFF RECOMMENDATION:

► **APPROVE**

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 mainly residential, consisting of single family residential dwellings on small lots within developments concentrated along classified roads.
2. Surrounding properties have been transitioning from the A (Agricultural) zone to the RA (Low Density Residential) zones and the PR (Planned Residential) zone at densities ranging from up to 3.25 to 5 du/ac.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA and PR at a range of densities similar to that allowed by the RA zone's minimum lot size of 10,000 sq ft.
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 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 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.

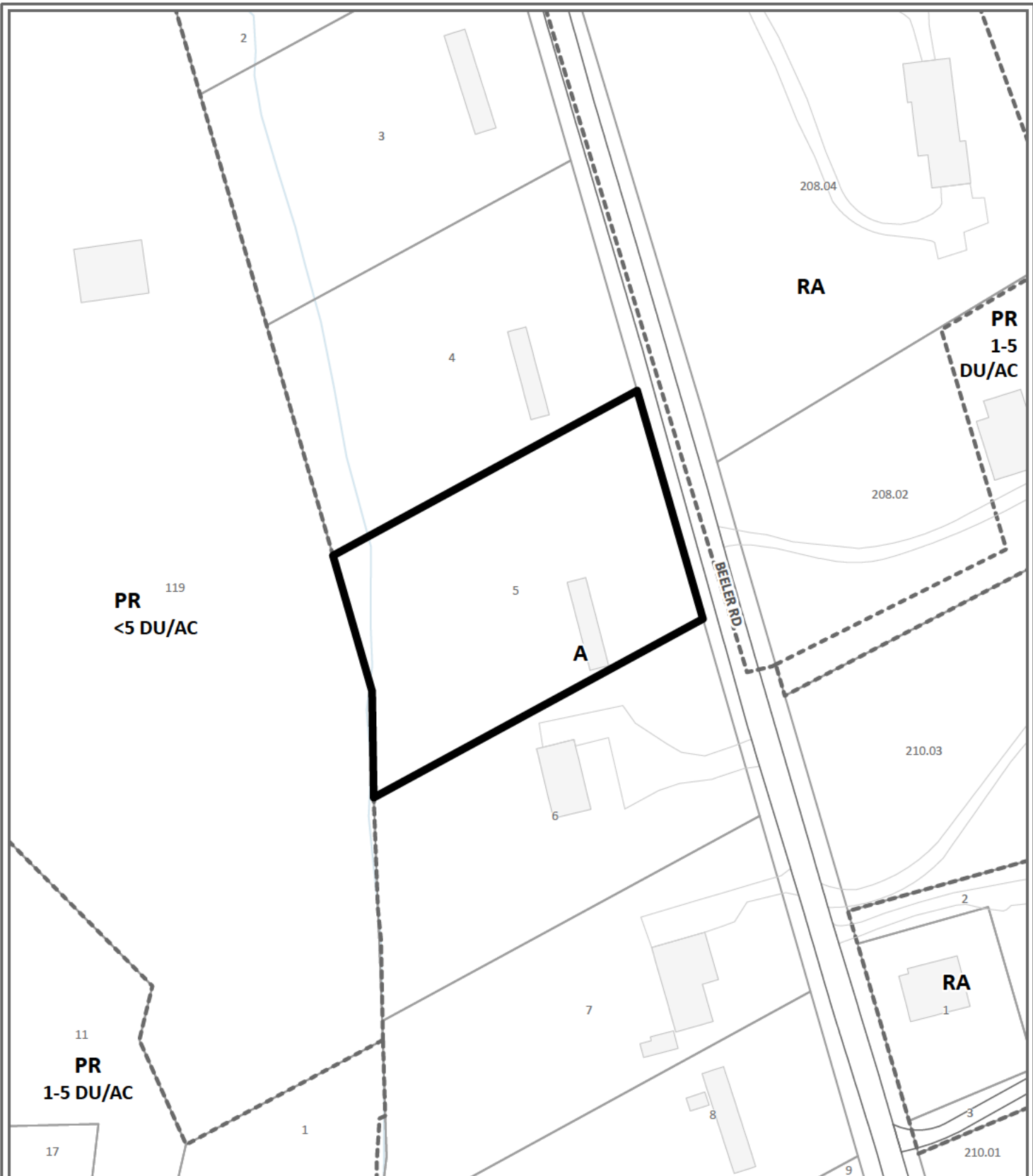
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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

7-I-25-RZ



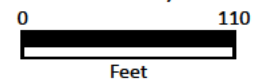
**From:** A (Agricultural)

