

MOCK PRACTICE MEETING

NOTE: THIS IS NOT AN OFFICIAL AGENDA.

Knox County Junior Commission

Tahj Bowers, At-Large Seat 10, *Chairman*
Camden Browning, 9th District, *Vice-Chair*

Vanaé Brown, 1st District
Jordan Partain, 2nd District
Taylor Cash, 3rd District
Henry Casey, 4th District
Rebecca Pack, 5th District
Willie Martinez, 6th District
Brooke Bradley, 7th District
Oriana Hall, 8th District
Bridget Hoppenrath, At-Large Seat 11



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

tel (865) 215-2534
fax (865) 215-2038
commission@knoxcounty.org

THE KNOX COUNTY BOARD OF JUNIOR COMMISSIONERS SHALL MEET IN A REGULAR MOCK SESSION FOR THE ZONING AGENDA ON MONDAY, MARCH 2, 2026 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 (**NOT OFFICIAL VOTES**).

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 *Junior Commissioner Vanaé Brown*

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 3-A-26-JC Request of Mahmoud Shorman for rezoning from PR (Planned Residential) up to 3 dwelling units per acre and TO (Technology Overlay) to OB (Office, Medical, and Related Services) and TO (Technology Overlay). Property located at 10641 High Meadow Drive / Parcel ID 118IF00201. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) because it is consistent with the County's future land use goals, by a vote of 12-1. The TO (Technology Overlay) district would be retained.**
(Junior Commission District 3)
2. 3-B-26-JC Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 11326 Sam Lee Road / Parcel ID 103 059. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities, by a vote of 11-0.**
(Junior Commission District 6)
3. 3-C-26-JC Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre. Property located at 2528 and 2536 W Beaver Creek Drive / Parcel ID 067 061, 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is compatible with surrounding zoning and consistent with the Comprehensive Plan subject to one condition, by a vote of 14-0.**
(Junior Commission District 7)
4. 3-D-26-JC Request of Mesana Investments, LLC for rezoning from PC (Planned Commercial) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 0 Asheville Highway / Parcel ID 062 02308, 02309. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 10-0 Consent.**
(Junior Commission District 8)

5. 3-E-26-JC Request of Logan Higgins for rezoning from PR(k) (Planned Residential) up to 2 dwelling units per acre to PR(k) (Planned Residential) up to 8 dwelling units per acre. Property located at 0 W Governor John Sevier Highway / Parcel ID 137 151. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions, by a vote of 13-0 Consent.**
(Junior Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment

RLA-18240

3-A-26-JC

JUNIOR COMMISSION ZONINGS - MOCK MEETING

Meeting Date: 03/02/2026

Requested By: Drucilla Stills, COUNTY COMMISSION

Department: COUNTY COMMISSION

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

Appropriation Required: NO

Information

CAPTION

Request of Mahmoud Shorman for rezoning from PR (Planned Residential) up to 3 dwelling units per acre and TO (Technology Overlay) to OB (Office, Medical, and Related Services) and TO (Technology Overlay). Property located at 10641 High Meadow Drive / Parcel ID 118IF00201. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) because it is consistent with the County's future land use goals, by a vote of 12-1. The TO (Technology Overlay) district would be retained.**

(Junior Commission District 3)

Attachments

Mahmoud Shorman 10-G-24-RZ

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

10/7/2024 01:40 PM

FILE NUMBER: 10-G-24-RZ

APPLICANT: MAHMOUD SHORMAN

APPLICANT'S REQUEST: REZONING

FROM: PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

TO: OB (Office, Medical, and Related Services), TO (Technology Overlay)

COMM. RECOMMENDATION: **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the County's future land use goals. The To (Technology Overlay) would be retained.**

COMMISSION VOTE COUNT: 12-1

LOCATION: 10641 HIGH MEADOW DR / Parcel ID 118 I F 00201

ACREAGE: 12495 square feet

DISTRICT: Commission District 3

COMMISSION HEARING ON: 10/3/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/29/2024

LEGISLATIVE HEARING ON: 11/12/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 10/9/2024

APPLICANT'S ADDRESS: Mahmoud Shorman
12523 Limerick Ln
Knoxville, TN 37934

LEGISLATIVE BODY: Knox County Commission

TTCDA Approval? Denied

REZONING REPORT

► **FILE #:** 10-G-24-RZ

AGENDA ITEM #: 18

AGENDA DATE: 10/3/2024

► **APPLICANT:** MAHMOUD SHORMAN

OWNER(S): Mahmoud Shorman

TAX ID NUMBER: 118 I F 00201

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10641 HIGH MEADOW DR

► **LOCATION:** East side of Lovell Road, north side of High Meadow Drive

► **APPX. SIZE OF TRACT:** 12495 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via High Meadow Drive, a local street with a 22-ft pavement width within a 60-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

► **PRESENT ZONING:** PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

► **ZONING REQUESTED:** OB (Office, Medical, and Related Services), TO (Technology Overlay)

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

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

HISTORY OF ZONING: In 2004 (11-F-24-RZ), the property was part of a group of parcels rezoned from A (Agricultural), RA (Low Density Residential), and TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO. The property was part of a larger rezoning again in 2021 from OB, TO to PC (Planned Commercial), RA, and TO in 2021 (8-A-21-RZ). The property was then rezoned from PC, RA, and TO to PR (Planned Residential) with up to 3 du/ac and TO in 2022 (12-P-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PC (Planned Commercial), TO (Technology Overlay)

South: Right-of-way/open space, single family residential - A (Agricultural), TO (Technology Overlay)

East: Single family residential - PR (Planned Residential) with up to 3 du/ac, TO (Technology Overlay)

West: Single family residential - A (Agricultural), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The subject property is at the entrance of the High Meadow Neighborhood. The surrounding area has a mix of residential, commercial, and office developments along Lovell Road, which is minor arterial street.

STAFF RECOMMENDATION:

- **Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision. The TO (Technology Overlay) zone would be retained.**

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. In 2023, the subject property was subdivided into three lots, and two single-family homes were constructed on the two newly created lots adjacent to the east of the subject property. In 2019, a 328-unit apartment complex was built 361 feet west of the subject property, bringing more residential development to this section of Lovell Road, which is already predominantly residential in this area.

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

1. The OB (Office, Medical, and Related Services) zone is intended to provide for professional and business offices and related activities in centralized, compact locations for business offices, clinics, and medical and dental offices. The OB zone allows uses similar to others in the vicinity and is generally considered a transitional use. However, this property is only 0.29 acres in size, and a non-residential use would require a parking lot. Between the building and required parking, the TTCDA development metrics about the ground area coverage and impervious area coverage may be challenging to meet.
2. The TO (Technology Overlay) zone is intended to provide for physical development review in the Tennessee Technology Corridor Area. The TO zone requires approval of all rezoning requests from the TN Technology Corridor Development Authority (TTCDA). This request will be heard at the September 30th TTCDA meeting (10-A-24-TOR).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any future development is compatible with the surrounding land uses. The OB zone allows some uses that would be problematic for this site, such as clinics or multifamily developments with up to 12 du/ac (which on this property could yield up to three dwellings).

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

1. The subject property is at the entrance of an established residential neighborhood. The proposed rezoning could bring non-residential traffic to High Meadow Drive, a residential street solely intended to provide access to and from the neighborhood.
2. The subject property is a small 0.29-acre lot that must meet the setback, landscaping, and parking requirements of the TTCDA Guidelines and the Knox County Code. As mentioned previously, the space on the property is limited, and a non-residential use would be challenging to fit on the property and meet these requirements. The needed parking for most service-oriented and office uses could also lead to on-street parking, which could disrupt the neighborhood's residential character.

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 CMU (Corridor Mixed Use) in the Knox County Comprehensive Plan. The OB zone is listed as directly related to this place type, and the allowed uses in the OB zone align with its intent.
2. The rezoning does not comply with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The subject property is located at the entrance to an established residential neighborhood.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and promotes the expansion of the Knox County economy. The allowable uses and lot sizes in the OB zone align with the intent of the Planned Growth Area.

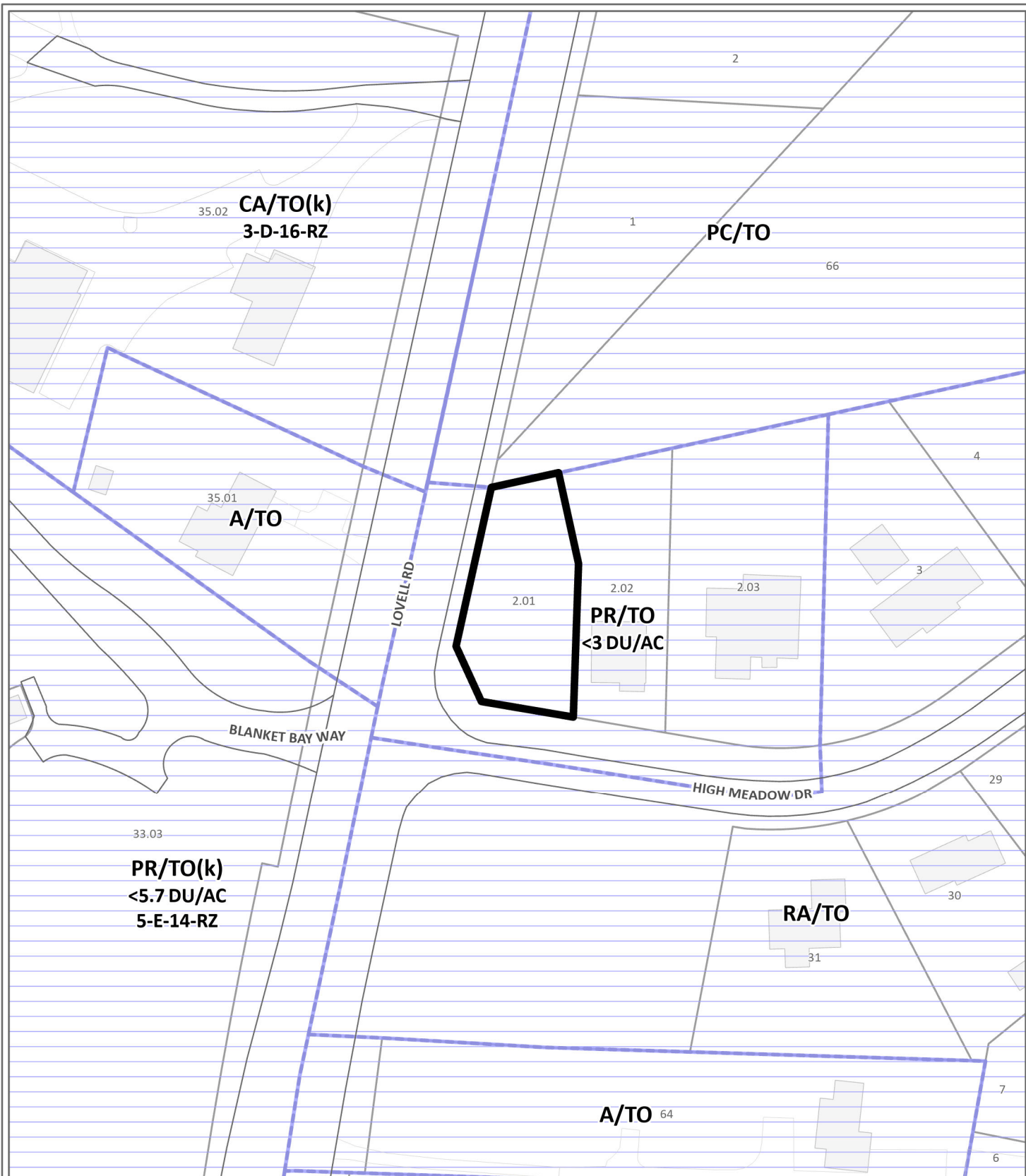
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 11/12/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

10-G-24-RZ



From: PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

To: OB (Office, Medical, and Related Services), , TO (Technology Overlay)

Original Print Date: 8/29/2024

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

Petitioner: Mahmoud Shorman

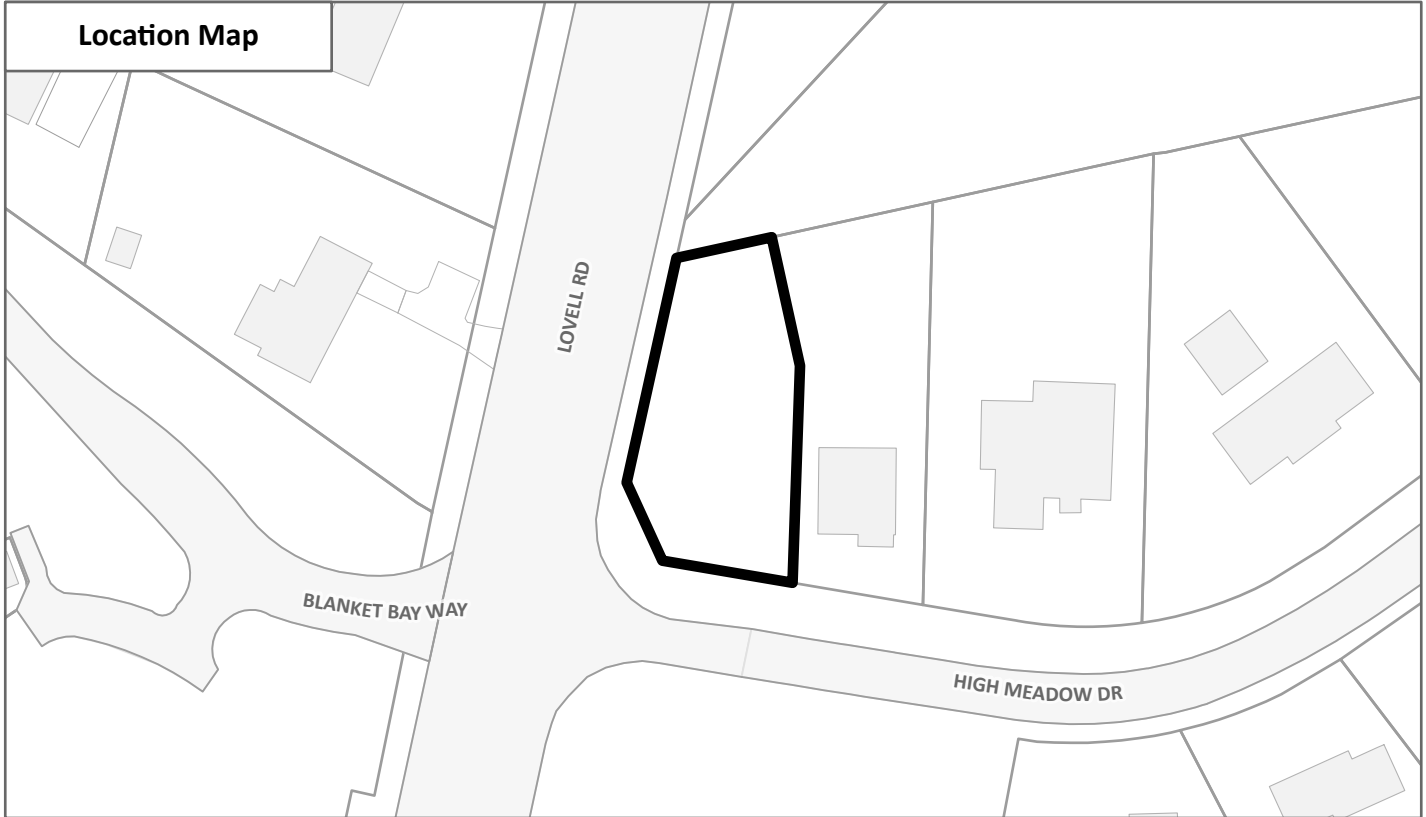
Map No: 118

Jurisdiction: County



Exhibit A. Contextual Images

Location Map



Aerial Map

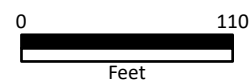


CONTEXTUAL MAPS 1

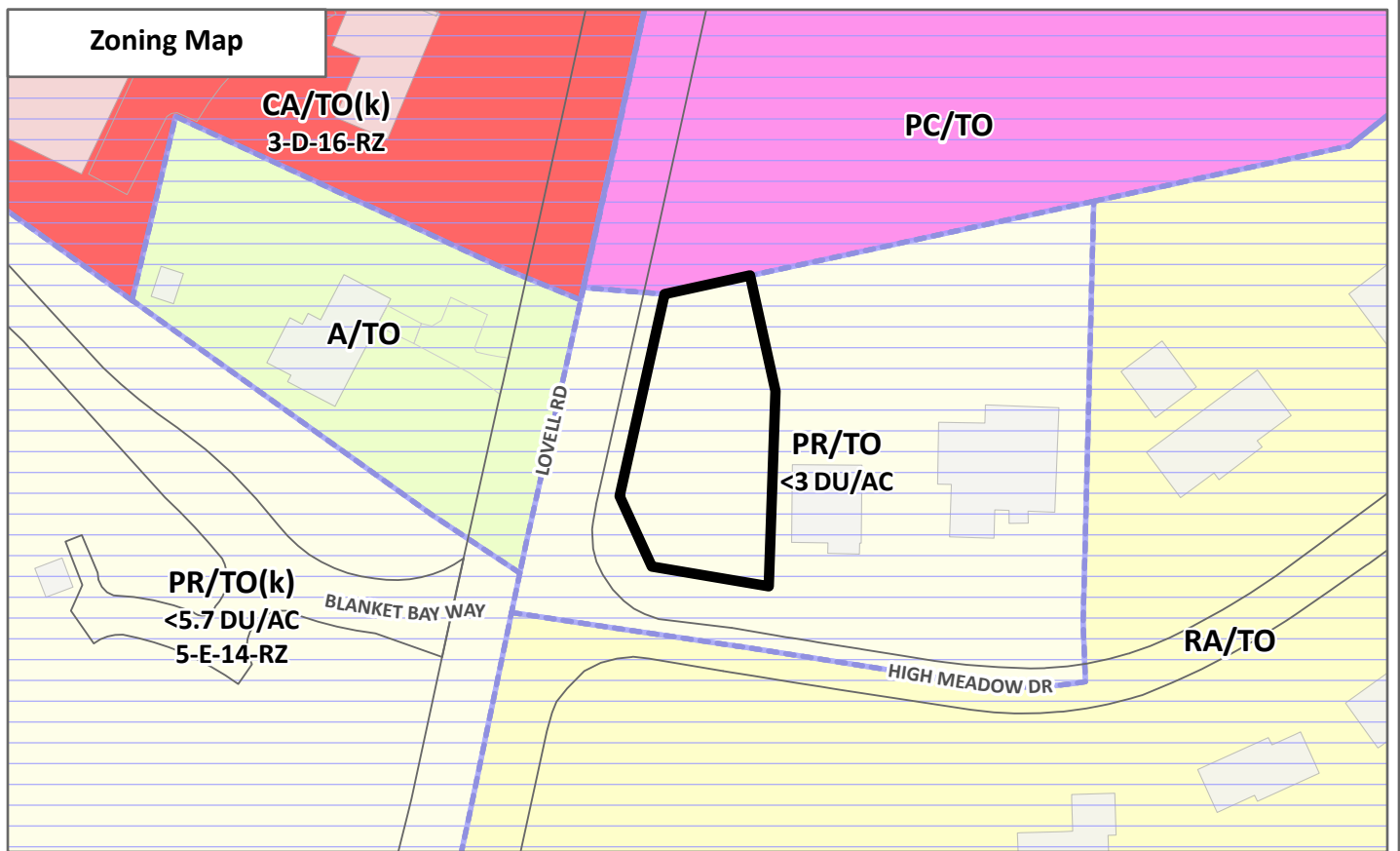
10-G-24-RZ



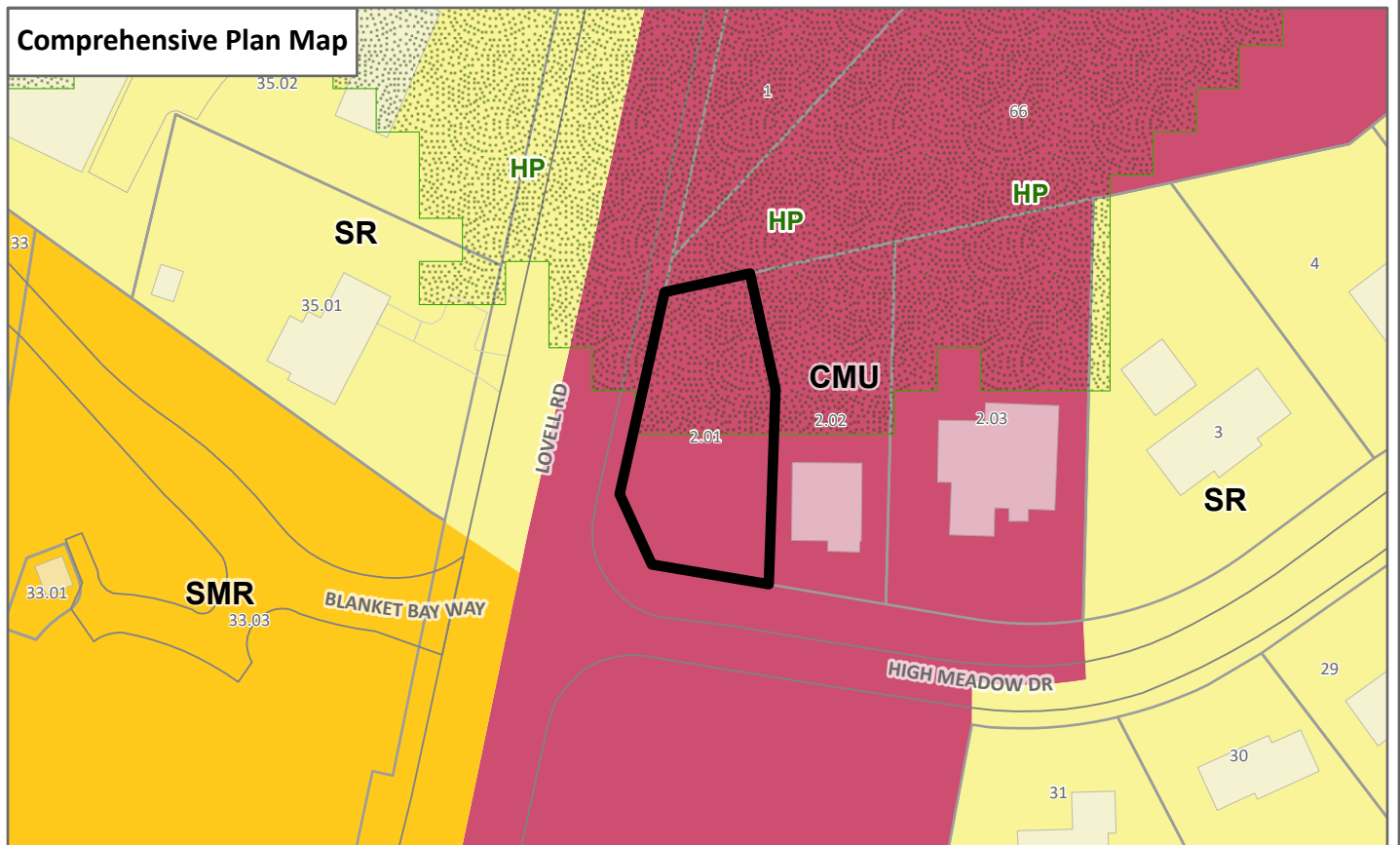
Case boundary



Zoning Map



Comprehensive Plan Map

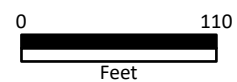


CONTEXTUAL MAPS 2

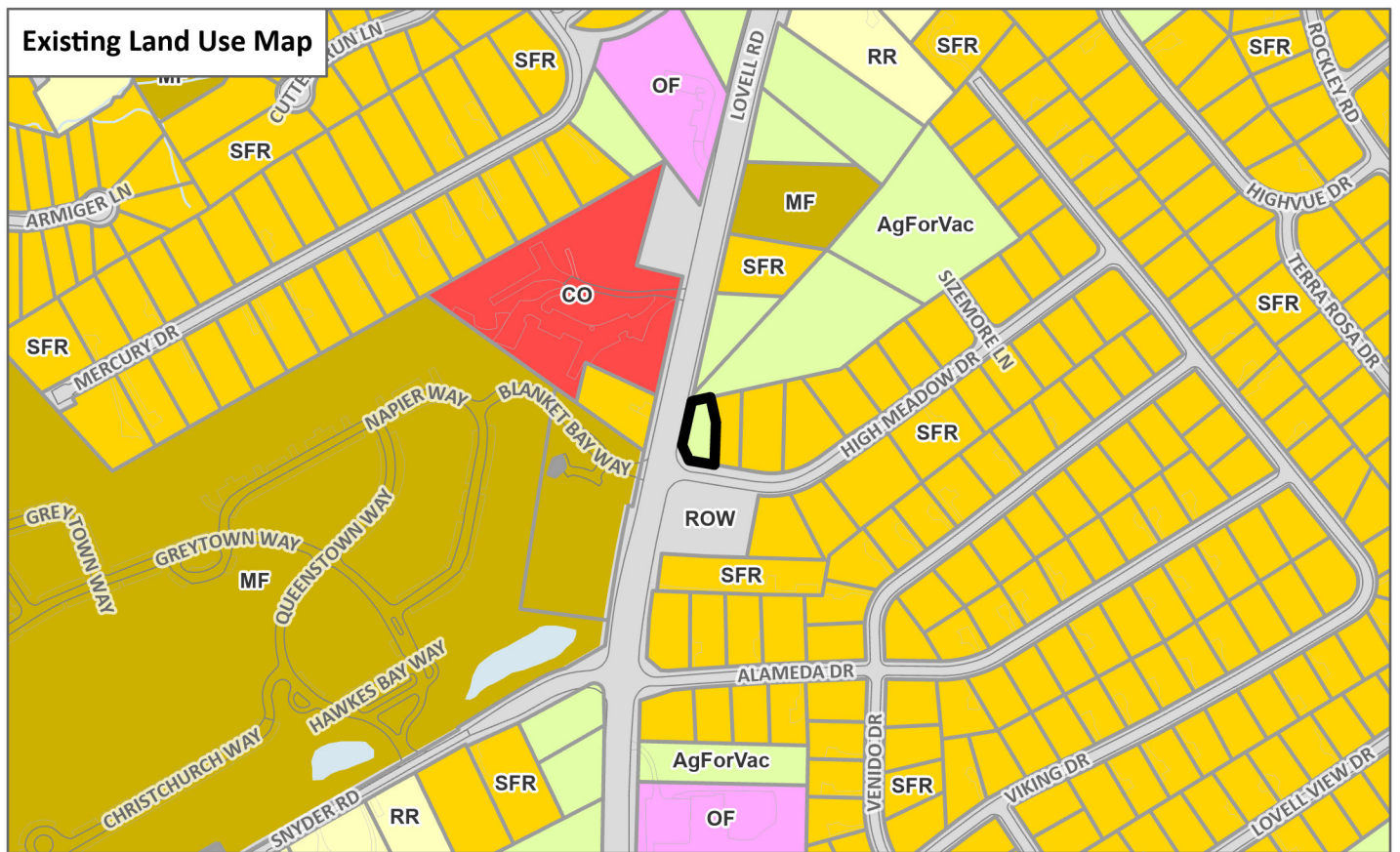
10-G-24-RZ



Case boundary



Existing Land Use Map

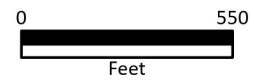


CONTEXTUAL MAPS 3

10-G-24-RZ



Case boundary



The Planning Commission met in regular session on October 3, 2024, 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

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	Ms. Kara Daley	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting

18. MAHMOUD SHORMAN

10-G-24-RZ

10641 High Meadow Drive / Parcel ID 118IF00201, Commission District 3. Rezoning from PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO (Technology Overlay).

Speaking today:

Shawn Smith, 9051 Executive Park Dr., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision. The TO (Technology Overlay) zone would be retained.

2. MOTION (GILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE OB (OFFICE, MEDICAL, AND RELATED SERVICES) AND TO (TECHNOLOGY OVERLAY) BECAUSE IT IS CONSISTENT WITH THE COUNTY'S FUTURE LAND USE GOALS.

MOTION CARRIED 12-1 (NO: MIDIS). APPROVED



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Mahmoud Shorman

Applicant Name

Affiliation

8/15/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-G-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Mahmoud Shorman

Name / Company

12523 Limerick Ln Knoxville TN 37934

Address

304-654-7949 / mashorman@yahoo.com

Phone / Email

CURRENT PROPERTY INFO

Mahmoud Shorman

Owner Name (if different)

12523 Limerick Ln Knoxville TN 37934

Owner Address

304-654-7949 / mashorman@y

Owner Phone / Email

10641 HIGH MEADOW DR

Property Address

118 I F 00201

Parcel ID

Part of Parcel (Y/N)?

12495 square feet

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

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

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

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☒ Zoning Change	OB (Office, Medical, and Related Services), , TO (Technology Overlay)	Pending Plat File Number
	Proposed Zoning	
☐ Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
☐ Staff Review ☐ Planning Commission	\$1,000.00	
ATTACHMENTS	Fee 2	
☐ Property Owners / Option Holders ☐ Variance Request		
☐ Amendment Request (Comprehensive Plan)	Fee 3	
ADDITIONAL REQUIREMENTS		
☐ Use on Review / Special Use (Concept Plan)		
☐ Traffic Impact Study		
☐ COA Checklist (Hillside Protection)		

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	Mahmoud Shorman Please Print	8/15/2024 Date
Phone / Email		
Property Owner Signature	Mahmoud Shorman Please Print	8/15/2024 Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
 - ☐ SP ☐ PA
- ☐ Rezoning

Mahmoud Shorman

YRM, LLC

Applicant Name

Affiliation

8/14/24

October 3, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

10-G-24-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Mahmoud Shorman

Name

Company

12523 limerick lane

Farragut

TN

37934

Address

City

State

ZIP

3046547949

mashorman@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10641 highmeadows Dr

118IF00201

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

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

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

View Form

JULY 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

OB(office, medical and related services)

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

\$1,000.00

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

M. Shorman