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

**Petitioner:** Southern Standard Enterprises LLC

**Map No:** 20

**Jurisdiction:** County

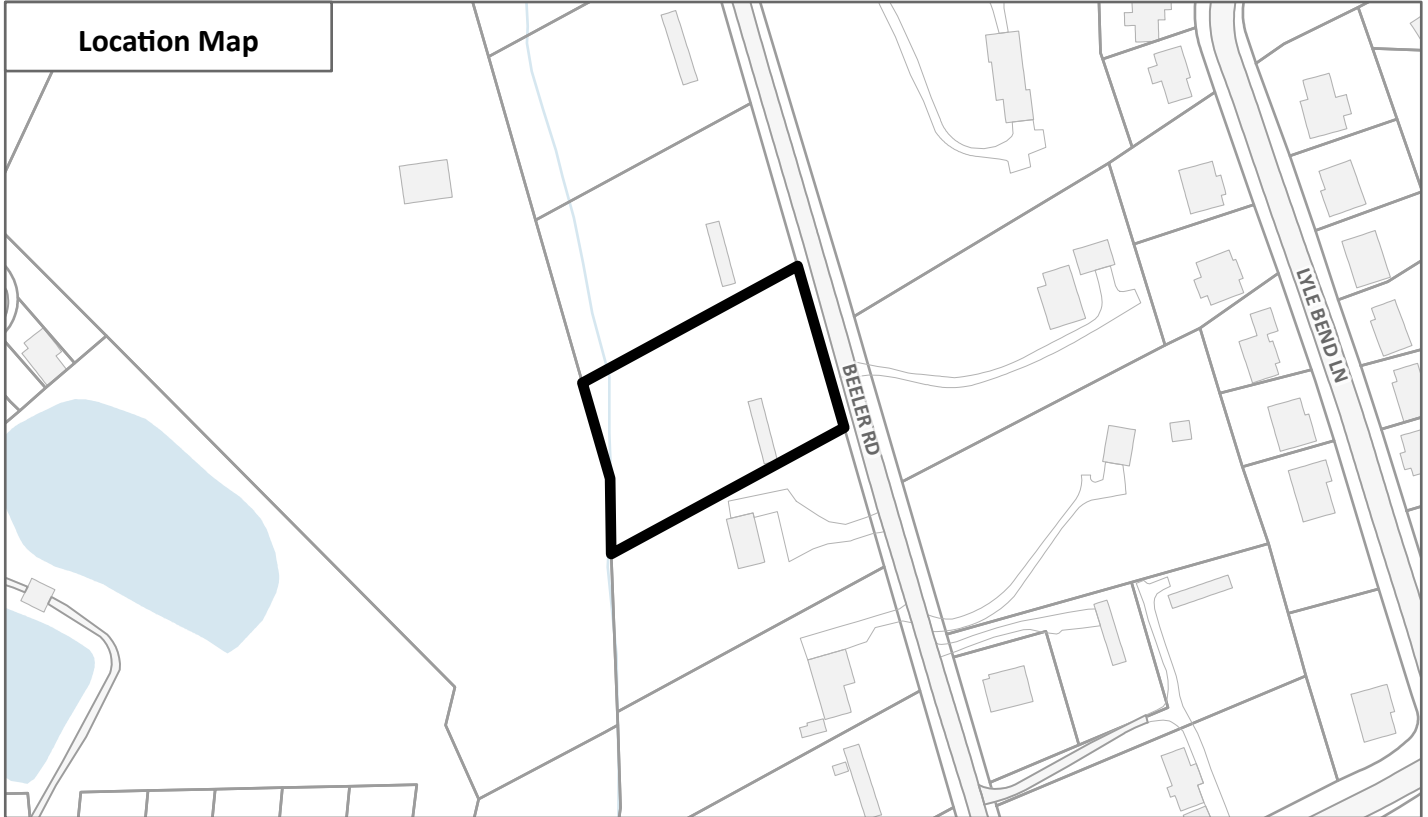


**Original Print Date:** 6/3/2025

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

## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-I-25-RZ

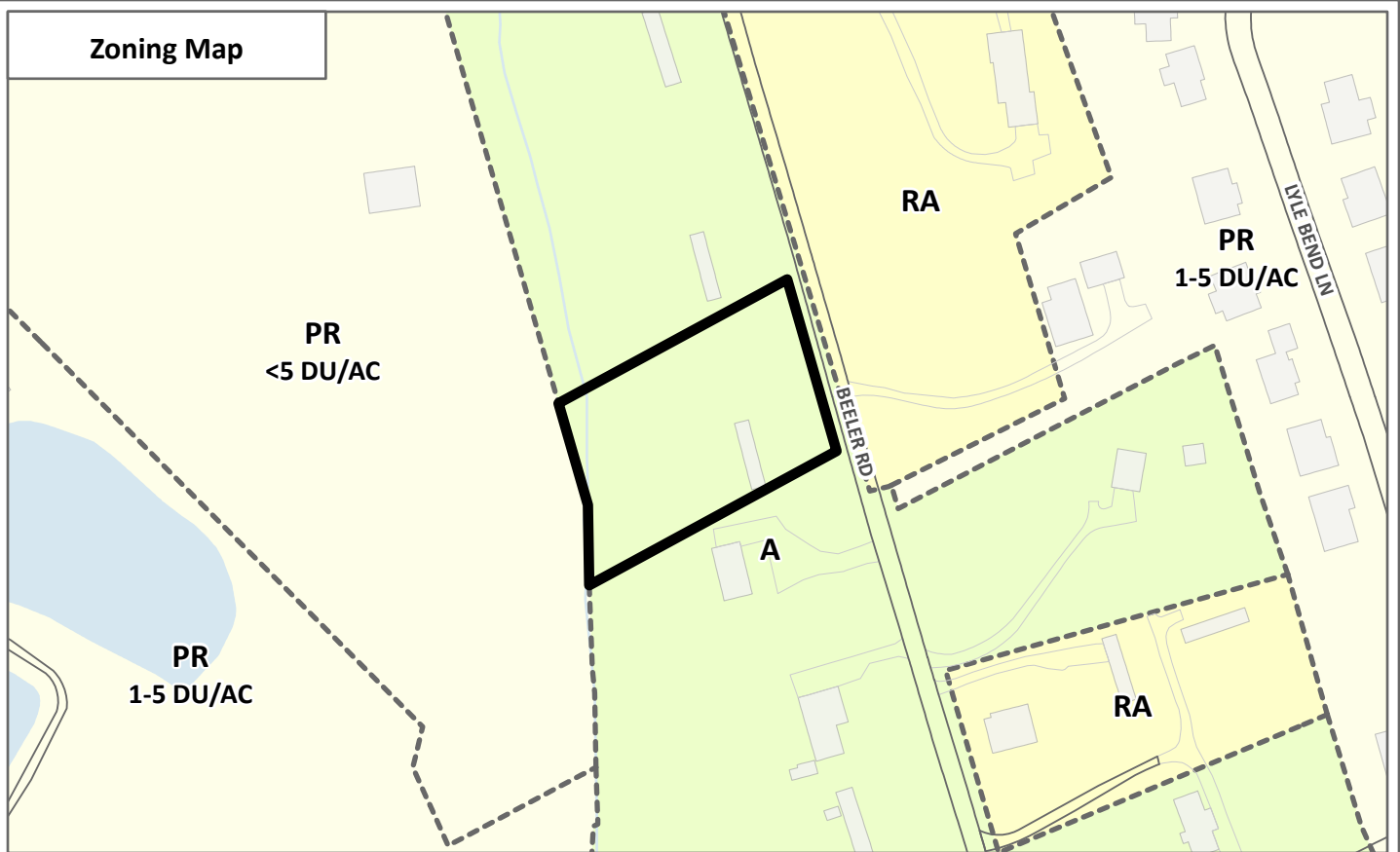


Case boundary

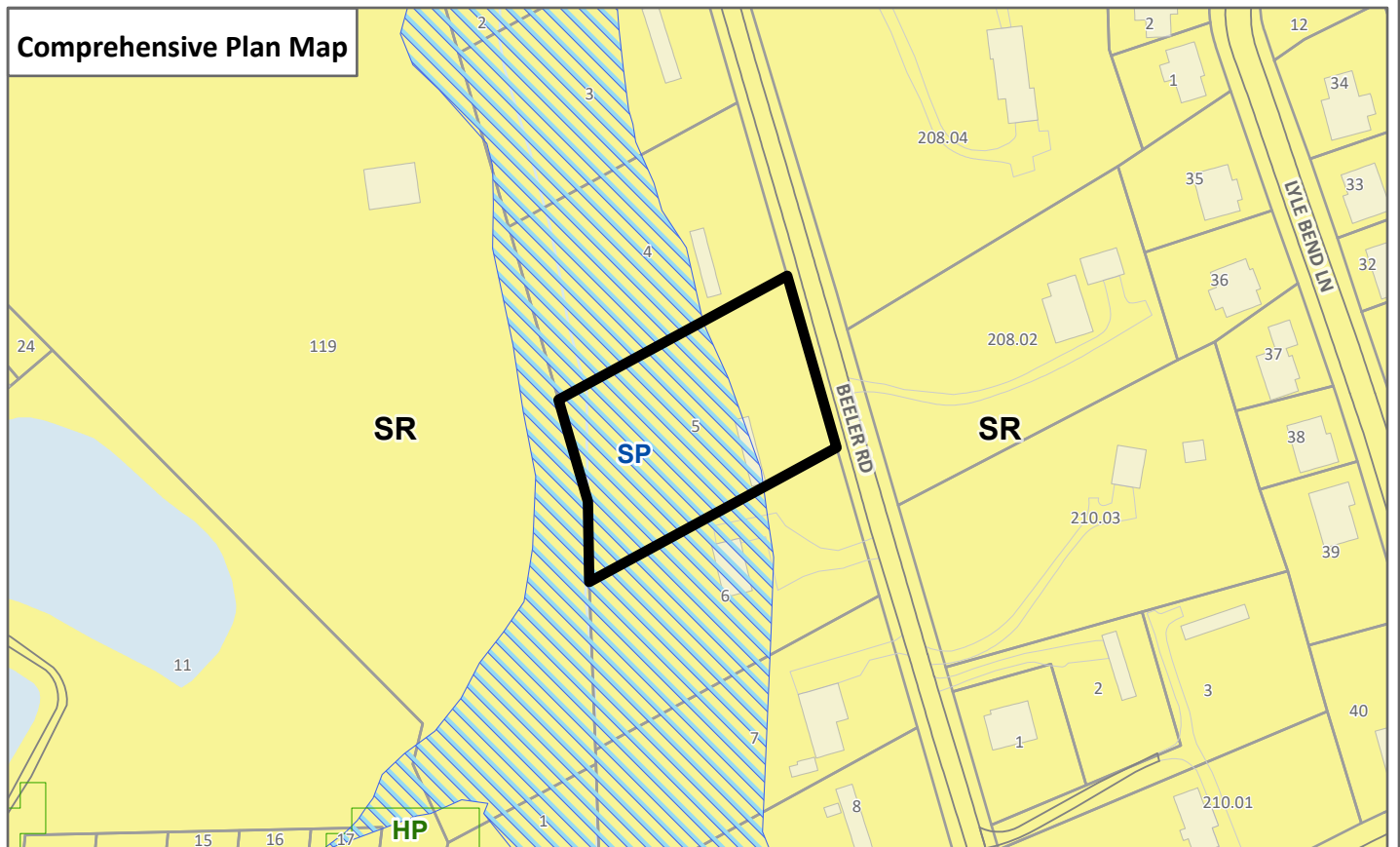
0 220  
Feet



## Zoning Map



## Comprehensive Plan Map

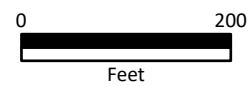


## CONTEXTUAL MAPS 2

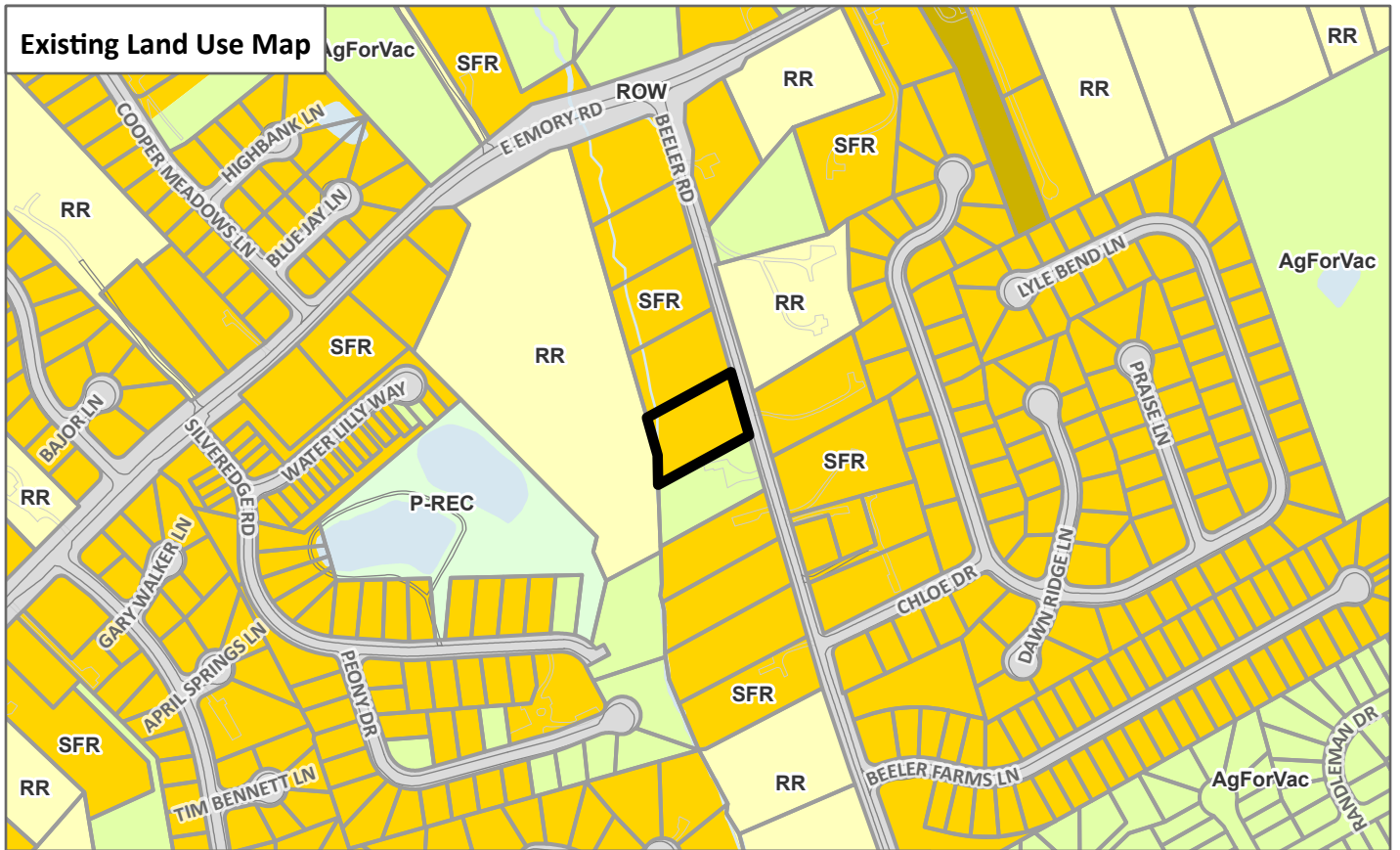
7-I-25-RZ



Case boundary



Existing Land Use Map

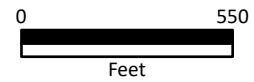


CONTEXTUAL MAPS 3

7-I-25-RZ



Case boundary





**July 10, 2025**1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main 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
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

**CONSENT ITEMS READ**

- 1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #9 AND #10.**

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**Item No.**

**File No.**

**43. SOUTHERN STANDARD ENTERPRISES LLC**

**7-I-25-RZ**

6933 Beeler Road / Parcel ID 020MD005, Commission District 8.  
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**

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



OR email it to applications@knoxplanning.org  
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.

Southern Standard Enterprises LLC / Joseph Lambert <sup>of property</sup> Owner as of 6/3/25  
Applicant Name Affiliation

5-19-2025  
Date Filed

7/10/2025  
Meeting Date (if applicable)

File Number(s)

7-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

Joseph Lambert + Amy Scott  
Name

Southern Standard Enterprises LLC  
Company

615 Wyncourtney Drive  
Address

Atlanta  
City

GA  
State

30328  
ZIP

404-398-1383  
Phone

Email

## Current Property Info

Robert S Greene  
Property Owner Name (if different)

PO Box 12026, Knoxville 37912  
Property Owner Address

865-680-6828  
Property Owner Phone

6933 Beeler Rd., Knoxville 37918  
Property Address

020MD005  
Parcel ID

Hallsdale-Powell Utility  
Sewer Provider

Northeast Knox Utility  
Water Provider

N  
Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Build two residential homes

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



## Subdivision Request

<div>X</div> 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 checked="" type="checkbox"/> No		

## Zoning Request

<input checked="" type="checkbox"/> Zoning Change <u>RA - low density residential</u> <u>2 lots at .5 acres</u> Proposed Zoning                      Proposed Density (units/acre, for PR zone only) <u>each</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) _____		
<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

Amy Scott    Amy Scott / Joseph Lambert    5-19-25  
Applicant Signature                      Print Name / Affiliation                      Date  
404-398-1383    [REDACTED]  
Phone Number                      Email

We will be owners as of 6/3/25    05/21/2025, 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.*

6/27/2025

~~5-20-25~~  
Date to be Posted

07/11/2025

Until Complete  
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

Amy Scott  
Applicant Signature

Joseph Lambert

Amy Scott | Joseph Lambert  
Applicant Name

5-19-25  
Date



## THANK YOU for your submission!

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

### ORDER DETAILS

**Order Number:**  
LOKR0335773

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
121.18

**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**  
July 16, 2025 3:02:57 PM EDT  
**Amount:**  
121.18

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03357730

July 18, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR03357730

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on August 18, 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](http://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.

#### REZONINGS

7-H-25-RZ - JASON STRANGE- 7936, 7944, 7952 HILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-I-25-RZ - SOUTHERN STANDARD ENTERPRISES LLC- 6933 BEELER RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-L-25-RZ - NOE SANCHEZ- 323 BRAKEBILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-Q-25-RZ - JOPA PROPERTIES, LLC- 0 BALL RD. Proposed rezoning. Property located northwest side of Ball Rd, west of Betty Ln. Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 du/ac  
July 18 2025  
LOKR0335773

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**This case is scheduled to be heard by County Commission on **August 18, 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**

**ZONINGS**

Meeting Date: 08/18/2025

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. (DEFERRED FROM JULY AT REQUEST OF APPLICANT)**

*(Commission District 7)*

---

**Attachments**

Nils Hay 6-C-25-RZ

Letter to Defer to August

---

**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.

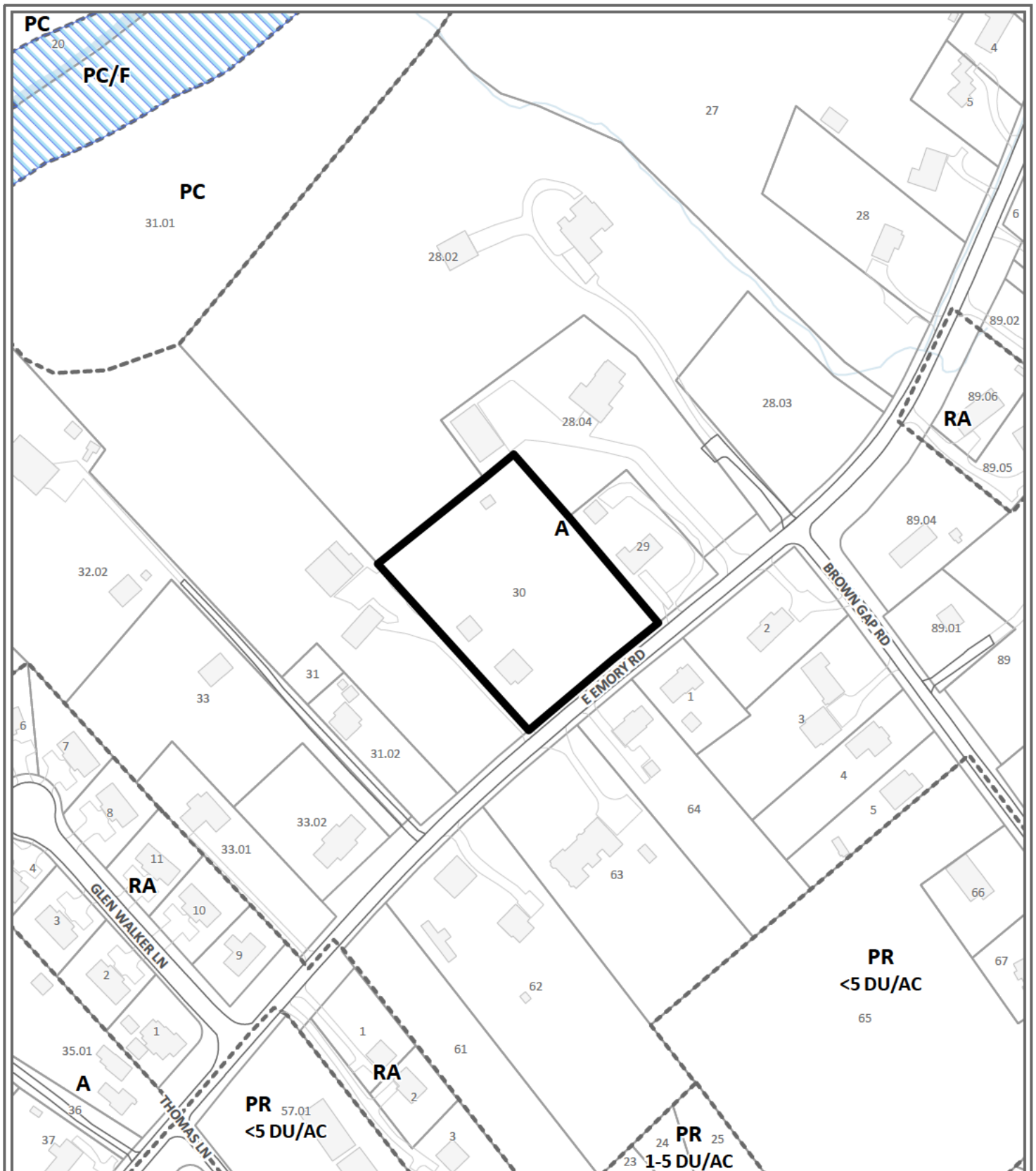
ESTIMATED TRAFFIC IMPACT: Not required.