Mahmoud Shorman

8/14/24

Applicant Signature

Please Print

Date

(304) 654-7949

Mashorman@yahoo.com

Phone Number

Email

M. Shorman

Mahmoud Shorman

Pd 8/15/2024, SG

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

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

Location and Visibility

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

Timing

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

Community Engagement

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

Acknowledgement

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

09/20/2024

10/04/2024

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

M. Shorman

Mahmoud Shorman

8/14/24

Applicant Signature

Applicant Name

Date

10-G-24-RZ

FILE NUMBER

Public Notices

Public Notices

PUBLIC NOTICE
The Tennessee Technology Corridor Development Authority will consider the following items as specified below on Tuesday, November 12, 2024, at 4:00 p.m. in the Main Assembly Room of the City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit KnoxPlanning.org/ttcda/. TTCDA 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 TTCDA at (865) 215-3810, and we will be glad to work with you to satisfy any reasonable request. Please contact TTCDA at the same number if you wish to speak at the meeting.

Certificate of Appropriateness
Chevron Phillips Chemical Performance Pipe (11-A-24-TOB) South side of Lexington Dr., west of Cogdill Rd. Building permit in the CB (Business and Manufacturing), TO (Technology Overlay) Districts. Tax ID: 131GA011. County Commission District 3.
Lolli and Bobos (11-A-24-TOS) Southwest corner of Spring Bluff Way and Greenland Way. Sign permit in the PC (Planned Commercial), TO (Technology Overlay) Districts. Tax ID: 103MA005. County Commission District 6.
Benjamin Booher/Allen Sign (11-B-24-TOS) West side of Cherahala Blvd., north of Hardin Valley Rd. Sign permit in the BP (Business and Technology Park), TO (Technology Overlay) Districts. Tax ID: 103EA005. County Commission District 6.
October 9 2024
LOKR0172266

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on November 12, 2024, at 5:00 p.m. in the Small Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. 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 and we will be glad to work with you in obliging any reasonable request.

PLAN AMENDMENTS/REZONINGS
8-B-24-PA AND 8-B-24-RZ - BENJAMIN C. MULLINS - 8801 GROSPOINT DR. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve the BP (Business Park) and HP (Hillside Protection) place types and approve rezoning to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac, subject to one condition.
9-G-24-RZ - BENJAMIN C. MULLINS - 8920 KARNS VALLEY DR. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac and F (Floodway) subject to one condition.
10-C-24-RZ - JEFF YOUNG - 11434 SNYDER RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac.
10-D-24-RZ - OLEG ZAYETS - 1110, 1112, 1114 N CAMPBELL STATION RD; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 CAMPBELL PARK LN. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.4 du/ac, subject to one condition.
10-E-24-RZ - NATALIE NORDSTROM - 2008, 2012, 2016, 2020 THURMAN LN. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac.
10-F-24-RZ - BHAVINKUMAR PATEL - 8535 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services).
10-G-24-RZ - MAHMOUD SHORMAN - 10641 HIGH MEADOW DR. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services).
10-H-24-RZ - MESANA INVESTMENTS, LLC - 6120 BABELAY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, subject to one condition.
10-J-24-RZ - MATTHEW REGAS - 224 E HENDRON CHAPEL RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac.
10-L-24-RZ - TAYLOR D. FORRESTER - 7816 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Maintain the non-disturbance condition on slopes 25% or greater because it is inconsistent with the Knox County Comprehensive Plan, with the exception of allowing a two-lane subdivision road.
10-M-24-RZ - RYAN S. LYNCH - 0, 1302, 1304 E BEAVER CREEK DR. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, subject to one condition.