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

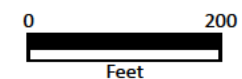


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 29

Jurisdiction: County

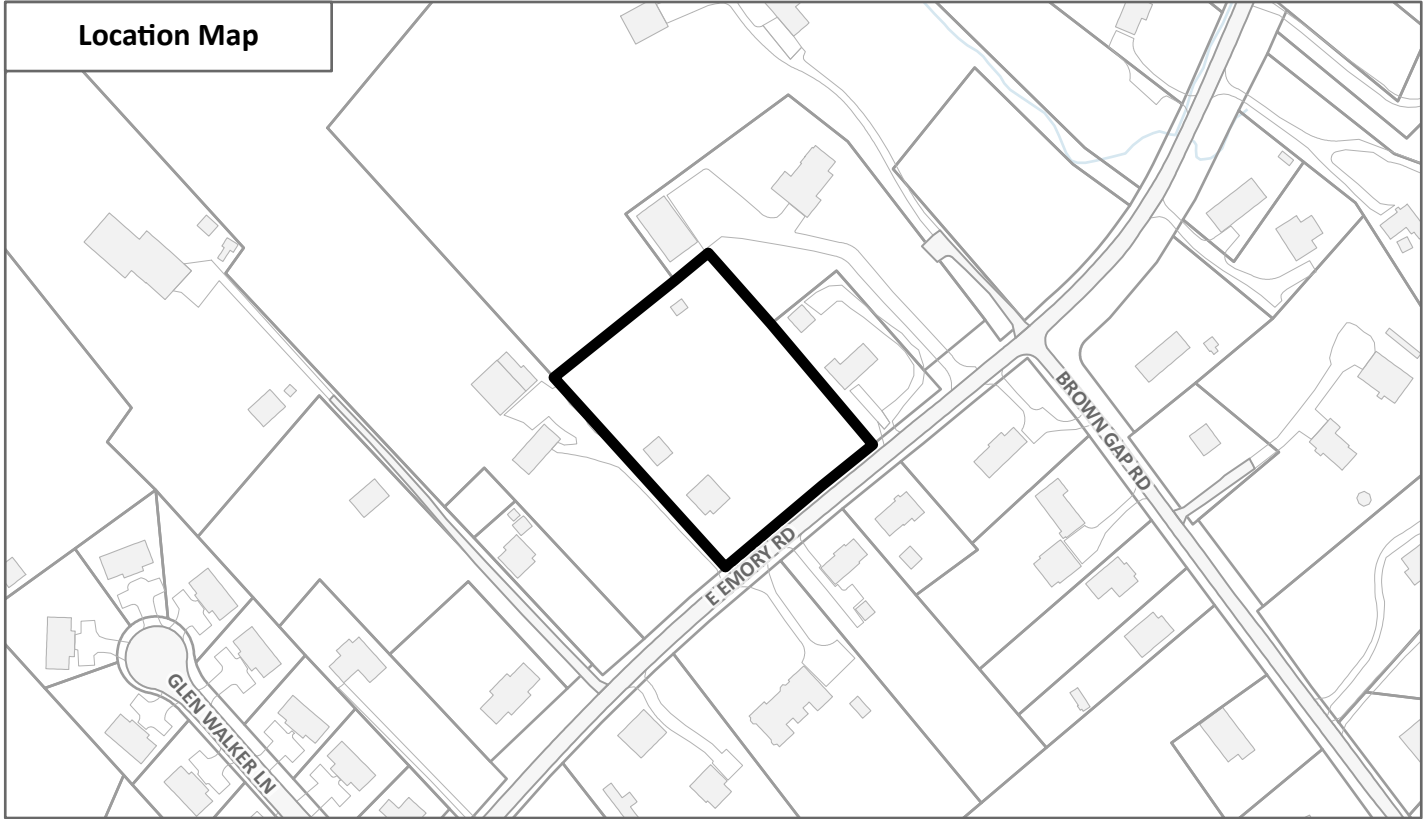


Original Print Date: 4/30/2025

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

## Exhibit A. Contextual Images

Location Map



Aerial Map

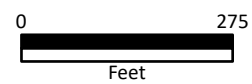


CONTEXTUAL MAPS 1

6-C-25-RZ

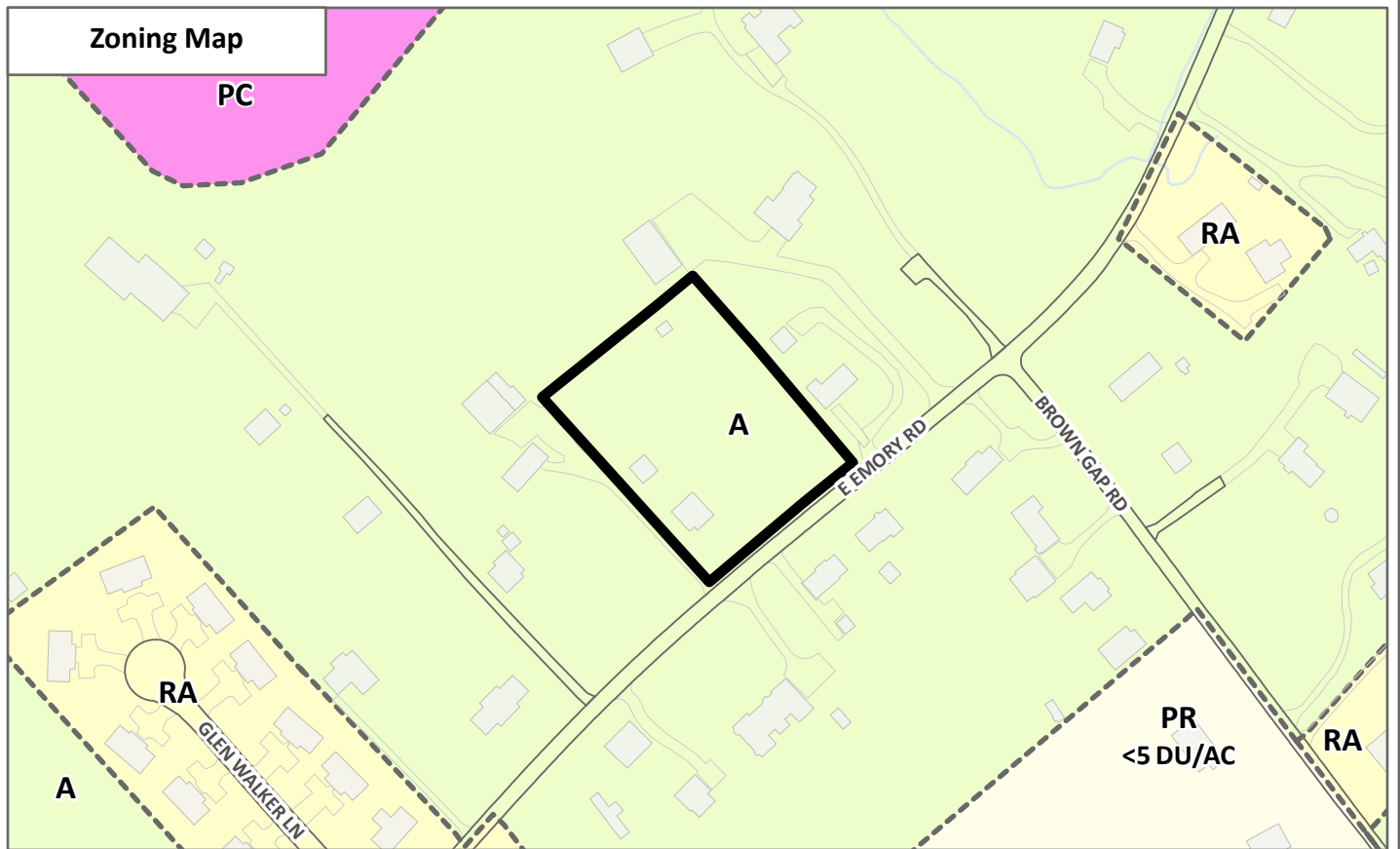


Case boundary

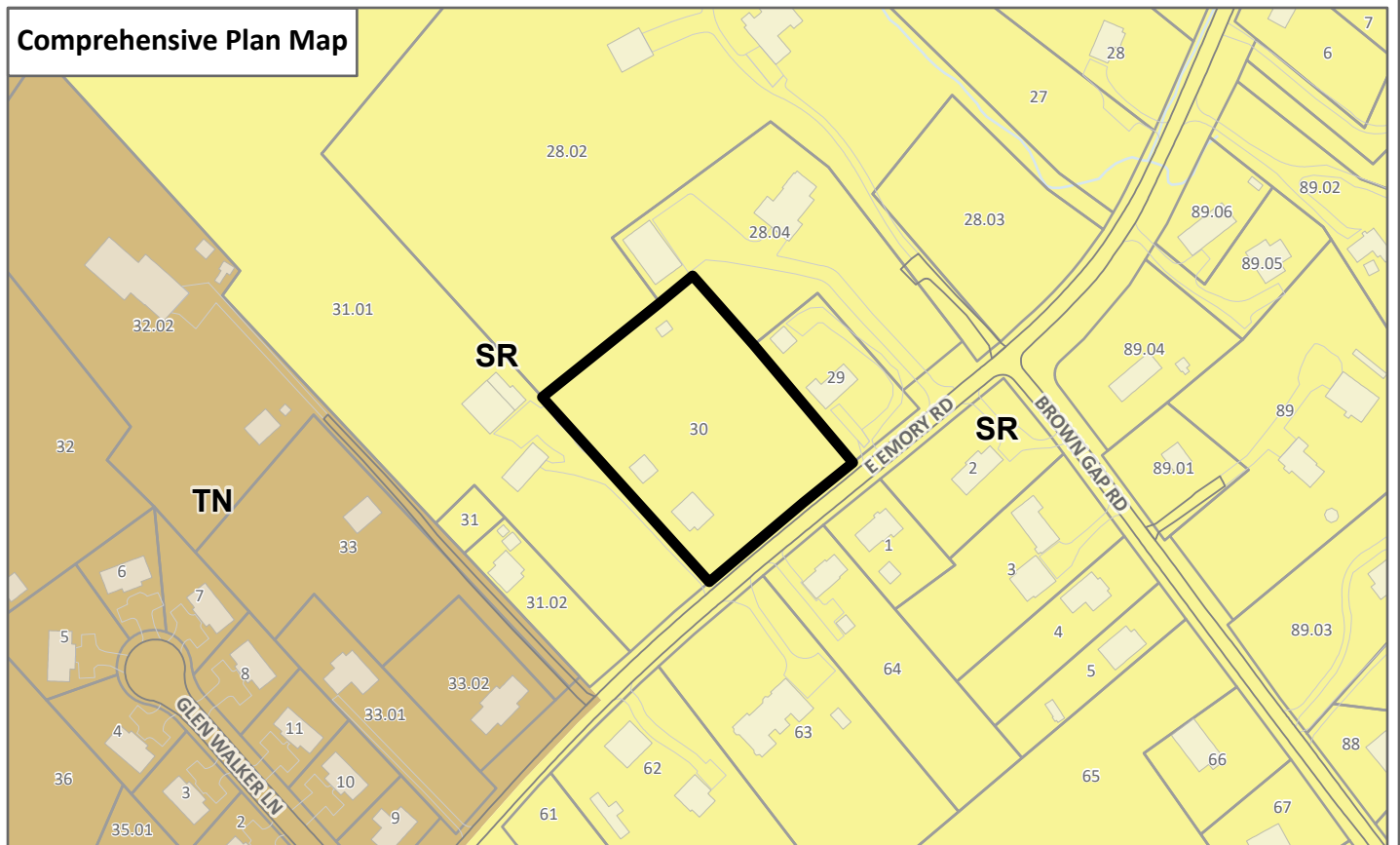




## Zoning Map



## Comprehensive Plan Map

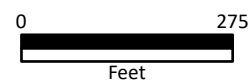


## CONTEXTUAL MAPS 2

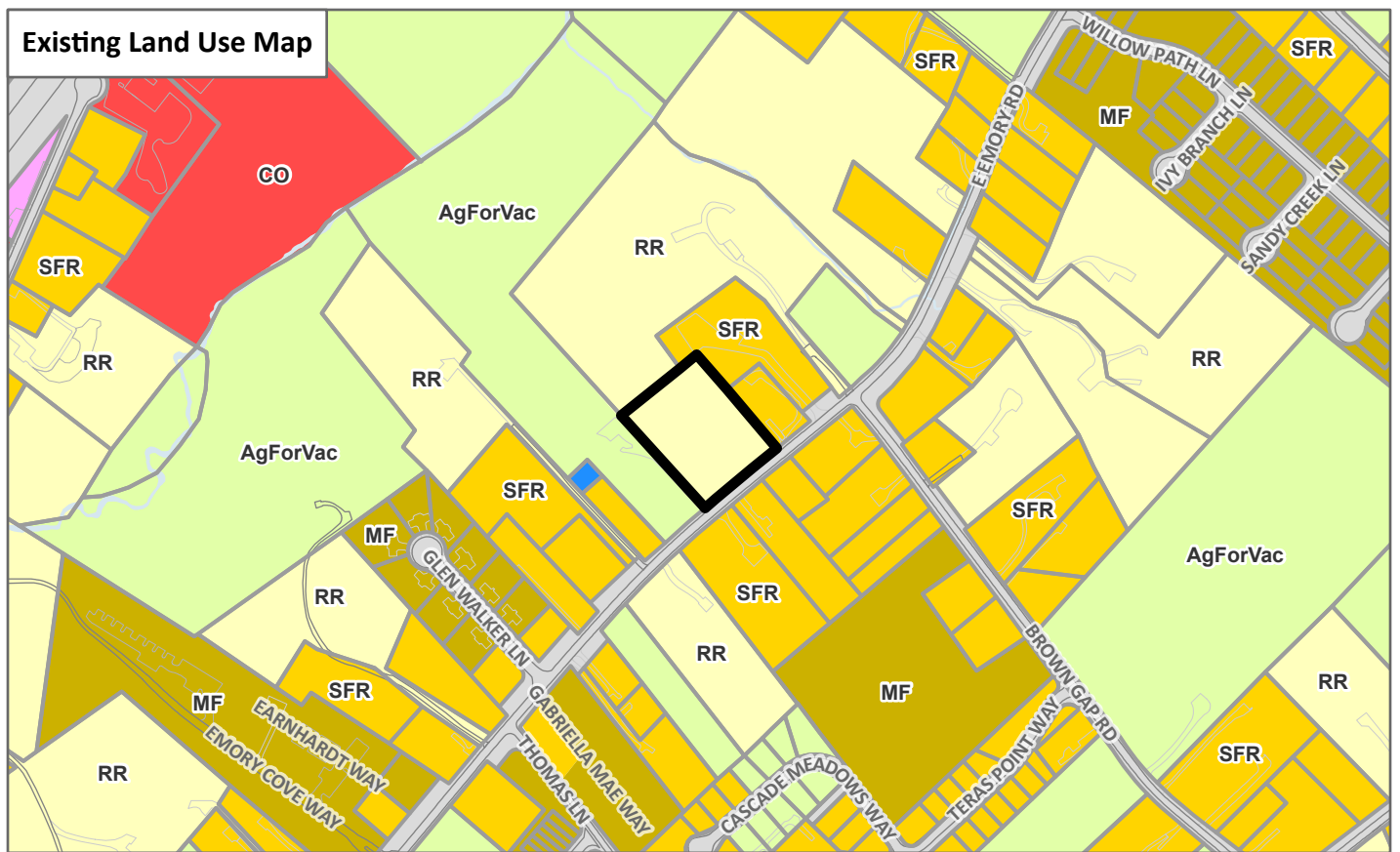
6-C-25-RZ



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](mailto: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.

Nils Hay

Applicant Name

4/18/2025

June 12, 2025

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

6-C-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

Nils Hay

Name

4925 E Emory Road

Company

Knoxville

TN

37938

Address

6303377854

City

State

ZIP

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

☐ 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

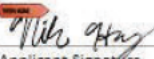
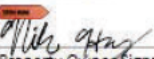
		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input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

## Drucilla Stills

Defer to  
August

**From:** Nils Hay <haynils1997@gmail.com>  
**Sent:** Wednesday, July 9, 2025 3:33 PM  
**To:** Drucilla Stills  
**Cc:** Dallas DeArmond; Malynda Wollert  
**Subject:** [External]Re: [External]Re: 6-C-25-RZ

Hi Drucilla,

I confirmed that I will NOT be able to attend and will NOT have a representative present. I would like to defer my item (6-C-25-RZ) to the following meeting on August 18th.

Thank you for the help.

Nils Hay.

On Mon, Jun 30, 2025 at 9:28 AM Drucilla Stills <[Drucilla.Stills@knoxcounty.org](mailto:Drucilla.Stills@knoxcounty.org)> wrote:

Good morning Nils,

You can have a representative attend in your place or you can request via email to have your item deferred to August.

We will need to receive the email to defer no later than Wednesday, July 16<sup>th</sup> at 4:00 pm. You must put in your email the date of when you want to defer your item to, and for August that would be August 18<sup>th</sup>.

Please let me know if you have any other questions.

Thank you,

Drucilla



*Drucilla Stills*

Manager

KNOX COUNTY COMMISSION

**RLA-17559**

**7-L-25-RZ**

**ZONINGS**

Meeting Date: 08/18/2025

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 Noe Sanchez for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 323 Brakebill Road / Parcel ID 072 210. **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 15-0 Consent.**  
*(Commission District 8)*

---

**Attachments**

Noe Sanchez 7-L-25-RZ

---

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

7/18/2025 10:39 AM

FILE NUMBER: 7-L-25-RZ

*APPLICANT:* NOE SANCHEZ

*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 area.**

*COMMISSION VOTE COUNT:* 150 Consent

*LOCATION:* 323 BRAKEBILL RD / Parcel ID 72 210

*ACREAGE:* 1.66 acres

*DISTRICT:* Commission District 8

*COMMISSION HEARING ON:* 7/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 6/9/2025

*LEGISLATIVE HEARING ON:* 8/18/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 7/18/2025

*APPLICANT'S ADDRESS:* Noe Sanchez Three Pines Construction LLC  
136 Gray Wolf Way  
Lenoir City, TN 37771

*LEGISLATIVE BODY:* Knox County Commission

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

*Consistent with Growth Plan?* Yes

*TTEDA Approval?* N/A



# REZONING REPORT

► **FILE #:** 7-L-25-RZ

**AGENDA ITEM #:** 45

**AGENDA DATE:** 7/10/2025

► **APPLICANT:** NOE SANCHEZ

OWNER(S): Salvador Casillas

TAX ID NUMBER: 72 210

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 323 BRAKEBILL RD

► **LOCATION:** West side of Brakebill Rd, south of Asheville Hwy

► **APPX. SIZE OF TRACT:** 1.66 acres

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

ACCESSIBILITY: Access is via Brakebill Road, a major collector with 17-18 ft of pavement width within a right-of-way width that varies between 48-70 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking East Creek

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

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND  
USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 7 du/ac

South: Rural residential - A (Agricultural)

East: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in a residential area that features a mix of single family and multifamily subdivisions interspersed with single family houses on large lots and undeveloped, forested tracts. There are commercial, industrial, and office uses along Asheville Highway 0.3 miles to the north and near the Strawberry Plains Pike interchange with I-40 approximately 1 mile to the south.

---

## STAFF RECOMMENDATION:

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

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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

1. There have been a couple of A to RA rezonings on small properties within 0.5 miles of this since 1980 and larger A tracts have been developed under the PR zone with densities ranging from up to 3 to up to 12 du/ac. These are single family residential and townhome developments. Townhomes are approximately 270 ft to the north to the north.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.  
2. 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The property is accessed off a major collector street, so no traffic will be diverted through residential side streets to reach the subject property.  
2. A stream runs north/south through the property, bisecting it with a 30-foot non-disturbance buffer. Any future development will need to comply with the County Stormwater Ordinance.

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

1. The proposed RA district is directly related to the SMR (Suburban Residential) place type.  
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SMR place type. The SMR place type calls for primarily single family residential development and attached dwellings such as duplexes, multiplexes, and townhomes that have the scale of a single family home.  
3. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. Townhomes are to the north, and small properties have been rezoned to RA in this area.  
4. The rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy Plan and is consistent with the policies related to the Urban Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

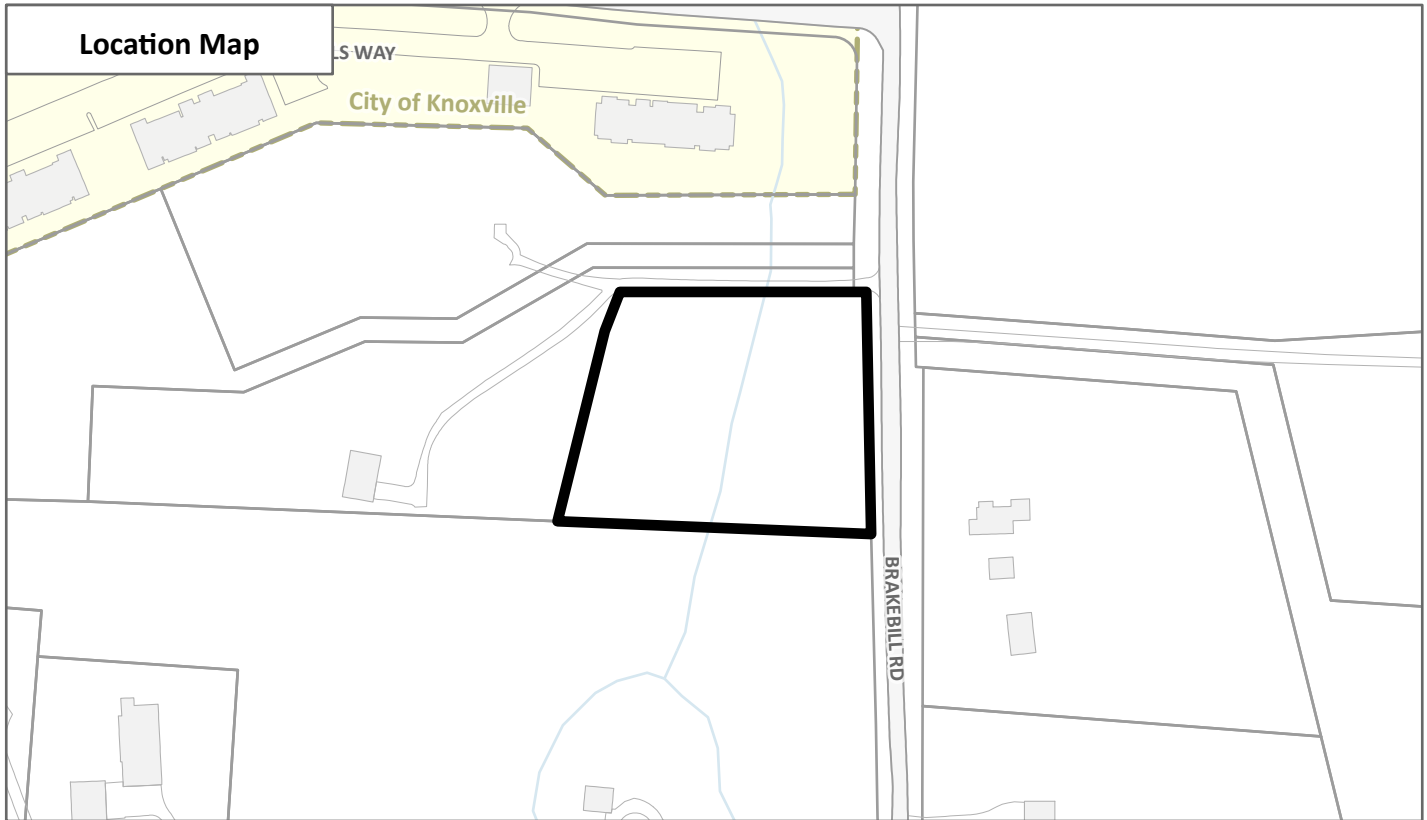
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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.

## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

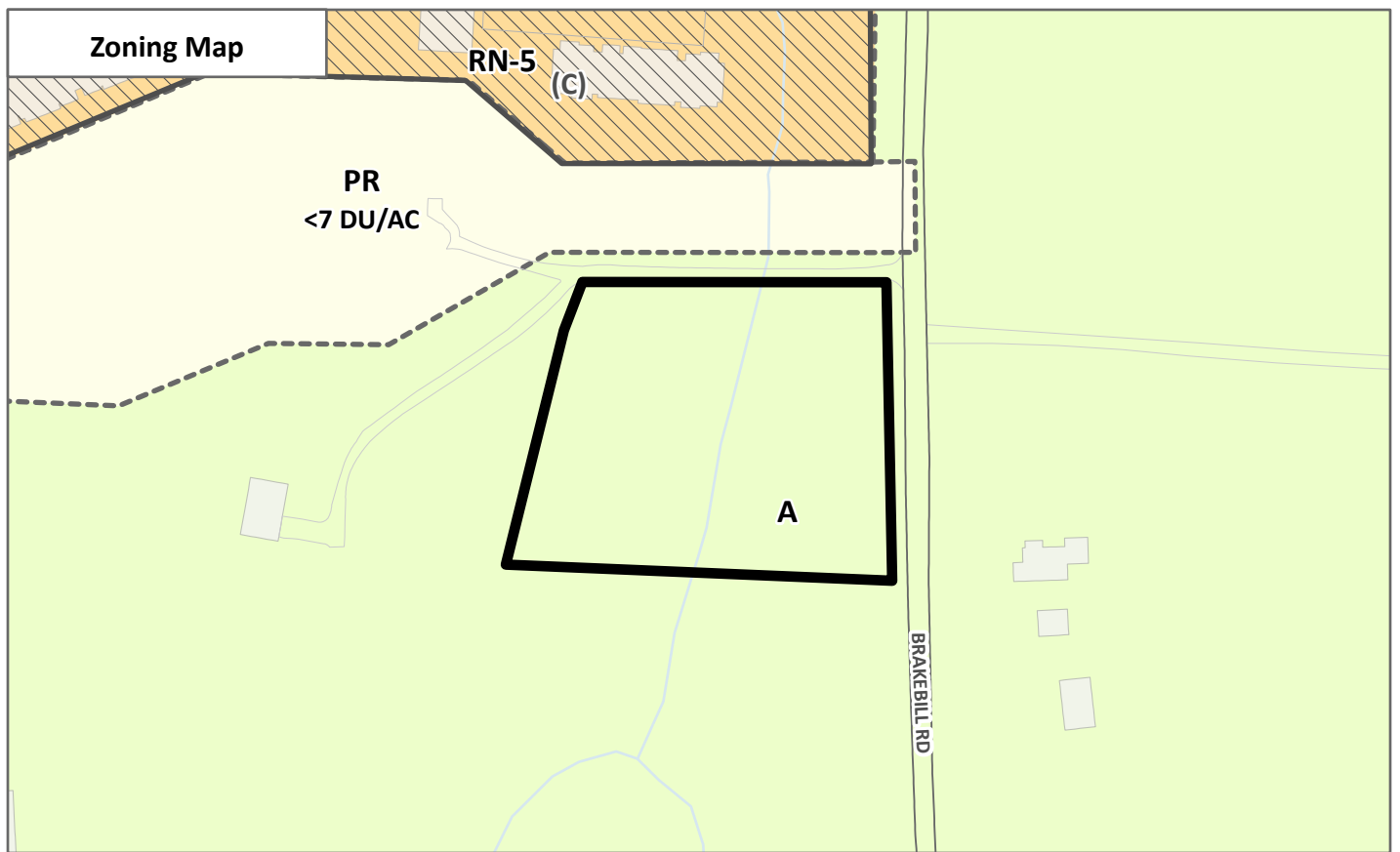
7-L-25-RZ



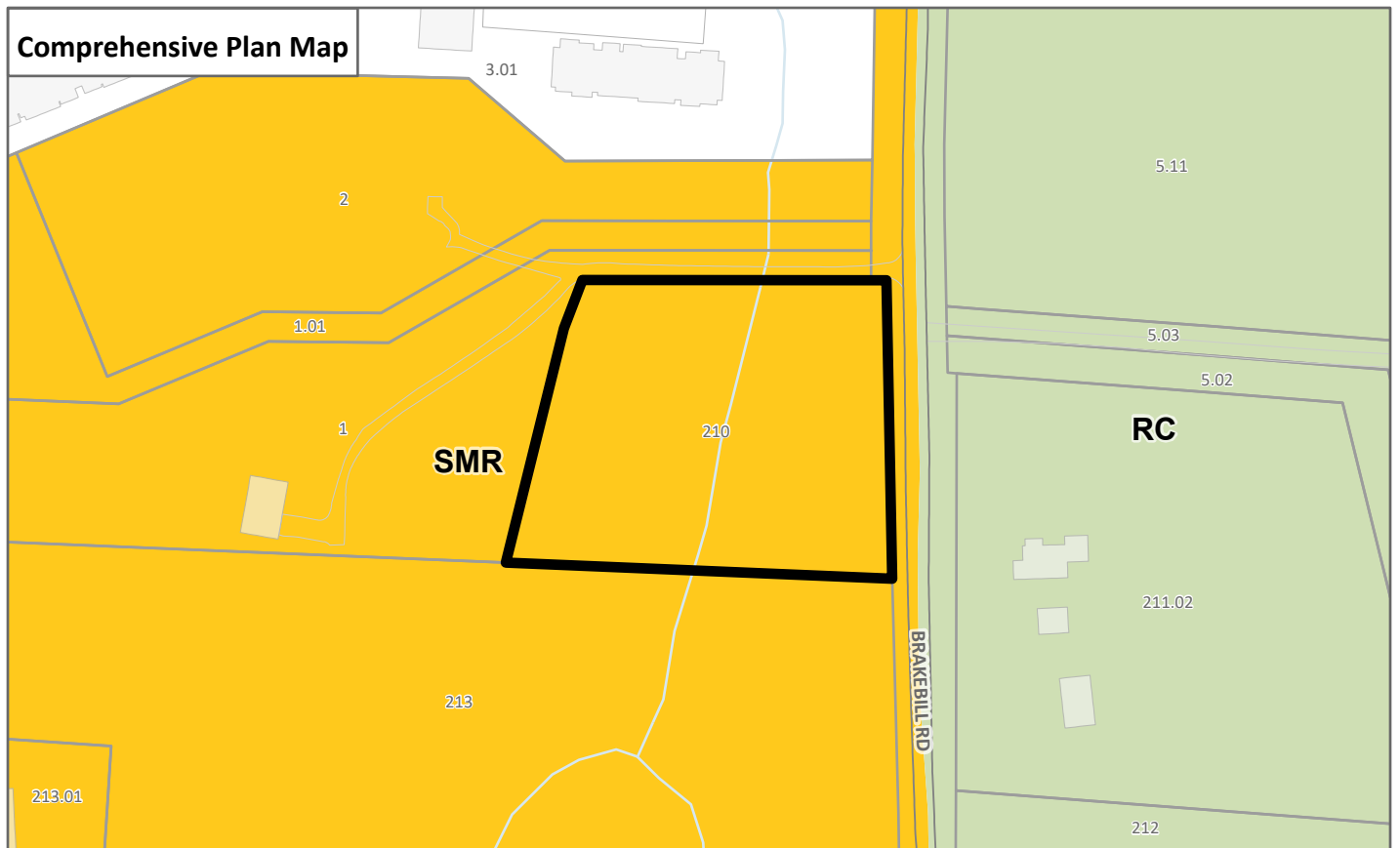
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

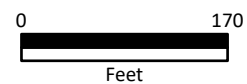


**CONTEXTUAL MAPS 2**

**7-L-25-RZ**

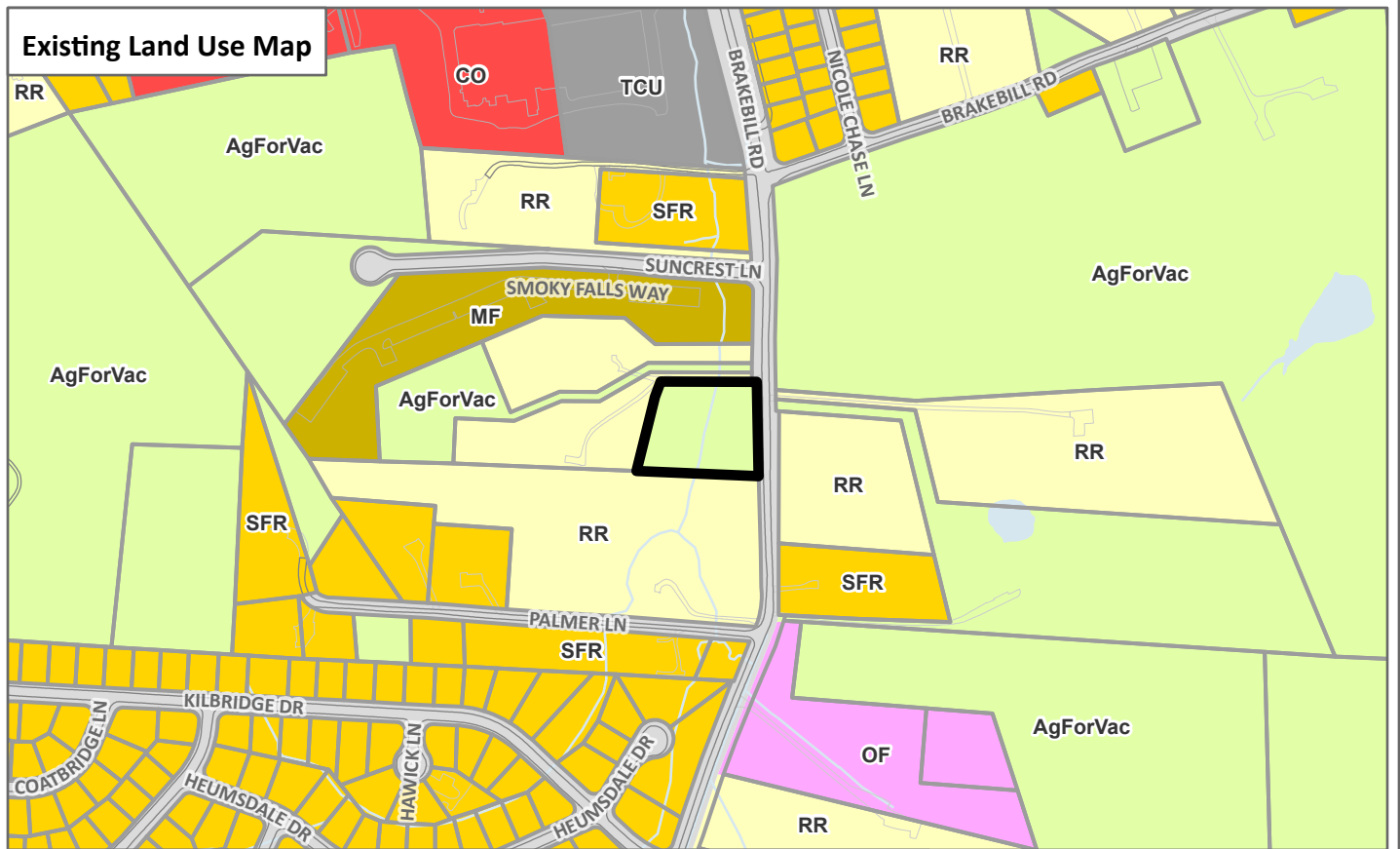


Case boundary





Existing Land Use Map



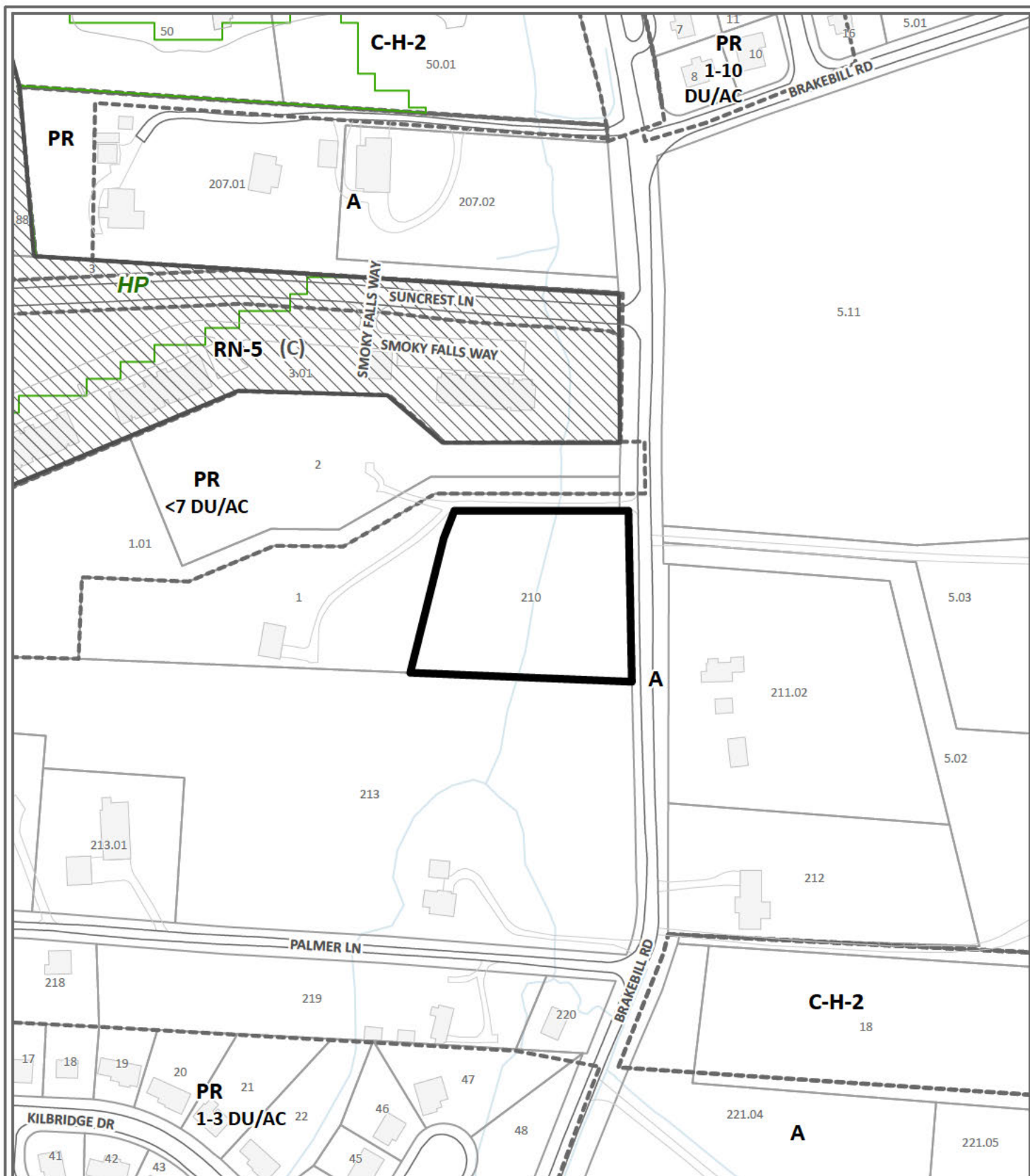
CONTEXTUAL MAPS 3

7-L-25-RZ



Case boundary





## REZONING

7-L-25-RZ



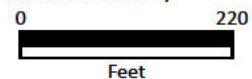
**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 6 du/ac

**Petitioner:** Noe Sanchez

**Map No:** 72

**Jurisdiction:** County



**Original Print Date:** 6/3/2025

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

July 10, 2025

Planning Commission meeting

# Public Comments

## 1 Comment for 7-L-25-RZ and

---

**Ernie (37914)**, July 9, 2025 at 7:52 PM

This district has seen far too much development recently without sufficient regulation or infrastructure improvement.. In recent years 100s of homes have been built in just this small corner of district 8 between Ashville Hwy, Strawberry Plains Pk., Brakebill Rd. and John Sevier. Traffic is congested in the area. Poorly regulated development is causing flooding onto small county roads which lack shoulders and sidewalks. The newly constructed housing is of low quality and will leave the community with slums in the near future. This is no way to develop a neighborhood.