STREET NAME CHANGES
10-A-24-SNC - JIM SNOWDEN/KNOX COUNTY ENGINEERING AND PUBLIC WORKS - Change the street name of Andes Road to "Ball Road" between Schaad Road and the north corner of parcel 091PA037. Planning Commission Action: Approve the name change as requested.
10-B-24-SNC - JIM SNOWDEN/KNOX COUNTY ENGINEERING AND PUBLIC WORKS - Change the street name of Andes Road to "Hitching Post Drive" between Ball Camp Pike and the north corner of parcel 091PA03. Planning Commission Action: Approve the name change as requested.
10-C-24-SNC - JIM SNOWDEN/KNOX COUNTY ENGINEERING AND PUBLIC WORKS - Change the street name of Ball Camp Pike to "Ball Road" between Ball Road and the west corner of parcel 091 109. Planning Commission Action: Approve the name change as requested.
October 9 2024
LOKR0171752

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Public Notices

Public Notices

PUBLIC NOTICE
Knoxville-Knox County Planning Commission will consider the items specified below on November 14, 2024 at 1:30 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For detailed information related to these items, visit KnoxPlanning.org/agenda or call (865) 215-2500. Full copies of each application can be viewed on the website or at the Knoxville-Knox County Planning offices located at 400 Main St., Suite 403, Knoxville, TN. Copies of the preliminary meeting agenda are also available at each Knox County branch library approximately three weeks before the meeting. Planning 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 Planning at (865) 215-2500, and we will work with you to satisfy any reasonable request. A review meeting on these items will be held November 12, 2024 at 11:30 a.m. in the Main Assembly Room of the City County Bldg.

PLAN AMENDMENTS/REZONINGS
11-A-24-PA & 11-A-24-SP - HOMESTEAD LAND HOLDINGS LLC - 6302 KECK RD. Proposed one year plan amendment and sector plan amendment.
11-A-24-RZ - DAVID HARBIN - 7507 BALL CAMP PIKE. Proposed rezoning.
11-B-24-PA AND 11-N-24-RZ - AHB ENTERPRISES, INC./HUNTER BREWSTER - 3000 CRENSHAW RD, 6708 OTTINGER DR. Proposed plan amendment, proposed rezoning.
11-B-24-RZ - TERRY & WILMA C. GAYLOR - 1915 ANDES RD. Proposed rezoning.
11-C-24-PA AND 11-Q-24-RZ - WILLIAM TODD DANIEL - 8303 HEISKELL RD. Proposed plan amendment, proposed rezoning.
11-C-24-RZ - TERESA HOLLEY - 7960 BALL CAMP PIKE. Proposed rezoning.
11-D-24-PA AND 11-R-24-RZ - FIRAS MISHU - 0, 8321 OAK RIDGE HWY. Proposed plan amendment, proposed rezoning.
11-D-24-RZ - JOHN L MILLER III - 0 PHEASANT CREEK WAY. Property located east side of Pheasant Creek Way, west of Roseberry Road. Proposed rezoning.
11-E-24-PA AND 11-S-24-RZ - SANDRA LLC - 8710 CHAPMAN HWY. Proposed plan amendment, proposed rezoning.
11-E-24-RZ - HUMBERTO RODRIGUEZ - 0 CURETON RD. Property located west side of Cureton Rd., north of Andes Rd. Proposed rezoning.
11-F-24-PA AND 11-T-24-RZ - MESANA INVESTMENTS, LLC - 0 STRAWBERRY PLAINS PIKE. Property located south side of Strawberry Plains Pike, north side of Thorn Grove Pike. Proposed plan amendment, proposed rezoning.
11-F-24-RZ - SHARON THURNER - 7057 PINE GROVE RD. Proposed rezoning.
11-G-24-RZ - JIM HATFIELD - 0 SAINT MARY ST. Property located on southwest side of St Mary St, northeast side of Huron St, southeast of E Churchwell Ave. Proposed rezoning.
11-H-24-RZ - PARKER BARTHOLOMEW - 912 W EMERALD AVE. Proposed rezoning.
11-I-24-RZ - MESANA INVESTMENTS, LLC - 5027 TAZE-WELL PIKE. Proposed rezoning.
11-J-24-RZ - CHARLES DANIEL PADGETT - 8015, 8017 ANDERSONVILLE PIKE. Proposed rezoning.
11-K-24-RZ - MESANA INVESTMENTS, LLC - 2921 BRADLEY LAKE LN. Proposed rezoning.
11-L-24-RZ - OOST PROPERTIES, LLC - 6521 VANCE RD. Proposed rezoning.
11-M-24-RZ - MESANA INVESTMENTS, LLC - 6209 HAMMER RD. Proposed rezoning.
11-O-24-RZ - SOLWAY PARK PROPERTIES, LLC - 3208, 3210 SOLWAY RD. Proposed rezoning.
11-P-24-RZ - TIM GRAHAM - 901 KERMIT DR. Proposed rezoning.
11-U-24-RZ - HEYOH DESIGN & DEVELOPMENT - 4017, 4011, 4025, 4013 MILTON ST. Proposed rezoning.

CONCEPTS AND DEVELOPMENT PLANS/SPECIAL USES/USES ON REVIEW
11-SA-24-C AND 11-A-24-DP - SIMMONS' FARM - 6701 ROBERTS RD. Proposed concept plan and development plan.
11-SB-24-C AND 11-B-24-DP - HARVEY LANE SUBDIVISION - 1630 HARVEY RD. Proposed concept plan and development plan.
11-SC-24-C AND 11-C-24-DP - COOPER MEADOWS LANE - 0, 7740 COOPER MEADOWS LN. Proposed concept plan and development plan.
11-SD-24-C AND 11-F-24-DP - THE RIDGE AT NEALS LANDING - 0 LIMELIGHT LN. Property located at the western terminus of Limelight Ln, west of Eclipse Ln. Proposed concept plan and development plan.
11-SE-24-C AND 11-H-24-DP - PICKENS GAP ROAD SUBDIVISION - 0, 8922 PICKENS GAP RD. Proposed concept plan and development plan.
11-SF-24-C AND 11-E-24-SU - 962 N GALLAHER VIEW SUBDIVISION - 962 N GALLAHER VIEW RD, 0 MARS HILL RD. Proposed concept plan and special use.
11-SG-24-C AND 11-J-24-DP - 8014 ASHEVILLE HIGHWAY - 0, 8003 STRAWBERRY PLAINS PIKE; 8014 ASHEVILLE HWY. Proposed concept plan and development plan.
11-SH-24-C AND 11-K-24-DP - 0 ASHEVILLE HIGHWAY - 0 ASHEVILLE HWY. Property located north side of Asheville Hwy, west of Cash Rd. Proposed concept plan and development plan.
11-SI-24-C AND 11-L-24-DP - EBENEZER SUBDIVISION - 0 EBENEZER RD. Property located east side of Ebenezer Rd, north of Rosemont Blvd. Proposed concept plan and development plan.
11-SJ-24-C AND 11-M-24-DP - 7803 SEVIERVILLE PIKE - 7803, 7807, 7809 SEVIERVILLE PIKE. Proposed concept plan and development plan.
11-SK-24-C AND 11-E-24-DP - BENCHMARK ASSOCIATES, INC. - 1760 GARLAND RD. Proposed concept plan and development plan.

USES ON REVIEW
11-A-24-UR - CLINT PATTERSON - STERLING DEVELOPMENT, LLC - 0 N WATT RD. Property located west of N Watt Rd, south of Hines Valley Rd. Proposed use on review.
11-B-24-UR - TOMMY HUNT - 1025 CONCORD RD. Proposed use on review.

SPECIAL USES
11-A-24-SU - DAMON A FALCONNIER - 0 MINERAL SPRINGS AVE. Property located north side of Mineral Springs Ave, east of N Broadway. Proposed special use.
11-B-24-SU - COMMERCIAL REDEVELOPMENT, LLC - 0 WASHINGTON PIKE. Property located south side of Washington Pike, east of Shelbourne Road. Proposed special use.
11-C-24-SU - DAMON A FALCONNIER - 1424 NOLAN AVE. Proposed special use.
11-D-24-SU - STUART ANDERSON, AIA - 0, 3303 CHAPMAN HWY. Proposed special use.
11-F-24-SU - HOMESTEAD LAND HOLDINGS, LLC - 962 N GALLAHER VIEW RD. Proposed special use.

DEVELOPMENT PLANS
11-D-24-DP - EDELMARY MARTINEZ - 507 BROWN MOUNTAIN LOOP RD. Proposed development plan.
11-G-24-DP - GREGORY DEE - 0 GEORGE LIGHT RD. Property located southeast side of George Light Rd, northeast side of Solway Rd. Proposed development plan.
11-I-24-DP - INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX - 0 MIDWAY PARK LN, 9287 THORN GROVE PIKE, 0 ADVANCEMENT LN. Proposed development plan.

FINAL SUBDIVISIONS
11-SA-24-F - RESUBDIVISION OF LOT 1 OF THE PLAT OF THE PROPERTY OF JERRY WOOD JR. - 8011 MILLER-TOWN PIKE.
11-SB-24-F - FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 5 - 4714 W. EMORY RD. AND 0 FREEDOM BELL AVE.
11-SC-24-F - FINAL PLAT OF SPRING LAKE FARMS SUBDIVISION, UNIT 2 - 0 BOGART LN. Property located north of Jumping Jack Ln. and east of Bradley Lake Ln.
11-SD-24-F - FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 & 5A-1 - 5122 AND 0 SEVIERVILLE PK.
11-SE-24-F - FINAL PLAT OF THE VILLAS AT ROGERS FARM PHASE 2 AND THE RESUBDIVISION OF LOT 46 OF THE VILLAS AT ROGERS FARM PHASE 1 - 7327, 7424 WHISPERING CREEK LN. AND 0 W BEAVER CREEK DR.
11-SF-24-F - FINAL PLAT OF REPLAT OF A PORTION OF LOT 7 OF W. M. MCNEELY ADDITION - 2117 CITRUS ST.
11-SG-24-F - FINAL PLAT OF HARVEST MEADOWS, UNIT 1 - 0 BABELAY RD. Property located north of Babelay Rd, west of Link Rd.
11-SH-24-F - FINAL PLAT OF SUBDIVISION OF LARRY TRAGESSER PROPERTIES - 10069, 10071, AND 0 WEST-LAND DR.

PLANNED DEVELOPMENTS
11-A-24-PD - BELLTOWN - 4714 W EMORY RD, 0 FREEDOM BELL AVE. Proposed planned development.
11-B-24-PD - HEYOH DESIGN & DEVELOPMENT - 2805 DELROSE DR, 0 RIVERSIDE RD. Proposed planned development.

ORDINANCE AMENDMENTS
11-A-24-OA - TREE BOARD CITY OF KNOXVILLE - Consideration of amendments to the City of Knoxville Zoning Ordinance, Article 12, Landscape.
8-E-23-OA - R. BENTLEY MARLOW - Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12, Landscape.
October 9 2024
LOKR0172519

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This case is scheduled to be heard by County Commission on November 12, 2024 at 5:00 p.m. in the Small 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-18238

3-B-26-JC

JUNIOR COMMISSION ZONINGS - MOCK MEETING

Meeting Date: 03/02/2026

Requested By: Drucilla Stills, COUNTY COMMISSION

Department: COUNTY COMMISSION

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

Appropriation Required: NO

Information

CAPTION

Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 11326 Sam Lee Road / Parcel ID 103 059. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities, by a vote of 11-0.**

(Junior Commission District 6)

Attachments

Taylor D. Forrester 6-L-24-RZ

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

6/14/2024 10:37 AM

FILE NUMBER: 6-L-24-RZ

APPLICANT: TAYLOR D FORRESTER

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 8 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.**

COMMISSION VOTE COUNT: 11-0

LOCATION: 11326 SAM LEE RD / Parcel ID 103 059

ACREAGE: 49.86 acres

DISTRICT: Commission District 6

COMMISSION HEARING ON: 6/13/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/7/2024

LEGISLATIVE HEARING ON: 7/15/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/18/2024

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

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the PR zone is partially related to the TN (Traditional Neighborhood) place type.

Consistent with Growth Plan? Yes, PR up to 8 du/ac can be considered in the Planned Growth Area.

TTCCA Approval? N/A

REZONING REPORT

► **FILE #:** 6-L-24-RZ

AGENDA ITEM #: 23

AGENDA DATE: 6/13/2024

► **APPLICANT:** TAYLOR D FORRESTER

OWNER(S): W Boyd Thomas Limited Partnership

TAX ID NUMBER: 103 059

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11326 SAM LEE RD

► **LOCATION:** Southeast side of Sam Lee Rd, east of Steele Rd

► **APPX. SIZE OF TRACT:** 49.86 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with an 18-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek, Conner Creek

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

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

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

► **DENSITY PROPOSED:** up to 8 du/ac

EXTENSION OF ZONE: It is an extension of the PR zone, but not at the requested density.

HISTORY OF ZONING: None noted.

SURROUNDING LAND North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

USE AND ZONING: South: Public/quasi-public land (public schools) - I (Industrial)

East: Rural residential, single family residential, agriculture/forestry/vacant land - A (Agricultural) & PR (Planned Residential) up to 4.5 du/ac

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

NEIGHBORHOOD CONTEXT: This area largely consists of single-family homes and farmland. Abutting the property to the south are three schools: Hardin Valley Elementary School, Hardin Valley Middle School, and Hardin Valley Academy High School.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.**

COMMENTS:

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

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

1. The subject property is located in the Hardin Valley area, which has experienced a broad shift in land use from farmland and forest to residential subdivisions and service-oriented commercial developments over the past two decades.
2. Abutting the rear lot line of the almost 50-acre subject property is the Hardin Valley Elementary School, which was established in 2000. This development was followed by the adjacent construction of Hardin Valley Academy High School in 2008 and Hardin Valley Middle School in 2018, forming a major public education hub next to the subject lot.
3. In 2009 a big box grocery store was built as part of a developing retail node at the corner of Sam Lee Road and Hardin Valley Road, ¼ mile from the subject property.
4. The requested rezoning from A (Agricultural) to PR (Planned Residential) with a density of up to 8 du/ac is consistent with these changing conditions in the immediate area and in the Hardin Valley region generally.

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

1. The PR zone is intended to provide optional methods of land development which encourage creative solutions to environmental design problems. This is accomplished through the ability to cluster development in the optimal areas of a property to preserve more environmentally sensitive areas, such as locations with steep slopes and streams.
2. There are several closed contours on the property, some of which are quite large, which could indicate the presence of sinkholes. There is also a blue line stream running through the property and steep slopes throughout the lot, especially to the rear. The PR zone enables residential development that is responsive to the environmental challenges.

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. Hardin Valley has been the fastest developing region of Knox County for many years, and this has put pressure on existing infrastructure and community facilities. Many in the Hardin Valley community express concern about traffic conditions, loss of green space, crowded schools and other impacts of rapid population growth.
2. The requested PR density of 8 du/ac is the highest in the general vicinity. However, it is in a location where more intensive residential development is well-supported by its close proximity to numerous amenities. This differs from suburban sprawl, which can require long drive times for access to resources like schools and day-to-day supplies. It is also noteworthy that with a potential development of this size, infrastructure improvements may be negotiated with the County to update or expand upon public facilities like sidewalks and streets. This kind of coordination is already being demonstrated through capital improvement conversations between Knox County Engineering & Public Works and the owner of a recently rezoned PR property at 11308 and 11234 Sam Lee Road. The County is hoping to acquire the necessary right-of-way to introduce a series of gradual reverse curves that would replace the existing sharp 90-degree turns on that major collector street.

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

1. The subject property's place type in the Comprehensive Plan is TN (Traditional Neighborhood). The TN place type is intended to feature a mix of housing that ranges from single-family to townhomes and small multi-family buildings. They have a walkable block pattern and neighborhood amenities such as parks and schools. Compared to suburban neighborhoods, there is more public open space in the form of neighborhood and community parks, pocket parks, and preserved passive open space. Private yards tend to be small and secondary to other open space. The TN place type permits consideration of PR at the requested density of 8 du/ac.
2. The requested rezoning aligns with the Comprehensive Plan's implementation policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity. The PR zone at the requested density promotes a range of housing forms near amenities like schools and a grocery store.
3. The subject property is within the boundaries of the Hardin Valley Mobility Plan, adopted in 2019. The plan describes a long-range goal to widen existing travel lanes on Sam Lee Road and create additional shoulder width for all users. If 8 du/ac were pursued, a residential development of this scale would require a traffic impact study and infrastructure improvements could be required, which would help implement the plan's road-widening and multimodal aspirations.
4. The property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, and offer a wide range of housing alongside the provision of adequate transportation infrastructure, utilities and public facilities.

ESTIMATED TRAFFIC IMPACT: 3251 (average daily vehicle trips)

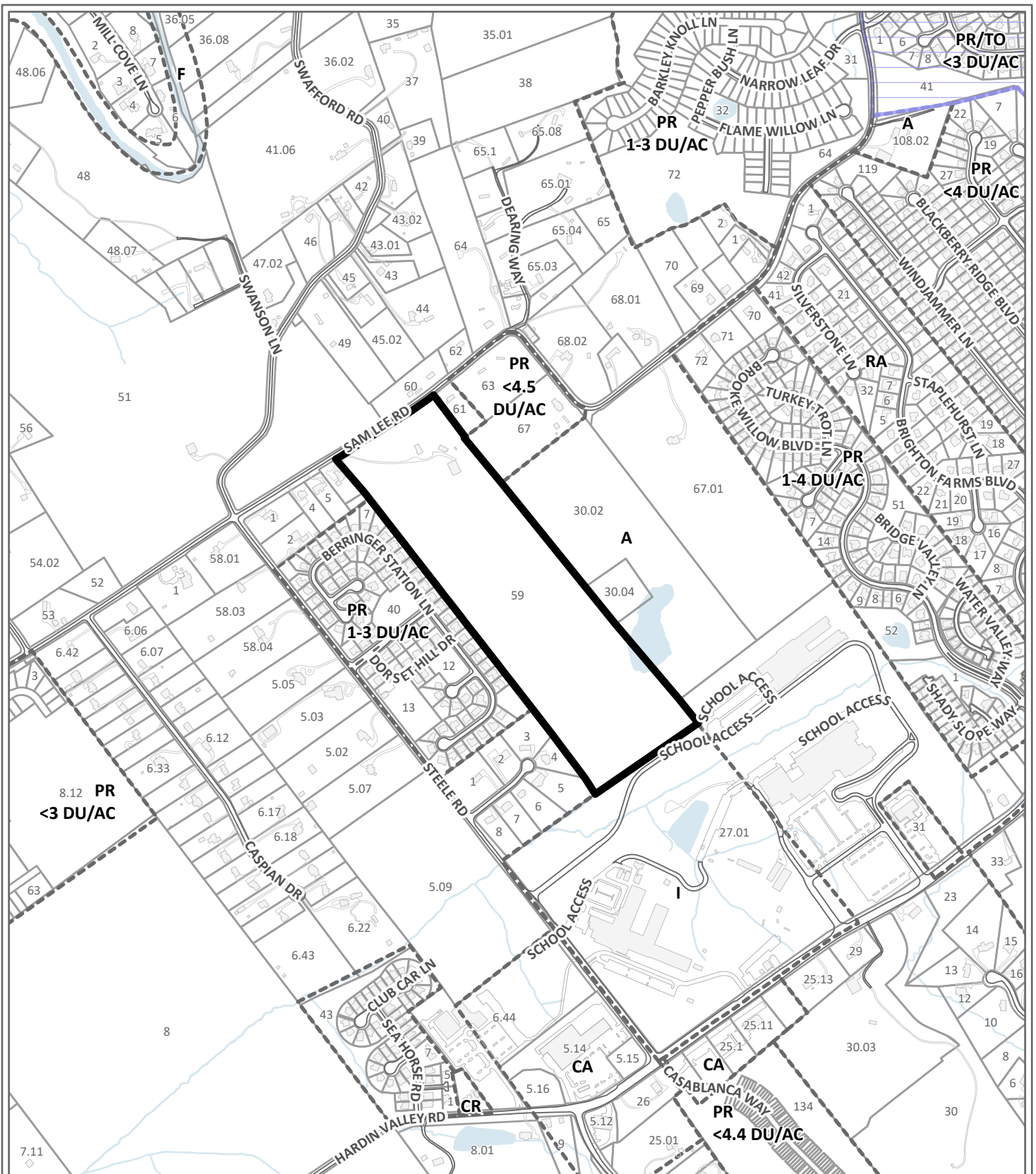
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 7/15/2024. 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-L-24-RZ

Petitioner: Taylor D Forrester



From: A (Agricultural)