---

**July 10, 2025**

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

The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main 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
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

## CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #9 AND #10.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**



**Item No.**

**File No.**

**45. NOE SANCHEZ**

**7-L-25-RZ**

323 Brakebill Road / Parcel ID 072 210, Commission District 8.  
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 area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**



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

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

Reset Form



# Development Request

**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.

Applicant Name		Affiliation	File Number(s)  7-L-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

Name NOE SANCHEZ		Company THREE PINES CONSTRUCTION LLC		
Address 136 GRAY WOLF WAY		City LENOIR CITY	State TN	ZIP 37771
Phone 865-304-9257	Email [REDACTED]			

Current Property Info

Property Owner Name (if different) SALVADOR CASILIA S.		Property Owner Address 4713 DAWN OAKS LN KNOXVILLE TN 37918	Property Owner Phone 865-388-7080
Property Address 323 BRACEBILL RD KNOXVILLE TN 37924		Parcel ID 072210	
Sewer Provider KUI3	Water Provider KUI3		Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use ~~GENERAL RESIDENTIAL~~ RA (Low Density Residential)

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



## Subdivision Request

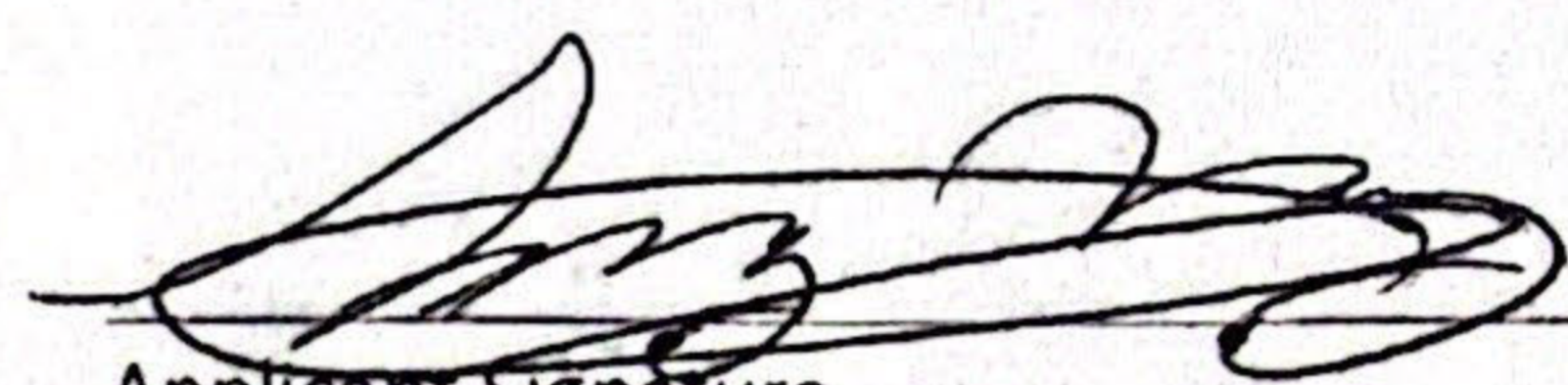
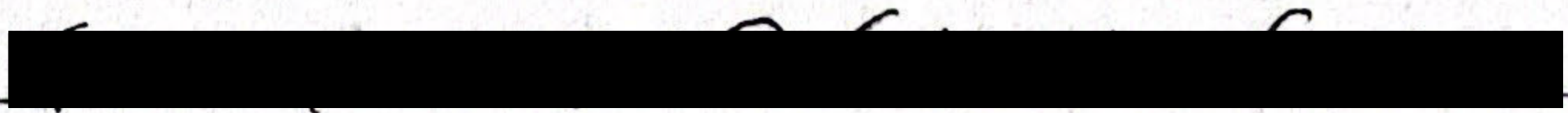
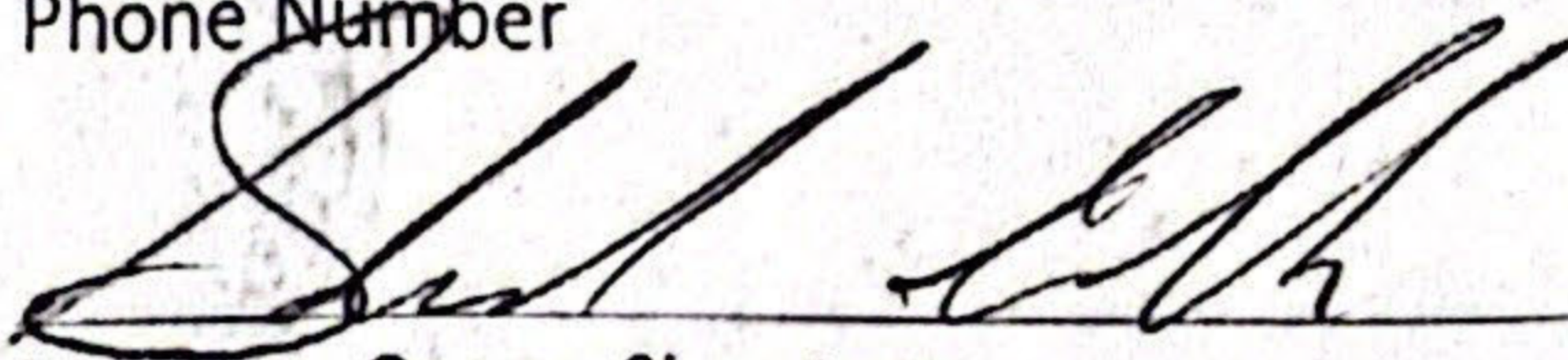
		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input 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 (Low Density Residential)</u> <u>R13</u> <u>GENERAL RESIDENTIAL</u> Proposed Zoning                      Proposed Density (units/acre, for PR zone only)		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)		
<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	<u>NOC SANCHEZ</u> Print Name / Affiliation	<u>04-30-2025</u> Date
<u>865-304-9057</u> Phone Number	 Email	
 Property Owner Signature	<u>Salvador Casillas</u> Please Print	<u>05/24/2025, SG</u> 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

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**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

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

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

☐ Yes ☐ No

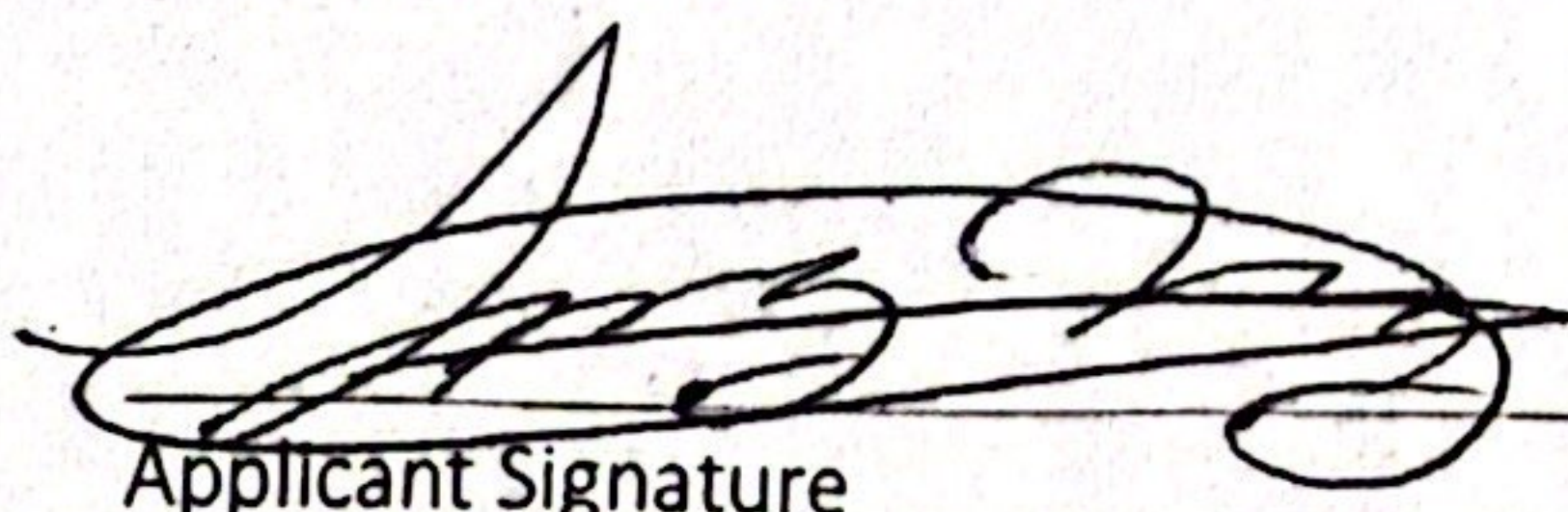
☒ No, but I plan to prior to the Planning Commission meeting

06-27-2025

Date to be Posted

07-16-2025

Date to be Removed



Applicant Signature

NOC SANCHEZ

Applicant Name

04-30-2025

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:**  
LOKR0335773

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
121.18

**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**  
July 16, 2025 3:02:57 PM EDT  
**Amount:**  
121.18

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03357730

July 18, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR03357730

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on August 18, 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](http://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.

#### REZONINGS

7-H-25-RZ - JASON STRANGE- 7936, 7944, 7952 HILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-I-25-RZ - SOUTHERN STANDARD ENTERPRISES LLC- 6933 BEELER RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-L-25-RZ - NOE SANCHEZ- 323 BRAKEBILL RD. Proposed rezoning. Planning Commission Recommendation: Approve the RA (Low Density Residential) zone

7-Q-25-RZ - JOPA PROPERTIES, LLC- 0 BALL RD. Proposed rezoning. Property located northwest side of Ball Rd, west of Betty Ln. Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 du/ac  
July 18 2025  
LOKR0335773

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**This case is scheduled to be heard by County Commission on **August 18, 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**

**ZONINGS**

Meeting Date: 08/18/2025

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 JULY AT REQUEST OF COMMISSIONER ADAM THOMPSON) (Previously Deferred from June to July 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:

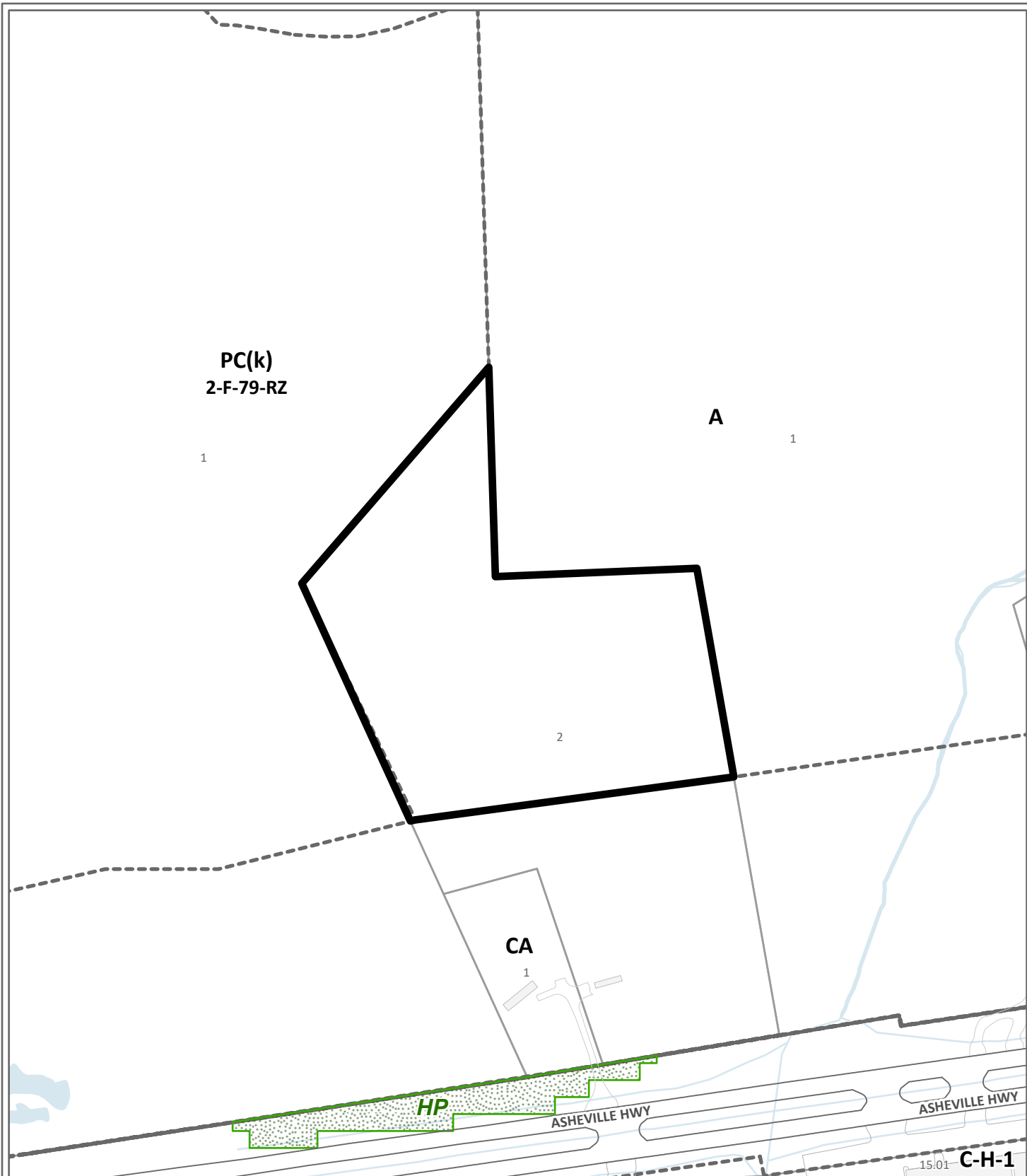
1. Although the PC zone is directly related to the CC (Corridor Commercial) place type on the property, staff consider this place type location to be a potential error in the Comprehensive Plan. The abutting place type to the east is a large swath of RC (Rural Conservation), which is intended to conserve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

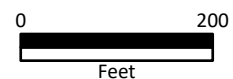


**From:** CA (General Business), A (Agricultural)

**To:** PC (Planned Commercial)

**Map No:** 72

**Jurisdiction:** County



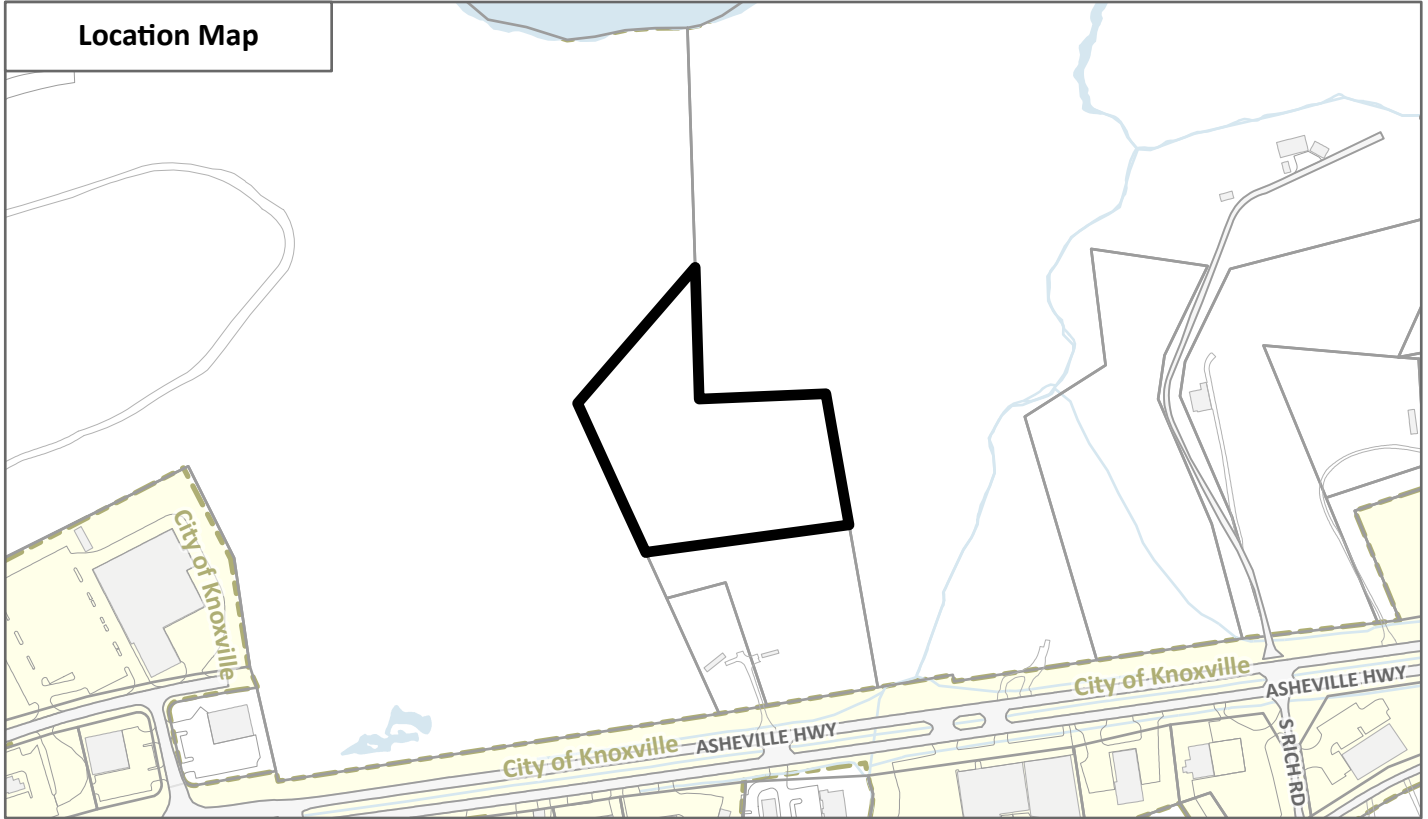
**Original Print Date:** 4/16/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-P-25-RZ

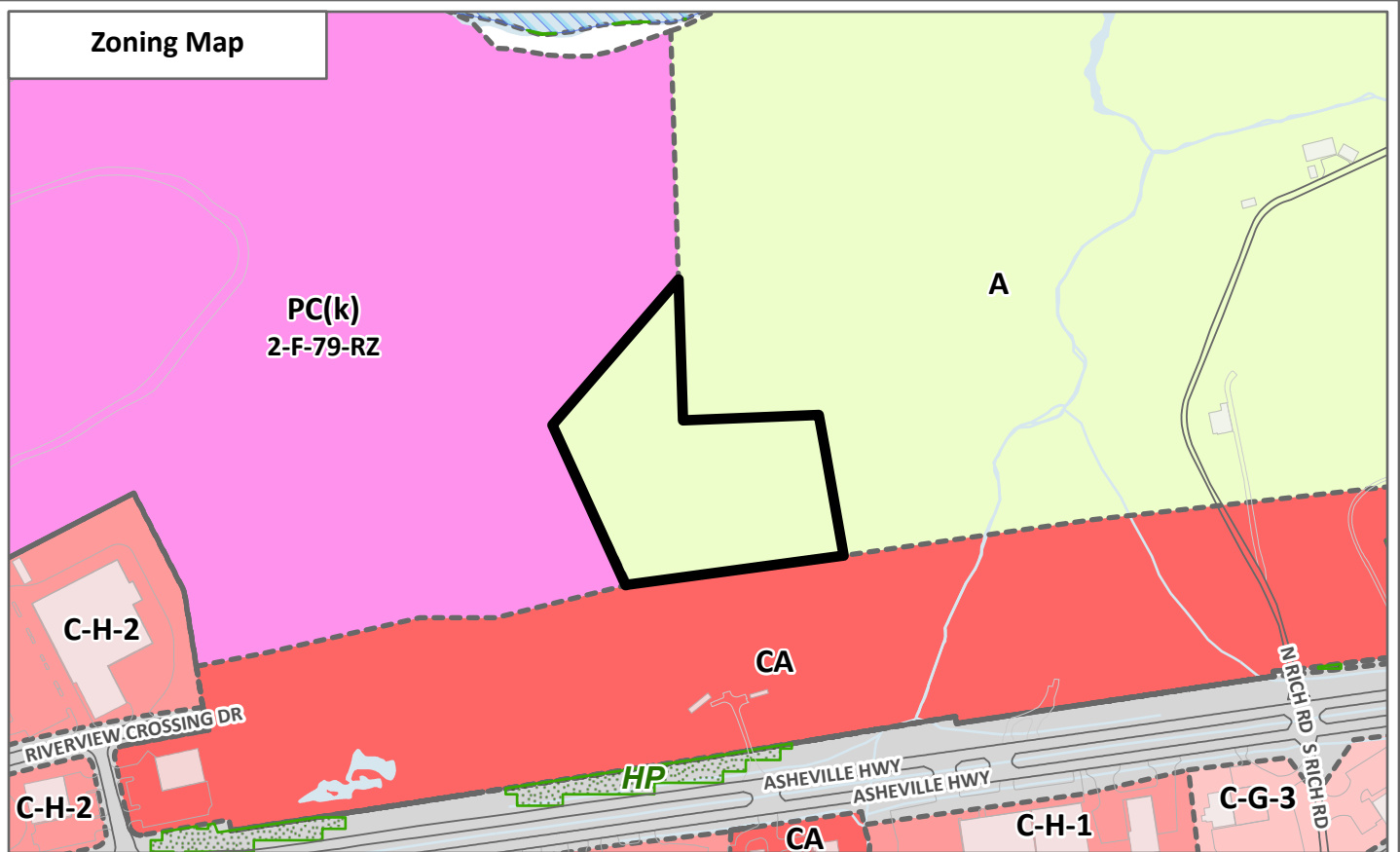


Case boundary

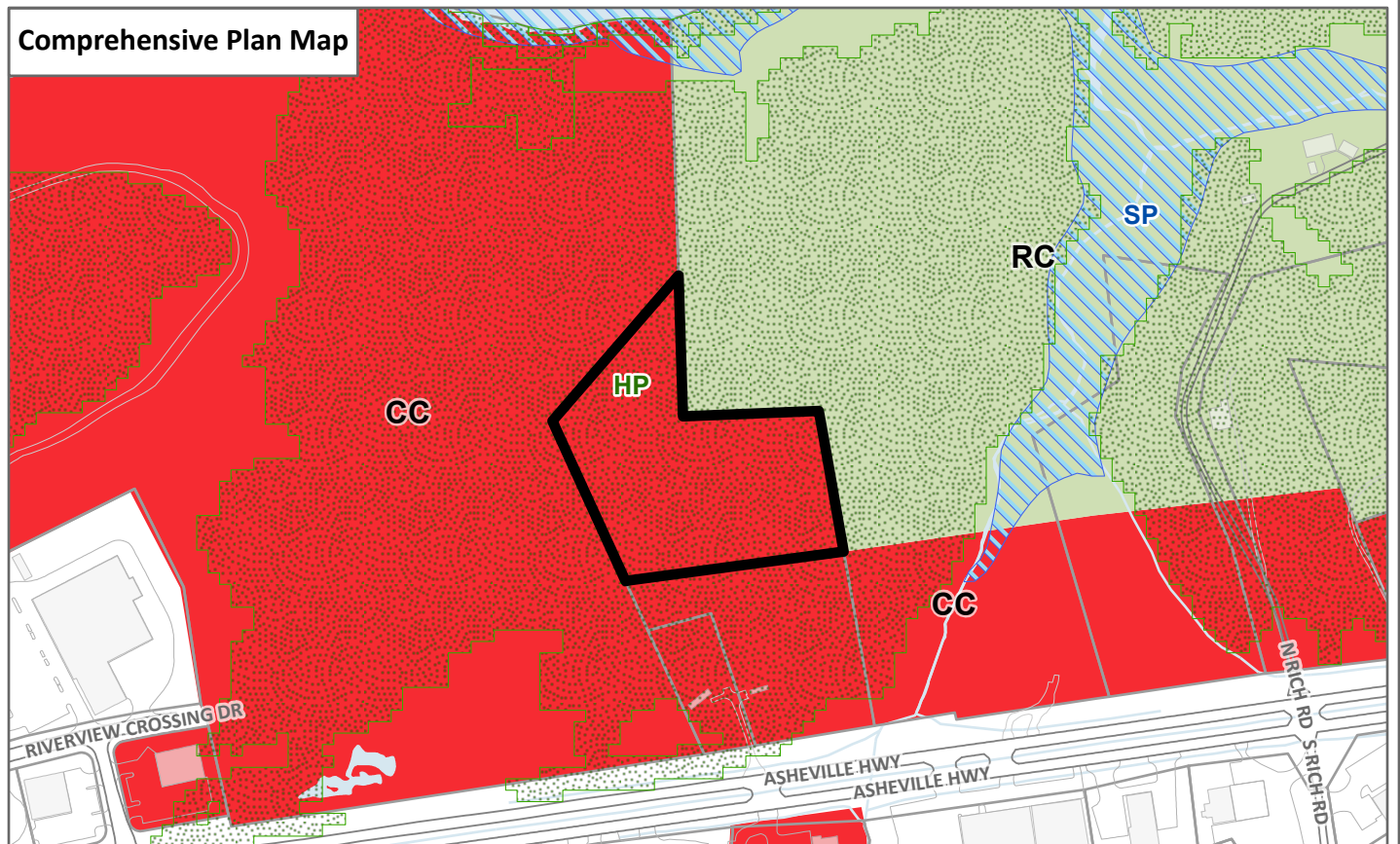
0 490  
Feet



## Zoning Map



## Comprehensive Plan Map

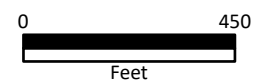


## CONTEXTUAL MAPS 2

5-P-25-RZ

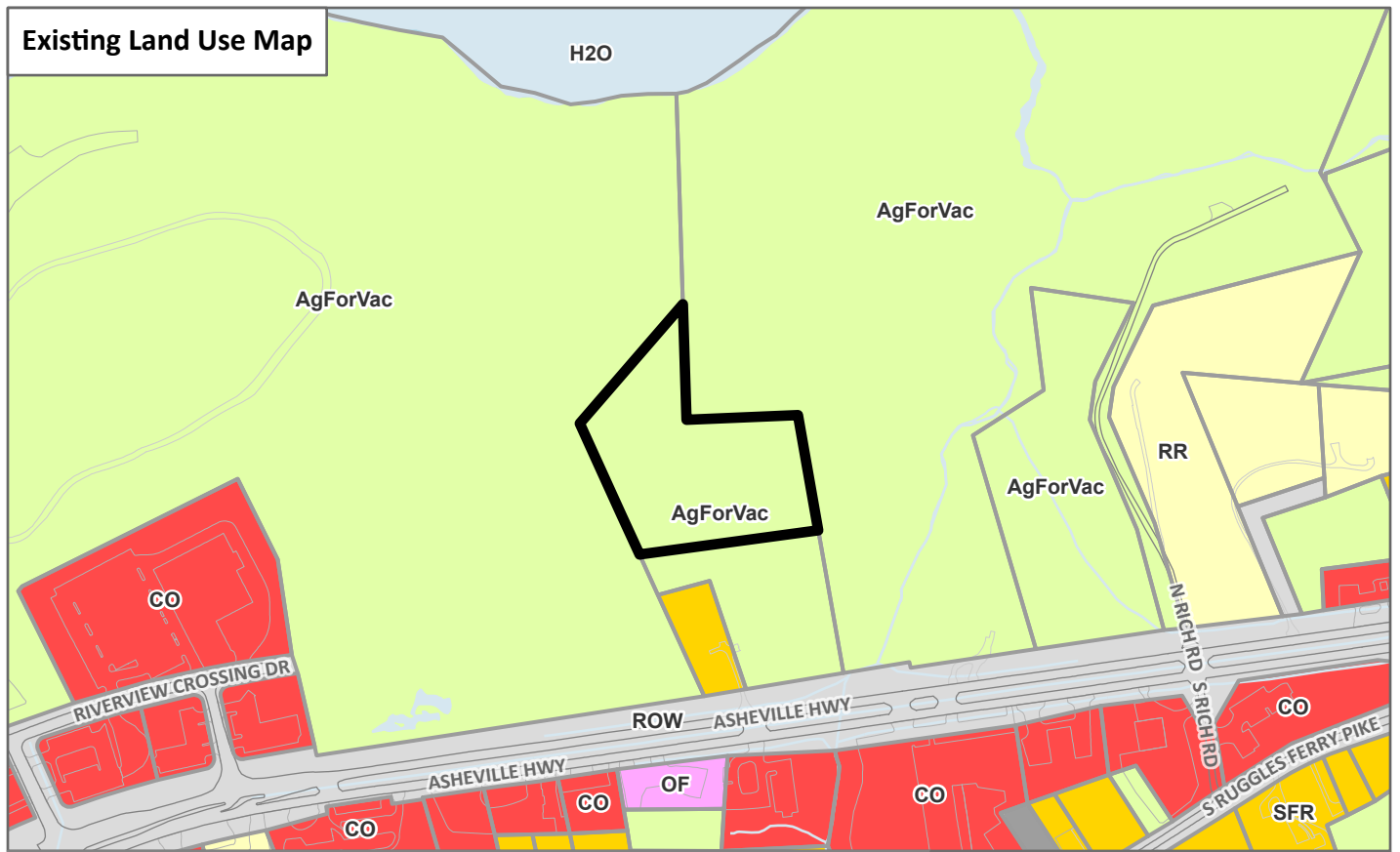


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

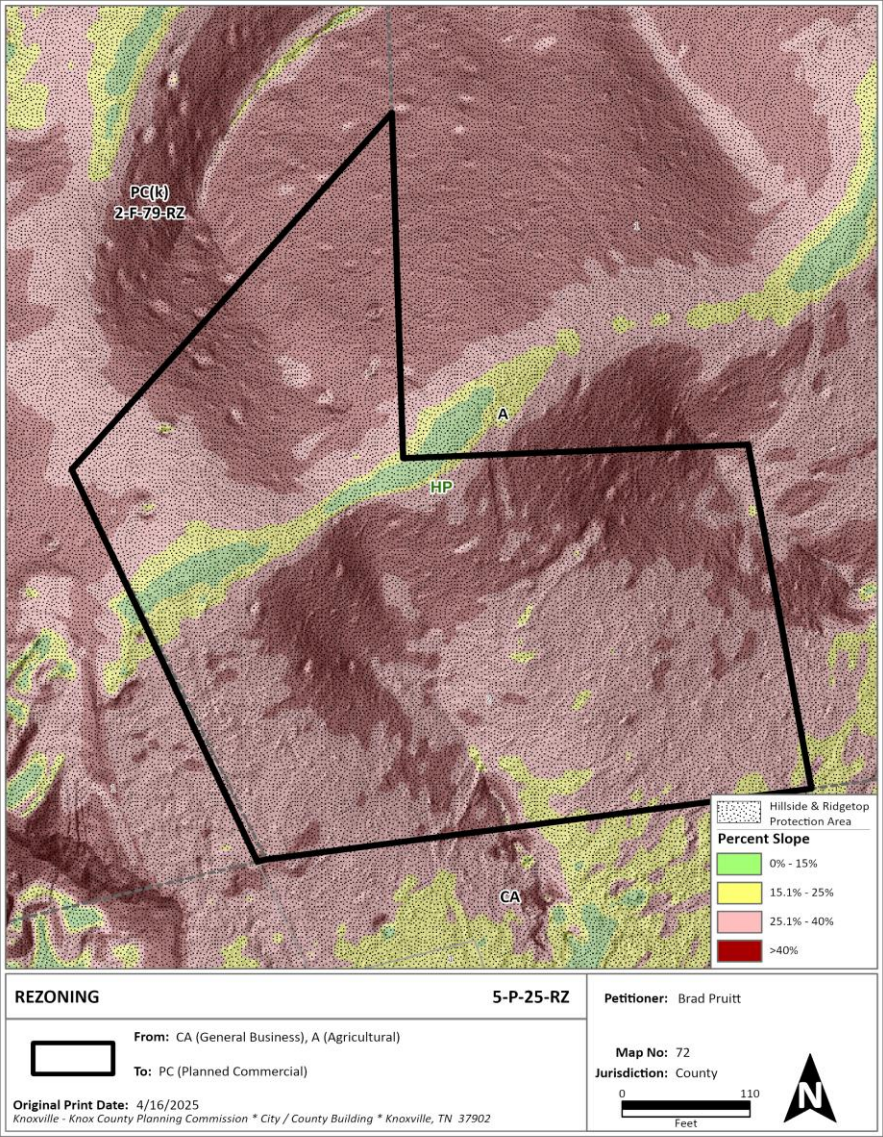
5-P-25-RZ



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

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

5-P-25-RZ



**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		
<del><input checked="" type="checkbox"/> Plan Amendment Change</del> CC		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

## Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

	Brad Pruitt / Clarion REI, LLC	3/24/2025
Applicant Signature	Please Print	Date
865-603-0987		
Phone Number	Email	
	DON EPPERLY	
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

# Public Notice and Community Engagement

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

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### 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](https://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.**



**RLA-17561**

**5-I-25-RZ**

**ZONINGS**

Meeting Date: 08/18/2025

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**

Appeal by Benjamin C. Mullins of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from A (Agricultural) to CN (Neighborhood Commercial). **Property located at 5240 Schaad Road / Parcel ID 091 18617. Planning Commission Recommendation: Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria, by a vote of 11-4.**  
*(Commission District 6)*

---

**Attachments**

Benjamin C. Mullins 5-I-25-RZ

---

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

**APPEAL OF PLANNING COMMISSION DECISION**

7/29/2025 01:02 PM

FILE NUMBER: 5-I-25-RZ

**JUSTIN FORD**

*APPELLANT:* Benjamin C. Mullins, Attorney for the owner and applicant, Justin Ford.

*DECISION APPEALED:* REZONING

*FROM:* A (Agricultural)

*TO:* CN (Neighborhood Commercial)

*COMM. RECOMMENDATION:* **Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.**

*COMMISSION VOTE COUNT:* 11-4

*LOCATION:* 5240 SCHAAD RD / Parcel ID 91 18617

*ACREAGE:* 1.25 acres

*DISTRICT:* Commission District 6

*COMMISSION HEARING ON:* 7/10/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/4/2025

*LEGISLATIVE HEARING ON:* 8/18/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 7/31/2025

*APPELLANT'S ADDRESS:* Benjamin C Mullins Frantz, McConnell & Seymour,  
LLP 550 West Main Street, Suite 500  
Knoxville, TN 3792

*APPLICANT'S ADDRESS:* Justin Ford  
3326 Cove Point Dr  
Louisville, TN 37777

*LEGISLATIVE BODY:* Knox County Commission

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

*Consistent with Growth Plan?* Yes



*TTCDA Approval?* N/A



# Appeal of Decision

(Please Note: Original application and staff report are made a part of this application.)

**Type:** ☐ Plan Amendment ☒ Rezoning ☐ Certificate of Appropriateness

☐ Street Name Change ☐ Other: \_\_\_\_\_

**Decision By:** ☐ Planning Staff ☒ Planning Commission ☐ Other: \_\_\_\_\_ ☒ Date of Decision: July 10, 2025

**Jurisdiction:** ☐ City \_\_\_\_\_ Council District ☒ County 6th Commission District

**5-I-25-RZ**

**Justin Ford**

Original File Number Being Appealed

Original Applicant Name

**Justin Ford**

**91 18617**

Name of Owner of Subject Property

Parcel Number of Subject Property

**Denial of CN Rezoning**

Decision Being Appealed

Reason for the Appeal:  
(Attach additional pages,  
if necessary.)

Rezoning is ultimately decided by the chief legislative body. The Planning Commission just provides a recommendation. The subject property does meet the CN zones intent and location criteria and is appropriate at this location due to changing circumstances and the recent Schaad Rd. expansion.