To: PR (Planned Residential) 8 du/ac

Map No: 103

Jurisdiction: County

Original Print Date: 5/6/2024

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

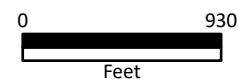
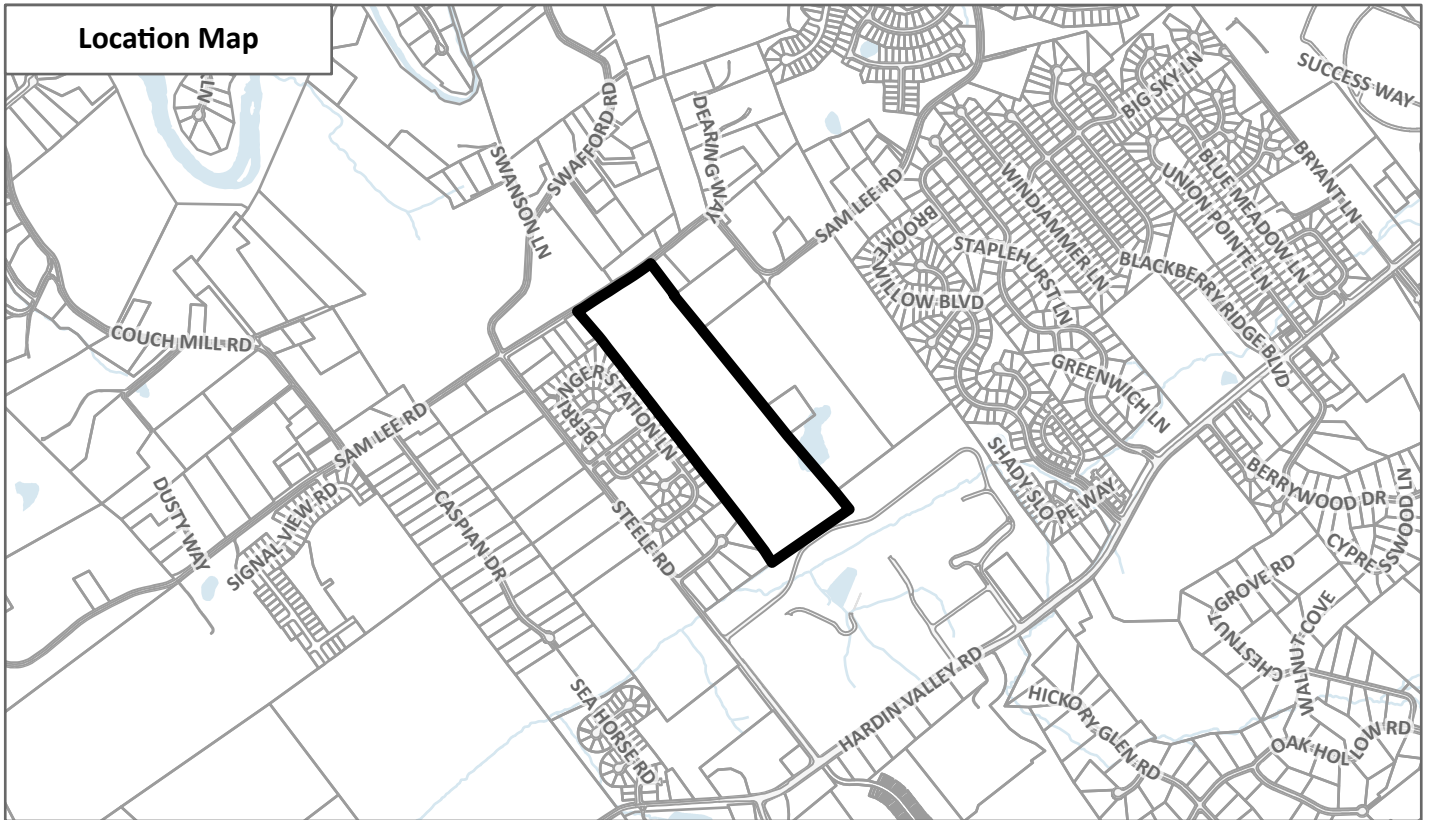
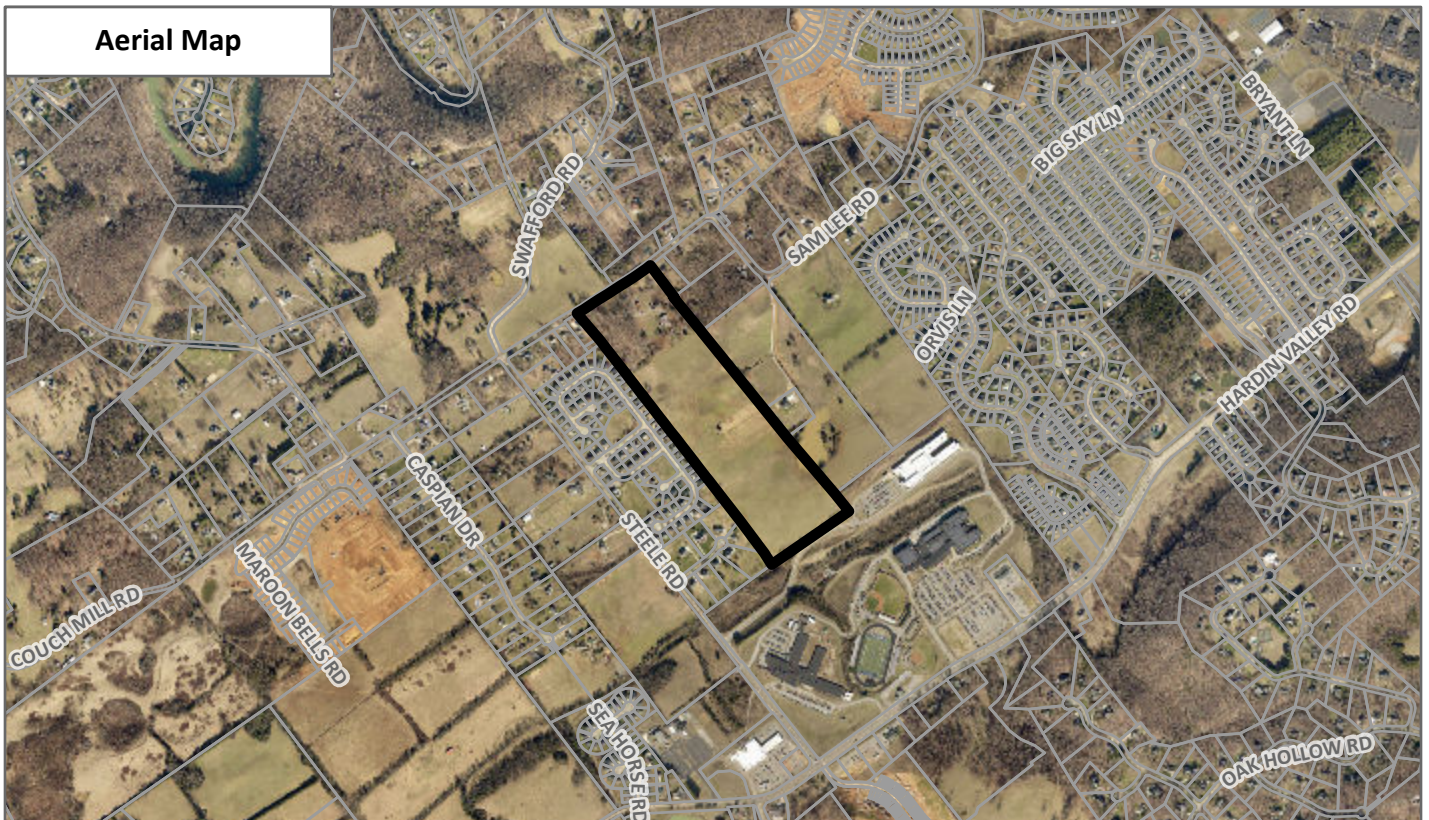


Exhibit A. Contextual Images

Location Map



Aerial Map

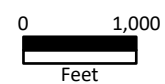


CONTEXTUAL MAPS 1

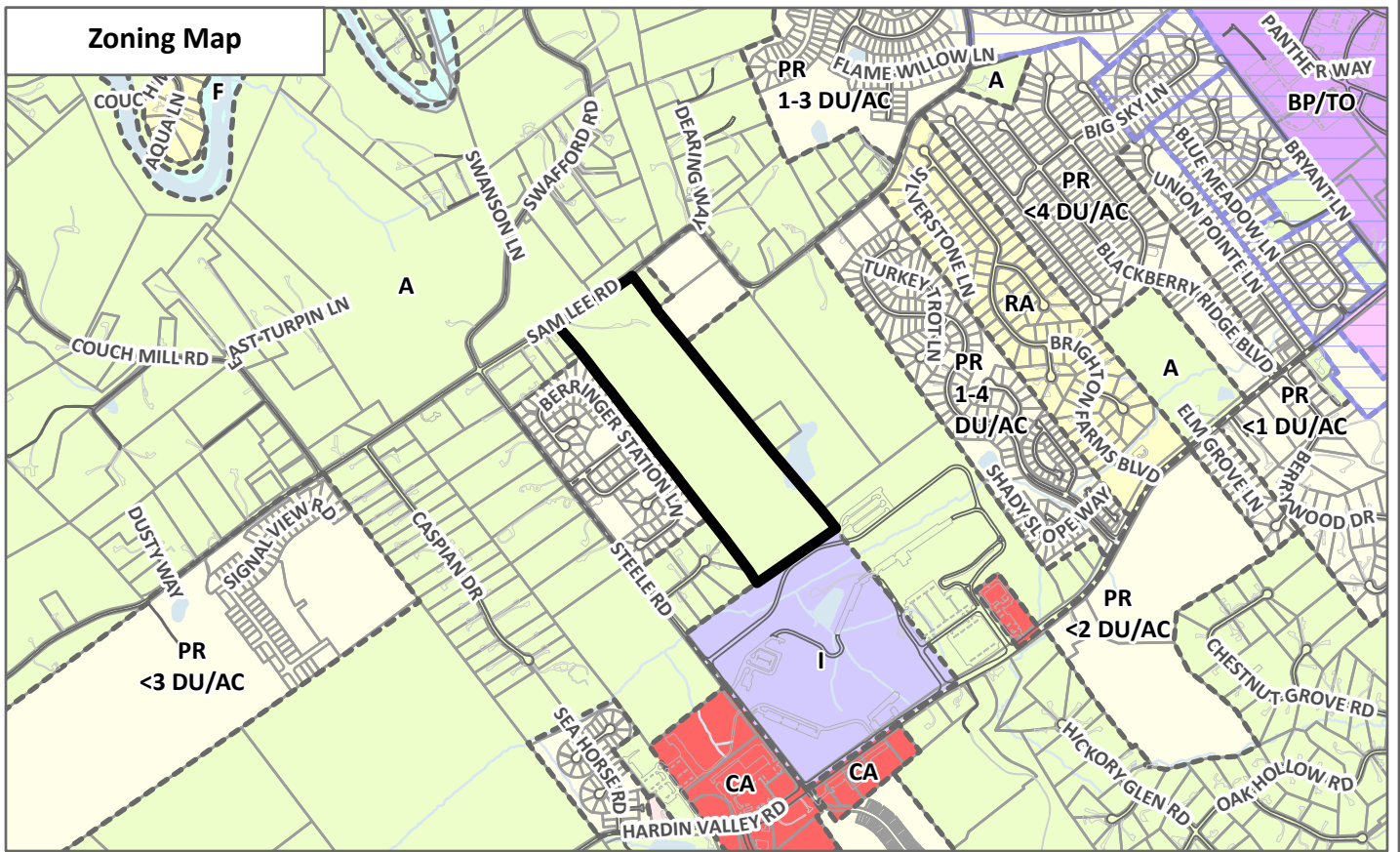
6-L-24-RZ



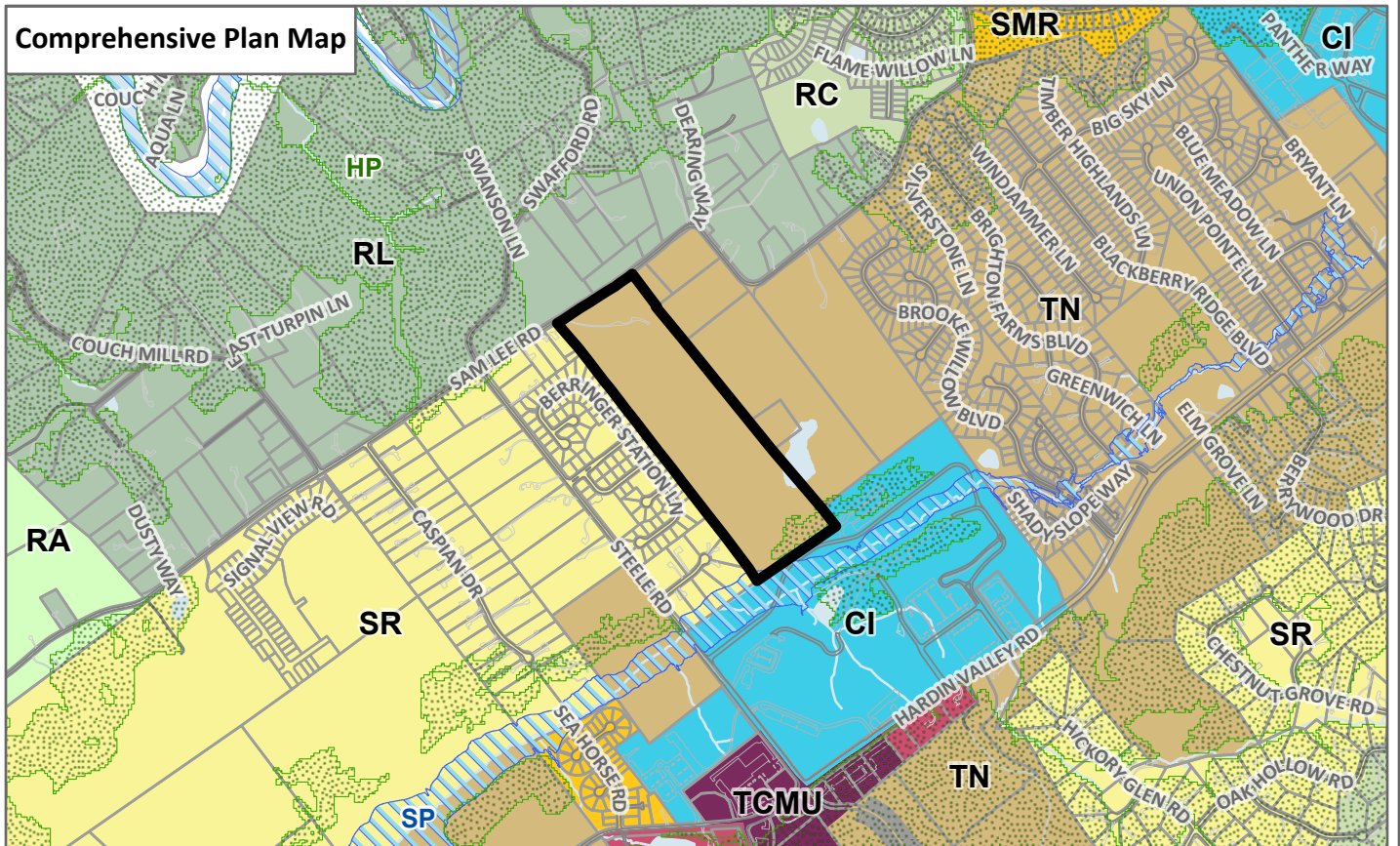
Case boundary



Zoning Map



Comprehensive Plan Map

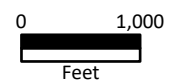


CONTEXTUAL MAPS 2

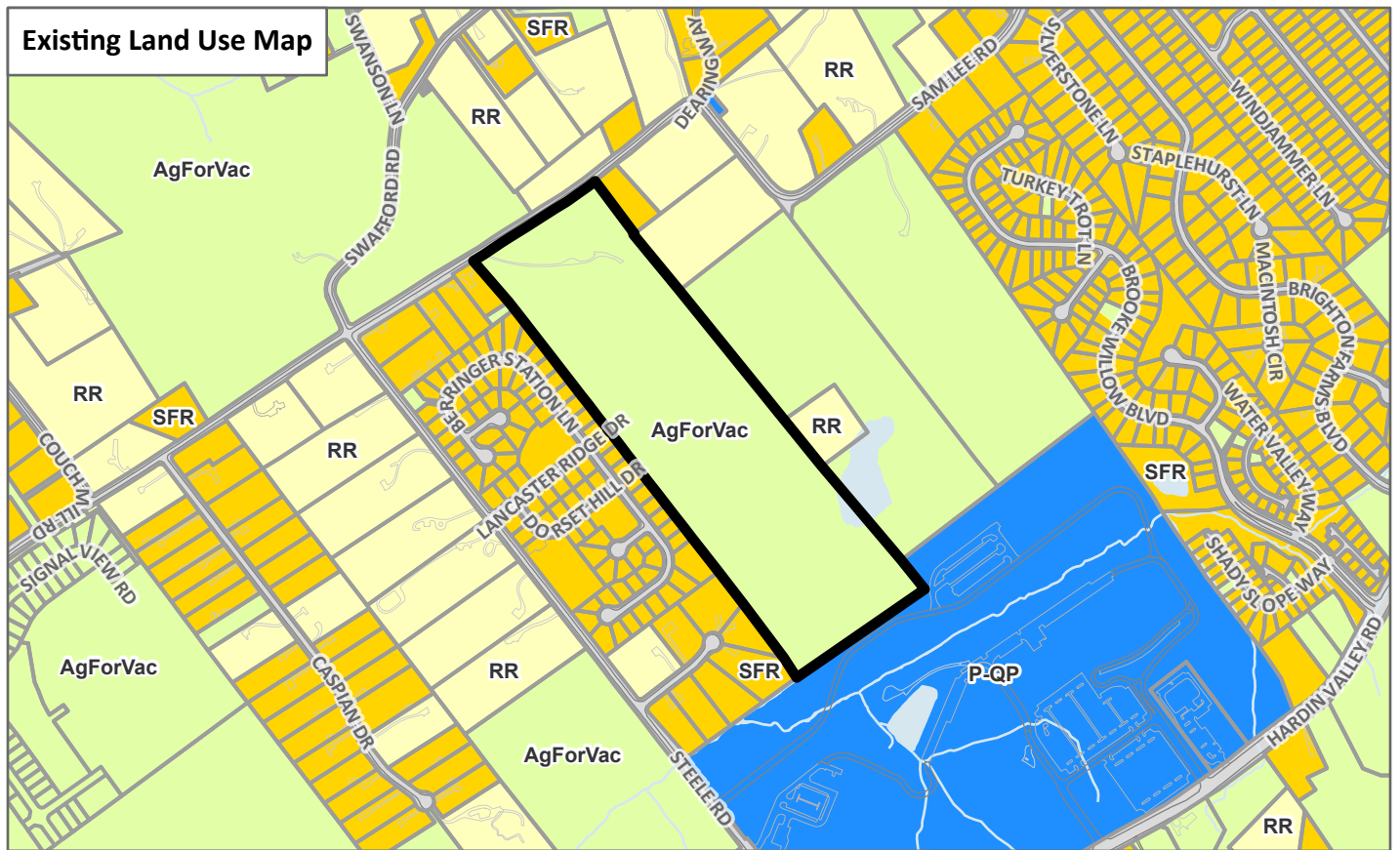
6-L-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

6-L-24-RZ

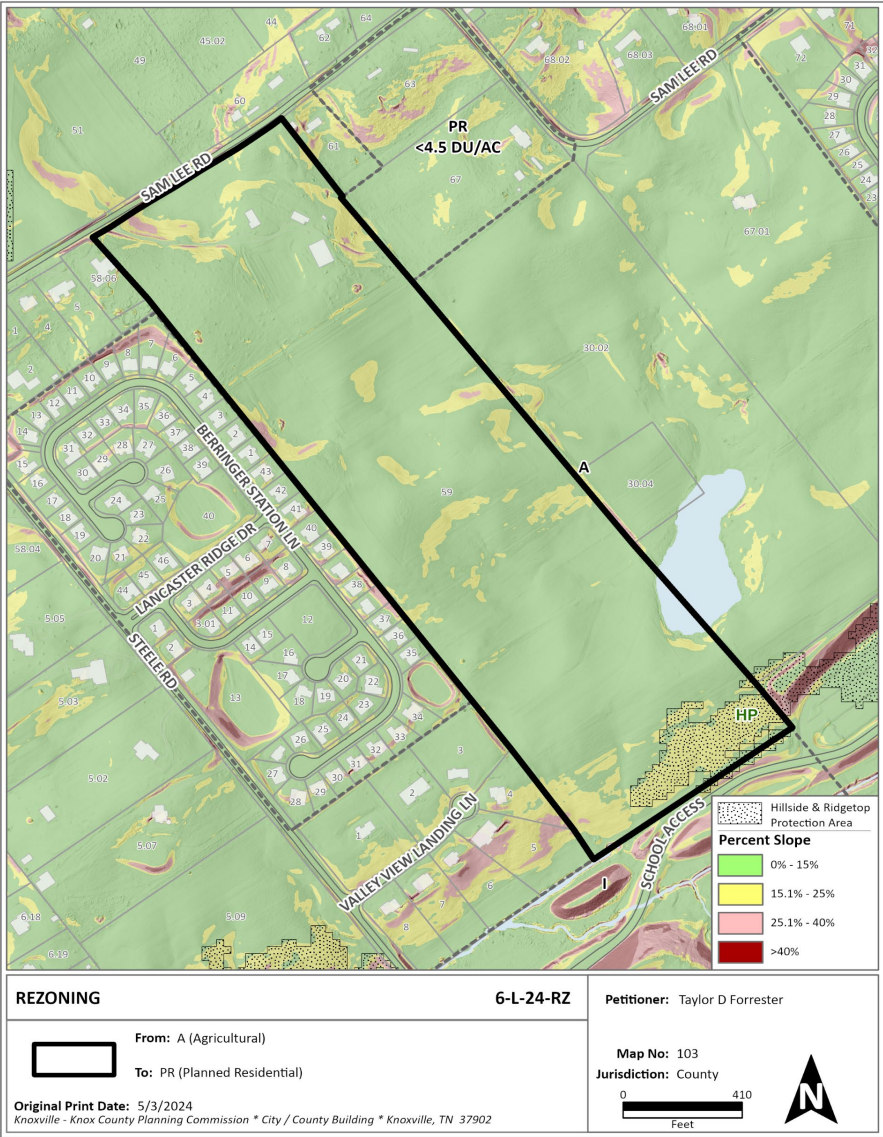


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	49.86		
Non-Hillside	47.58	N/A	
0-15% Slope	0.43	100%	0.43
15-25% Slope	1.85	50%	0.92
25-40% Slope	0.00	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	2.28	Recommended disturbance budget within HP Area (acres)	1.36
		Percent of HP Area	59.5%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	47.58	8.00	380.7
0-15% Slope	0.43	8.00	3.4
15-25% Slope	1.85	2.00	3.7
25-40% Slope	0.00	0.50	0.0
Greater than 40% Slope	0.00	0.20	0.0
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	2.28		7.1
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	49.86	7.78	387.8
Proposed Density (Applicant)	49.86	8.00	398.9



June 13, 20241:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 13, 2024, 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

A Ms. Karyn Adams	Ms. Nancy Barger	A Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
A Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting

2. TAYLOR D FORRESTER

6-L-24-RZ

11326 Sam Lee Road / Parcel ID 103 059, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 8 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.

2. MOTION (SMITH) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

June 13, 2024

Planning Commission meeting

Public Comments

44 Comments for 6-L-24-RZ

Michael (37932), May 30, 2024 at 3:02 PM

This is not a good idea at all for this area. 50 acres. 8/acre? That equals potentially 400 more families to this area. Consider the schools, the roads. 400-800 more cars. This area is already too dense for the infrastructure.

Robert (37932), May 30, 2024 at 3:24 PM

If we only want to consider schools, Mill Creek elementary was recently built to help take some of the pressure off of Hardin Valley elementary. New schools are already being planned and built down off of Watt Rd, also to help alleviate some of the pressure from Hardin Valley schools, and all of this is before several new neighborhoods and other apartment/townhome complexes in the immediate area are even done being built, so nobody has even moved into those yet.

Once everything else is built and people start to move in, the local schools are going to be right back to being over-populated again. That doesn't even consider the dramatic increase in traffic which is already a problem and causing not only congestion issues, but also wear-and-tear and maintenance issues, that are already not being addressed, to increase all the more.