## PETITIONER INFORMATION

**Benjamin C. Mullins**

Name of Petitioner

Signature of Petitioner

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):

**Attorney for the owner and applicant, Justin Ford**

All correspondence  
should be sent to:

**Benjamin C. Mullins**  
Name (Print)

**865-546-9321**  
Phone

**bmullins@fmsllp.com**  
Email

**550 West Main Street, Suite 500**  
Address

**Knoxville TN**  
City State

**37902**  
ZIP

## STAFF USE ONLY

*Shelley Gray*

Application Accepted by Planning Staff Member

**\$500.00**

Appeal Fee Amount

**07/29/2025**

Date Appeal Received

## APPEAL MEETING INFORMATION

City  
Council - 6 p.m. \_\_\_\_\_  
Month | Date | Year

County **5:00 pm**  
Commission - ~~7~~ p.m. **08/18/2025**  
Month | Date | Year

Knoxville-Knox  
County Planning  
Commission - 1:30 p.m. \_\_\_\_\_  
Month | Date | Year



# REZONING REPORT

<p>► <b>FILE #:</b>    <b>5-I-25-RZ</b></p> <p>POSTPONEMENT(S):                      5/8/2025, 6/12/2025</p> <p>► <b>APPLICANT:</b>                                 <b>JUSTIN FORD</b></p> <p>OWNER(S):                                      Justin Ford</p>	<p><b>AGENDA ITEM #:</b>                      <b>41</b></p> <p><b>AGENDA DATE:</b>                      <b>7/10/2025</b></p>
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TAX ID NUMBER:	91   18617	<a href="#"><u>View map on KGIS</u></a>
JURISDICTION:	County Commission District 6	
STREET ADDRESS:	5240 SCHAAD RD	
► <b>LOCATION:</b>	<b>South side of Schaad Rd, west of Amherst Elementary School</b>	
► <b>APPX. SIZE OF TRACT:</b>	<b>1.25 acres</b>	
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)	
ACCESSIBILITY:	Access is via Schaad Road, a minor arterial divided roadway with a pavement width of 24 ft within a right-of-way which varies in width from 95 ft to 105 ft.	
UTILITIES:	Water Source:    Knoxville Utilities Board Sewer Source:    Septic	
FIRE DISTRICT:	Karns Fire Department	
WATERSHED:	Grassy Creek	

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► <b>PRESENT ZONING:</b>	<b>A (Agricultural)</b>
► <b>ZONING REQUESTED:</b>	<b>CN (Neighborhood Commercial)</b>
► <b>EXISTING LAND USE:</b>	<b>Agriculture/Forestry/Vacant Land</b>
►	
EXTENSION OF ZONE:	No, this is not an extension.
HISTORY OF ZONING:	None noted
SURROUNDING LAND USE AND ZONING:	North:    Single family residential, rural residential - A (Agricultural) South:    Single family residential, agriculture/forestry/vacant land - A (Agricultural), I (Industrial) East:      Single family residential - A (Agricultural) West:     Single family residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac
NEIGHBORHOOD CONTEXT:	This area is primarily characterized by single family dwellings on a mix of small suburban lots and larger rural lots. Amherst Elementary School is to the east.

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**STAFF RECOMMENDATION:**

► **Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.**

**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 early 2000s, development trends in the surrounding area have been mainly residential, consisting primarily of single-family dwellings on various lot sizes and limited townhouse developments. Commercial development has been concentrated east of the subject property near Oak Ridge Highway, a commercial corridor a little over a mile away up Schaad Road to the northeast.
2. The Schaad Road Improvement Project is underway a quarter mile west of the subject property.

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

1. The CN (Neighborhood Commercial) zone provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The subject property is not located at an intersection of classified streets. It is in the middle of a section of Schaad Road that mainly consists of residential development. Limited civic uses, such as a church and Amherst Elementary, are nearby, but they are located closer to the intersection of Johnson Road and Schaad Road.
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 range of permitted uses in the CN zone is limited to those generally patronized on a frequent basis by neighborhood residents.

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. As stated previously, the subject property is not located near an intersection, and it is situated between residential uses. As such, approval of the CN zone in this location would be an encroachment of a commercial zone in a residential area.
2. Access from Schaad Road would be right-in, right-out only. Due to the untraversable median, traffic from the east would be required to make a U-turn to access the subject property. Future driveway access would be near the U-turn point, which would not be ideal for the higher traffic volumes associated with commercial and retail uses.
3. The CN zone has development standards intended to maximize compatibility between commercial and adjacent residential uses, such as increased setbacks, landscaping standards, pedestrian connections, and site lighting requirements.

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 with the SMR (Suburban Mixed Residential) place type in the Knox County Comprehensive Plan. The SMR place type is intended to support residential areas with a mix of housing types and connectivity to surrounding neighborhoods, parks, and neighborhood commercial areas. The CN zone is partially related to the SMR place type.
2. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the CN zone aligns with the secondary commercial uses in the SMR place type.
3. The Comprehensive Plan has identified other nearby areas along Schaad Road as more appropriate for commercial development, such as the section of CMU (Corridor Mixed-Use) to the west and TCMU (Town Center Mixed-Use) at the intersection of Johnson Road and Schaad Road to the east. The plan has identified the area between the two aforementioned place types as more appropriate for residential development, and designated SMR and SR (Suburban Residential).
4. The proposed rezoning does not comply with Implementation Policy 2, to ensure that new development is sensitive to the existing community character. Though there are development standards in the CN zone, the placement of commercial and retail amenities in the middle of a residential block may disrupt the character of the surrounding neighborhood.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



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

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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.



# Request to Postpone • Table • Withdraw

Justin Ford

June 3, 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 12, 2025

Scheduled Meeting Date

File Number(s)

5-I-25-RZ

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the July 10, 2025 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

*Benjamin C Mullins/bm*  
Applicant Signature

Benjamin C. Mullins attorney for Justin Ford

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

*Shelley Gray*  
Staff Signature

Shelley Gray

Please Print

06/04/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

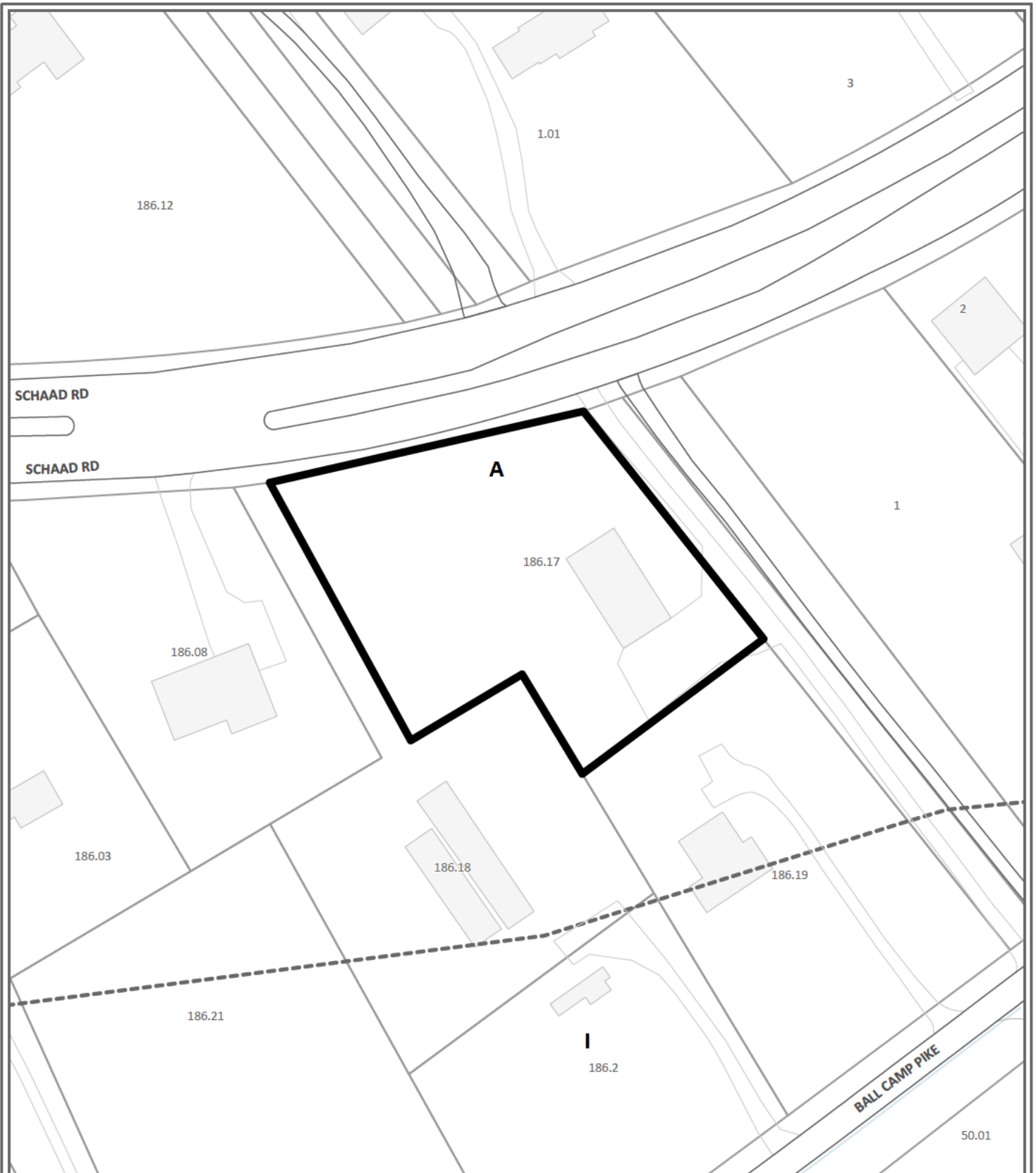
Payee Name

Payee Phone

Payee Address

October 2022





**REZONING**

**5-I-25-RZ**

**Petitioner:** Justin Ford

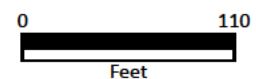


**From:** A (Agricultural)

**To:** CN (Neighborhood Commercial)

**Map No:** 91

**Jurisdiction:** County

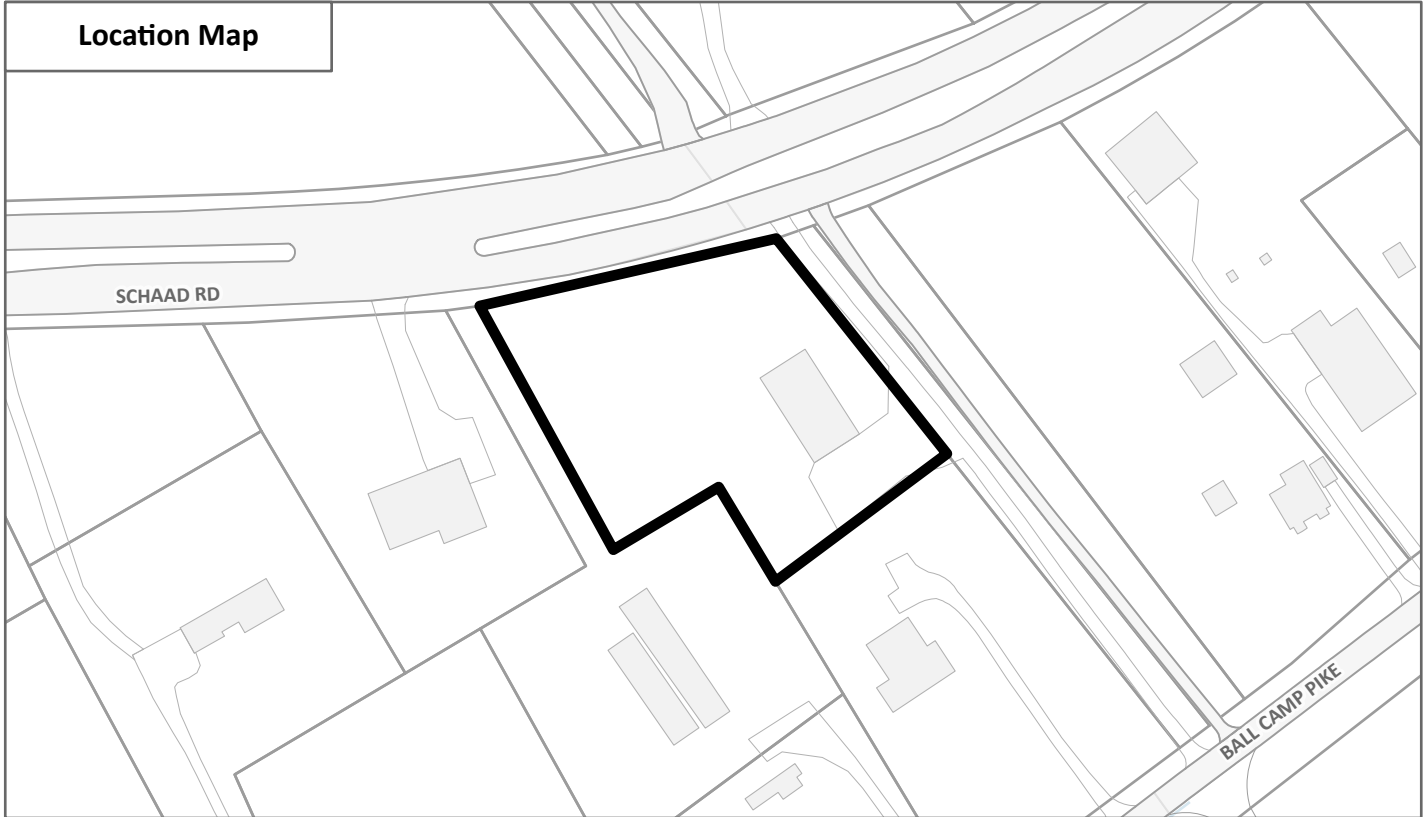


**Original Print Date:** 3/28/2025

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

## Exhibit A. Contextual Images

Location Map



Aerial Map

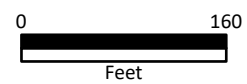


CONTEXTUAL MAPS 1

5-I-25-RZ

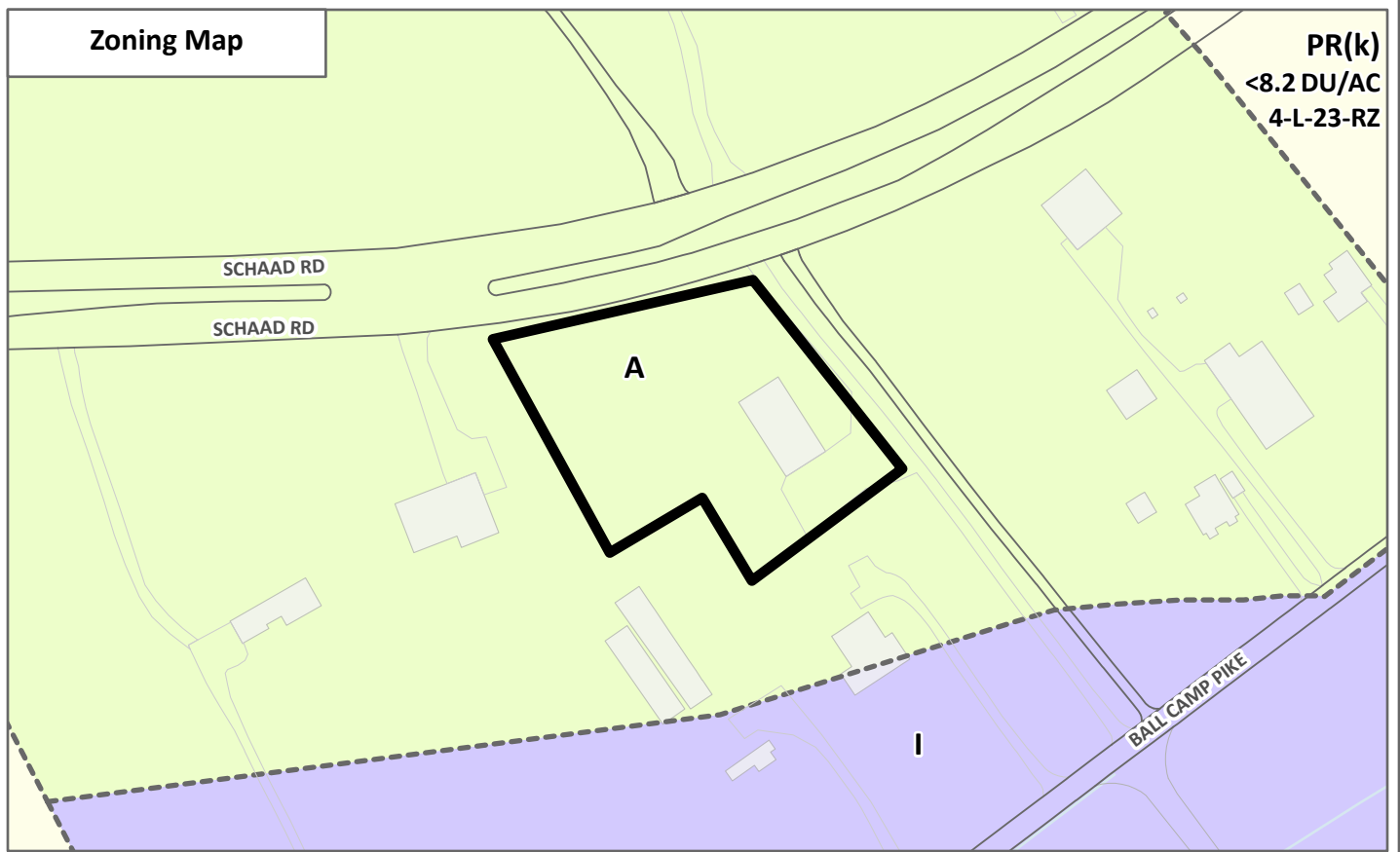


Case boundary

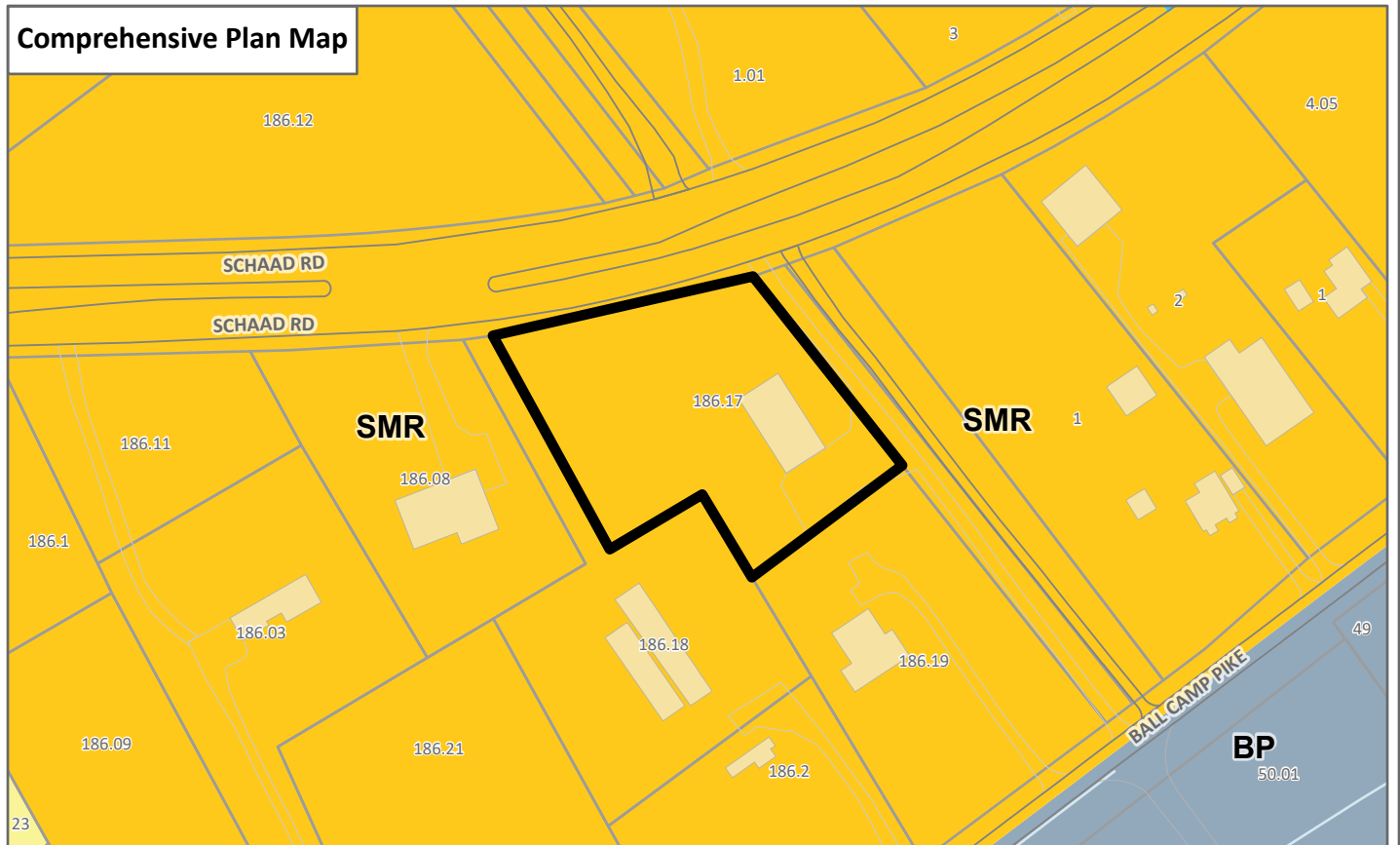




## Zoning Map



## Comprehensive Plan Map

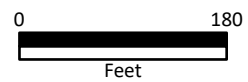


## CONTEXTUAL MAPS 2

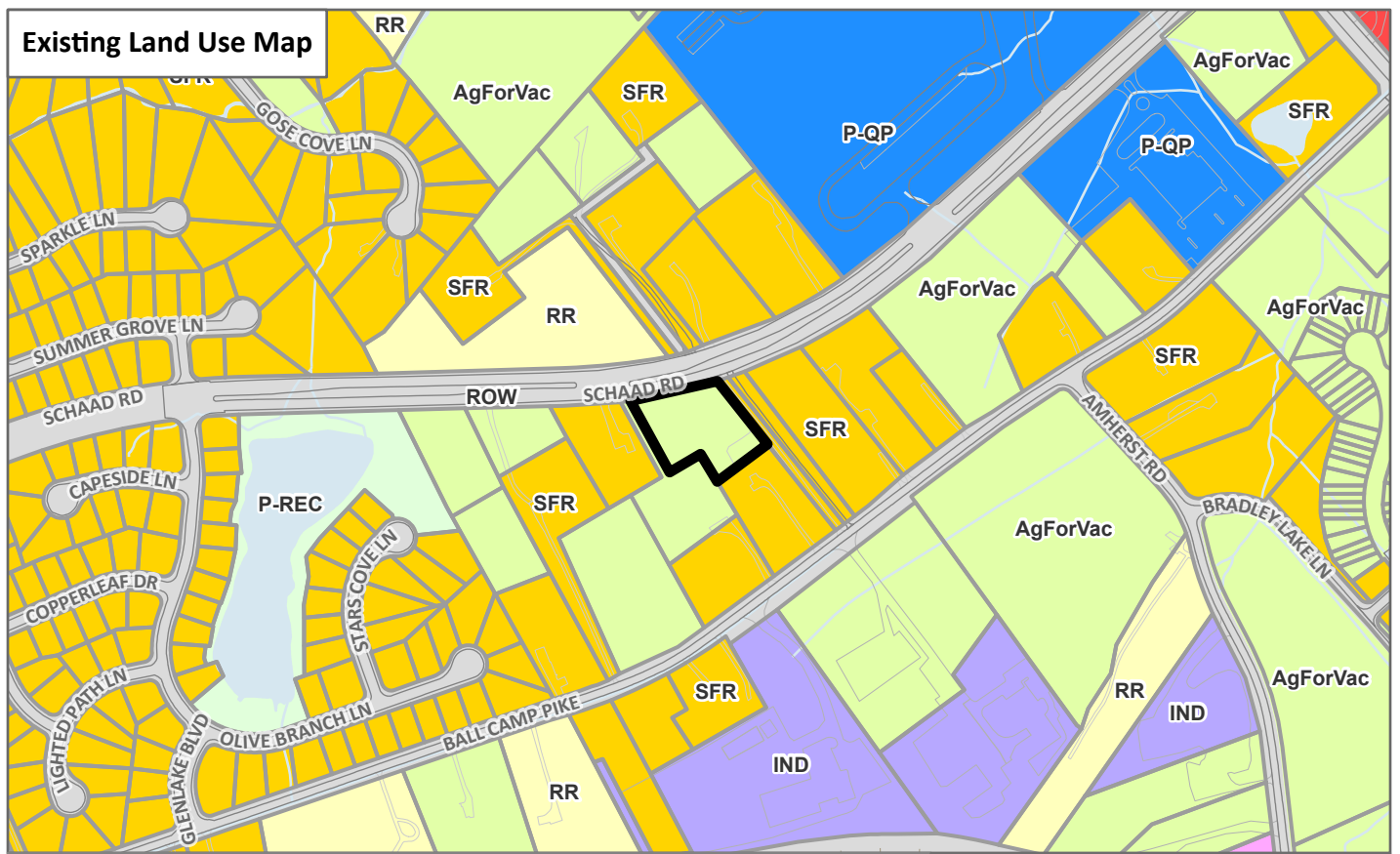
5-I-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

5-I-25-RZ



Case boundary





July 10, 2025

Planning Commission meeting

# Public Comments

## 10 Comments for 5-I-25-RZ and

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**Ronald** (37931), May 5, 2025 at 11:27 AM

We are residents of this neighborhood and our property boundaries this lot. We have lived here 50+ years and raised our children and grandchildren here. This lot is surrounded by residential housing and there is not a business within a mile at this time. We are afraid if it is rezoned commercial, it will damage the family atmosphere of the neighborhood and influence lower property values. We are asking you to deny this request and leave it residential for the betterment of the families located here. THANK YOU FOR YOUR CONSIDERATION.

---

**Shane** (37931), May 6, 2025 at 4:05 PM

The parcel of land, 5240 Schaad Road is adjacent to 7223 Ball Camp Pike. I, respectfully object to the rezoning proposal from agricultural to commercial. There are deep concerns that it could negatively affect the value, the use or enjoyment of the property, and alter the character of the neighborhood community! Thank you.

---

**Lester** (37931), May 6, 2025 at 9:51 PM

We have lived here for 54 years. This is a residential area and would Appreciate you denying this request for commercial. This property should only be residential, only has drainfield for 1 bedroom and no water. Please consider our request. It doesn't have a driveway either.

---

**Heather** (37931), May 7, 2025 at 10:46 AM

I am writing as a resident of [address redacted] to formally express my opposition to the proposed rezoning of the property located at 5240 Schaad Rd from residential to commercial use.

Our neighborhood is characterized by its peaceful residential nature, and introducing a commercial entity would disrupt this tranquility. The potential increase in traffic, noise, and activity associated with commercial operations raises significant concerns about safety, especially for children and pedestrians, and the overall quality of life for residents.

Furthermore, such a change could set a precedent for future commercial encroachments, potentially altering the character of our community irreversibly. I urge the Commission to consider the long-term implications of this rezoning and to prioritize the well-being and preferences of existing residents.

---

**Scott** (37931), May 7, 2025 at 11:24 AM

I am writing to express my strong opposition to the proposed rezoning of the property located at 5240 Schaad Road. This property is entirely surrounded by single-family homes, and there are currently no other commercial or business establishments in the immediate vicinity. Introducing a business into this residential neighborhood would significantly disrupt the character and peacefulness of the area.

As a homeowner of the adjacent property, I am deeply concerned about the potential impact. The proposed rezoning would likely result in an eyesore and a nuisance to the community. Additionally, the property lacks essential infrastructure for commercial use. It currently has:

No water connection  
No access to public sewer services  
Soil conditions that support only a single-bathroom sewage system  
No existing entrance or driveway

These limitations further underscore the unsuitability of the site for business development.

For these reasons, I respectfully request that the rezoning application be denied in order to preserve the integrity and residential nature of our neighborhood.

---

**Michelle** (37931), May 7, 2025 at 11:34 AM

I am writing to express my strong opposition to the proposed rezoning of the residential land located at 5240 Schaad Rd, Knoxville, TN, from residential to commercial use.

First, our neighborhood has always been a peaceful residential area, and rezoning this land for commercial use would disrupt the quiet and close-knit nature of our community. Turning this land into a commercial zone would not only affect the character of the area but could also lead to additional commercial development in the future.

Additionally, traffic in our area has already increased significantly with the construction of the new road. Our neighborhood has sidewalks used daily by families, children, and elderly residents for walking and recreation. With increased traffic, many residents would no longer feel safe using these sidewalks which undermines the walkability of our community.

Lastly, a shift to commercial use could have negative consequences for nearby property values and diminish the residential appeal of our area. Noise, lighting, and increased activity from commercial operations could deter future families from settling in what has always been a peaceful residential zone.

For these reasons, I respectfully urge the commission to deny the rezoning request and preserve the residential nature of our neighborhood. Thank you for your consideration.

---

**Chris** (37931), May 7, 2025 at 11:43 AM

I am writing as a concerned neighbor to formally oppose the proposed rezoning of the parcel located at 5240 Schaad Rd from residential/agricultural to commercial use.

This proposed change is concerning for several reasons:

1. The surrounding area is primarily residential and agricultural, fostering a peaceful and rural environment. A shift to commercial zoning would not only disrupt the character of the neighborhood but also contradict the original intent of land use in this area.
2. Commercial development typically brings a significant increase in vehicle traffic, including delivery trucks and customer vehicles. This rise in traffic would pose safety risks to local residents, particularly children and pedestrians.
3. Rezoning may lead to noise pollution, light pollution, and runoff that could affect local farmland, wildlife, and water supplies.
4. Commercialization could result in decreased property values and negatively affect our quality of life.

I respectfully urge the board to reject this rezoning request and preserve the integrity and intent of our community's land use plan.

---

**jane** (37931), May 7, 2025 at 3:00 PM

My Parents bought 27 acres at [address redacted] when I was a very young girl. I have lived here for over 70 Years. My Husband & I now own that home. Our residential driveway is directly beside the proposed rezoning spot. We also own a home at [address redacted] directly across from the proposed rezoning spot. I am totally against rezoning that spot at 5240 Schaad. to anything except residential or agriculture This is a Family Friendly community of Homes residential & agriculture. This is not a good fit at all for that spot. There is already an approved development (which is actively developing) for an EZ Stop that was changed from AG to CM at the corner of Schaad & Johnson Rd which is only approx. 0.3 miles from this proposed rezoning Thank you and please deny this proposal.



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**Zachary** (37771), May 7, 2025 at 3:01 PM

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Please see attachment. Character and attachments limit.

[View Attachment](#)

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**Benjamin** (37902), July 7, 2025 at 4:19 PM

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See attached.

[View Attachment](#)

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The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main 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
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

## 41. JUSTIN FORD

5-I-25-RZ

5240 Schaad Road / Parcel ID 091 18617, Commission District 6.  
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speakers:

Benjamin Mullins, 550 W Main St., Ste. 500, Knoxville, TN 37902  
Jane Smith, 5209 Schaad Rd, Knoxville, TN 37931  
Heather Story, 5310 Schaad Rd, Knoxville, TN 37931  
Wilma Monroe, 7243 Ball Camp Pike, Knoxville, TN 37931

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

Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.

**2. MOTION (MIDIS) MADE TO DENY PER STAFF RECOMMENDATION BECAUSE IT DOES NOT MEET THE ZONE INTENT OR LOCATION CRITERIA.****MOTION FAILED DUE TO LACK OF A SECOND.****3. MOTION (OVERTON) AND SECOND (LEVENSON) TO APPROVE CN (NEIGHBORHOOD COMMERCIAL) BECAUSE IT DOES MEET ZONE'S INTENT AND IS COMPATIBLE WITH THE INTENT OF COMMERCIAL LAND USE PLAN.****MOTION FAILED 6-9 (NO: HILL, BROWNING, BOYER, PEREZ, ANDERSON, BUTLER, BIGGS, DALEY & MIDIS****4. MOTION (ANDERSON) AND SECOND (HILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-4 (NO: BARGER, OVERTON, GILL & HUBER). DENIED**

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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

Justin Ford

Owner

Applicant Name

Affiliation

3-21-25

File Number(s)

Date Filed

Meeting Date (if applicable)

5-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

Justin Ford

Name

Company

3326 Cove Point Dr

Louisville

TN

37777

Address

City

State

ZIP

865-770-8870

Phone

Email

## Current Property Info

Same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5240 Schaad Rd

091 18617

Property Address

Parcel ID

KUB

KUB

Y Current

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

CN	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**

	 Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Applicant Signature		Please Print	Date
865-770-8870			
Phone Number		Email	
	 Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
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.

4-25-25

5-9-25

Date to be Posted

Date to be Removed

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

☐ Yes ☒ No

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



Justin Ford  
cn=Justin Ford,  
email=jford400@gmail.com  
3/21/25

Justin Ford

3-21-25

Applicant Signature

Applicant Name

Date



## THANK YOU for your submission!

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

### ORDER DETAILS

**Order Number:**

LOKR0343190

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**1 Affidavit:**

7.50

**Total payment:**

92.76

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

### PREVIEW FOR AD NUMBER LOKR03431900

#### PUBLIC NOTICE - APPEAL OF DECISION

The following item will be considered by the Knox County Board of Commissioners on August 18, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg, 400 Main St., Knoxville, TN. Information related to this item is available at the Knoxville-Knox County Planning office, suite 403 of the City County Bldg., and on the Knoxville-Knox County Planning website at [knoxplanning.org](http://knoxplanning.org). 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 215-2952.

Appeal by Benjamin C. Mullins of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from A (Agricultural) to CN (Neighborhood Commercial) for property located at 5240 Schaad Road / Parcel ID 091 18617. Commission District 6. Planning Commission File No. 5-I-25-RZ.

July 31 2025

LOKR0343190

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### ACCOUNT INFORMATION

Knoxville-Knox County Planning

400 W Main ST # 403 DALLAS DEARMOND

Knoxville, TN 37902-2427

865-215-3810

[dallas.dearmond@knoxplanning.org](mailto:dallas.dearmond@knoxplanning.org)

Knoxville-Knox County Planning

Contract ID: GOVT

### TRANSACTION REPORT

**Date**

July 29, 2025 12:50:40 PM EDT

**Amount:**

92.76

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03431900

July 31, 2025

Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **August 18, 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.**