A number of infrastructure issues (roads and traffic maintenance, utilities and amenities, etc) need to start being addressed in the Hardin Valley area before we continue to add yet more and more residential properties to the area.

Nickie (37932), May 30, 2024 at 3:47 PM

I have big concerns about this proposed development off Sam Lee Road. The developments already under construction on Sam Lee are causing major traffic safety hazards on Steele Rd. I cannot imagine the amount of traffic a duplex development will add. I drive Steele daily and have 3 kids at HVA. My son has already been in one accident this past year (hit & run) where someone pulled out of the middle school right into his car and then left. Traffic getting into and out of the three schools on Steele AND Hardin Valley is a nightmare daily. The fact there aren't already some solutions to traffic in this area is negligence. Approving so many more homes without a plan to make traffic better would be disgraceful. Please consider taking a step back and improving infrastructure first. Thank you for your time.

Beth (37932), May 30, 2024 at 4:12 PM

Please take into consideration the lack of infrastructure in Hardin Valley to support more homes. There is a 2 lane road on Sam Lee as well as Steele. The location of 3 schools within a mile of this property would pose a challenge to not just traffic, but the overcrowding of the schools.

Access to any highway is also via either a 2 lane Campbell Station, a 2 lane Sam Lee or Hardin Valley which is already impassable during peak hours of school and rush hour.

We already have multi family Homes going in on Hardin Valley at Steele that will add to the already hectic commute. Please do not add to the craziness that is traffic in Hardin Valley. Thank you.

Lori (37932), May 30, 2024 at 8:48 PM

Please do not approve this! Hardin Valley infrastructure cannot handle anymore new builds, especially ones that will affect the school population and increased traffic. All of our roads are 2 lane roads and we are already busting at the seams in this area. You will be making a major problem that already has no plans or help to be remediated even worse. Hardin Valley residents are practically begging for the building to stop. It is negatively effecting the residents who already live here.

Emily (37932), May 31, 2024 at 9:39 AM

Please do not allow 8 du/acre in this area. The schools are already over crowded. The new elementary school that was built will be for nothing if the construction we are seeing in this area continues.

Allyson (37932), May 31, 2024 at 10:45 AM

This has to stop. Our roads and schools can not accommodate this growth. How about we address those issues first and then talk about housing growth. All it takes is 24-48 hours of time in this community to understand that is irresponsible growth.

Karen (37932), May 31, 2024 at 1:03 PM

We do not approve of this development of duplexes at 8 units per acre. The roads, utilities, and schools can't handle this massive increase in people in this part of the county. The only development we would support is one that is 1 - 2 homes per acre to keep with the more rural/country and community feel to the Hardin Valley area.

Jennifer (37932), May 31, 2024 at 1:22 PM

THIS IS A BAD IDEA. WE ALREADY HAVE TRAFFIC ISSUES ON HARDIN VALLEY, OUR INFRASTRUCTURE IS NOT DESIGNED FOR ALL THIS INCREASED TRAFFIC. NOW YOU WANT TO ADD THOWNHOMES-CONDOS-APARTMENTS NEXT TO AN ELEMENTARY / MIDDLE SCHOOL THAT ALREADY HAS TRAFFIC FLOW ISSUES?????? THIS IS A VERY BAD IDEA

Anna (37931), May 31, 2024 at 4:13 PM

Stop building homes and condos in Hardin Valley! We have no roads that can handle the current traffic issues. People building in the area don't have to live in the bumper to bumper traffic for hours to drive a mile. Work on roads!

Kris (37932), May 31, 2024 at 4:58 PM

This is getting out of hand. Please come visit the Hardin Valley area and see the congestion all of the new residential construction is causing. Why do you continue to let the building happen without addressing logistical concerns and community resource needs.

Lyssa (37932), May 31, 2024 at 11:34 PM

Please stop the growth on infrastructure that can't handle this type of traffic. Sam Lee Rd is already not equipped for the traffic. Not to mention steel Rd and Hardin valley rd. None of them can handle this boost of population. And the residents have been saying this for years and no one is listening. This case would just add so much more traffic, traffic that this area can't take. Please do not approve of this. Focus on the INFRASTRUCTURE. Stop being greedy and think about those who actually live here.

Mark (37932), June 4, 2024 at 10:13 AM

As a long time resident in Hardin Valley, I am confused and frustrated by the aggressive, continued residential development in the Hardin Valley area. The infrastructure is currently well behind the residential population as it now exists and the continued development will only add to the problem. Most of Hardin Valley Rd. is a 2-lane road and will likely be so for a long time. This area now has some of the worst traffic issues in all of Knox county. The intersection at Pellissippi Pkwy and Hardin Valley is gridlock at many times during the day as well as travel in both directions on Hardin Valley. I can't understand why the aggressive residential development continues in this area with these infrastructure issues. It seems that other areas around Knox County should be considered for residential development and Hardin Valley should stop residential development, and the HV area infrastructure should be improved to address the current traffic congestion.

Jonathan (37932), June 5, 2024 at 9:09 AM

Please stop the over building and this over crowding of Hardin Valley area. We as residents are struggling due to these approvals of more housing but lack of infrastructure growth to manage the housing crisis. Yes it is becoming a crisis for our community. Housing is going up everywhere and there is not enough school space, road space or infrastructure to manage the growth. Put the necessary foundation in place via infrastructure prior to opening up more housing. Traffic is too much for 2 lanes as the main channel to funnel all the traffic and congestion. Our back roads are crumbling due to all the construction equipment and new traffic on all the roads. The school zones were just rezoned due to growth in the area and the approval of more housing is just undoing what we all just had to go through due to overcrowding the schools in the area. Stop padding the pockets of local government and please do what is right for the area. Over farming land kills its growth potential and that is exactly what is happening to Hardin Valley. We are already over crowded and squeezed from the growth to the point our community really can't manage. We need more local businesses opening in the area v/s housing.

Tina (37932), June 5, 2024 at 9:35 AM

Have any of you actually driven down this road during rush hours traffic? It is a narrow winding road that is difficult enough to drive without the addition of 100s more vehicles. There are already 2 large subdivisions on this road which have exponentially added to the traffic congestion making it virtually impossible to get to the interstate to get to work. There have been numerous wrecks on this road due to it being so narrow and winding. The shortsightedness of the planning commission in Knox County is mind boggling-there is no actual "planning" being done at all.

Mary (37932), June 5, 2024 at 9:42 AM

This is getting old. There's no road improvements to handle the traffic already around the schools. Please don't put the cart before the horse in our community.

Fletcher (37932), June 5, 2024 at 9:59 AM

Hardin Valley is absolutely FLOODED with these massive developments and the roads, power, sewage, etc. simply cannot handle an additional hundred(s) homes being added to it. PLEASE do not approve this rezoning. There are so many housing options available that all of Hardin Valley will turn into a 24/7 traffic jam in about two years.

Brandon (37932), June 5, 2024 at 10:27 AM

Hardin valley needs more infrastructure before we can plan to have more growth. It is irresponsible to cram more multifamily units into an area where schools are already too full and Hardin valley road is unusable half the of day due to traffic congestion. When is enough enough? When will the commissioners finally say no? I invite you all to attempt to drive out here during peak usage and maybe you will finally see that there are too many cars already.

Matthew (37932), June 5, 2024 at 10:40 AM

Please do not allow this rezoning request.

We were kicked out of Hardin Valley Elementary last year because of "overcrowding." Our neighborhood added approximately 50 students to HVES at only 2.5 DU/Acre. Adding a 8 DU/Acre development to a 50 acre play would have a significant to the school. We were only one mile from HVES, but now we have to drive 4 miles to take the kids to school.

Sam Lee is not a safe road to drive on. There is no shoulder on either side, and there are many blind spots. My wife has been in an accident on it due to an oncoming truck veering into her lane.

It would be incredibly irresponsible to approve this rezoning, and it would speak to the integrity of the planning committee. I'm very disappointed in the development that has been allowed in Hardin Valley, and before long it will become undesirable to live here. Quality should take precedent over quantity here.

Lawrence (37932), June 5, 2024 at 11:36 AM

To echo what many others have said, I would like to strongly oppose the approval of any additional residential development in Hardin Valley at this time. The infrastructure is simply unable to handle any additional residential zoning. Traffic is already substantial on Hardin Valley Rd and additional traffic would make the issue significantly worse. Steele Rd and Sam Lee Rd specifically are two-lane roads and the addition of more residential housing on these roads would cause substantial issue with traffic on those roads as well.

Additionally, Hardin Valley Elem. Was already over capacity prior to the opening of Mill Creek, which will be filled to capacity with the addition of more residences. Additional residential housing would also cause a strain on the resources of Hardin Valley Middle and HVA.

Although I do understand the need for additional housing in Knox County, the County has simply not kept up with the growth in Hardin Valley, and allowing additional builds of residential housing would put strain on the infrastructure that it is not equipped to handle at this time.

Rhonda (37931), June 5, 2024 at 11:49 AM

I am very opposed to this planned development in Hardin Valley for these reasons:

*Our roads & infrastructure cannot handle more traffic. Most roads are narrow, curvy, no shoulder "country roads" that are already overtraveled. The Knox County Sheriff's office should set up radar locations in the area. They'd get their quota of speeders in an hour!

*The school system in the area cannot handle more students.

*All of the newer developments in the area are eyesores to our once lovely Hardin Valley. They look cheap and the land is totally cleared, devoid of beauty.

*Traffic on Hardin Valley Road is atrocious between 7 a.m. until 7 p.m. , with the exception of a few hours in the middle.

Christine (37932), June 5, 2024 at 12:32 PM

Irresponsible overloading of Hardin Valley Infrastructure. If anything, build homes with 1+ acre lots and a playground.

Briana (37932), June 5, 2024 at 1:12 PM

As a Hardin Valley resident, I do not support the removal of beautiful land for future developments. Not only does the removal of these undeveloped areas take away from the charm and beauty of living in this part of town, it also will create issues with wildlife being forced out. I have seen the negative impacts firsthand in another city where wildlife attacks towards children and pets in public areas, such as parks, had come common place because the wildlife had become desperate. In addition, it will negatively impact the quality of living in Hardin Valley by increasing the amount of people and traffic on our small roads. We currently do not have the infrastructure to support this development. I speak for many Hardin Valley residents when I say that we do not support more development for homes/condos/apartments. Thank you.

Robin (37932), June 5, 2024 at 3:31 PM

Please do not build more homes in the proposed area. As new residents to the area, we already see the loss of the rural/country charm that drew us to the area in the first place. There are plenty of single-family homes and apartment complexes, plus many in the works. It seems irresponsible to continue building housing when the infrastructure can not handle the residents already living here. More housing also means more students in our schools, which are at capacity, even with the rezoning and building of new schools. It seems more prudent to address the infrastructure concerns and bring in businesses rather than more residents. Pandering to greedy land developers and builders does not seem to be what Hardin Valley residents want. Please, listen to the residents who live and work here. Thank you for your time.

Danielle (rryLa), June 5, 2024 at 3:43 PM

I echo all the above concerned Hardin Valley residents when I say please do not build this insane number of residential dwellings at this location. We have lived here for a year now. In that short time I have witnessed multiple almost car accidents as well as one accident. I have almost been in 2. There was a sink hole that shut down the direction of Sam Lee headed to the schools a few months ago. This was in an area where there is a lot of construction going on with Hayden Farms. It was a big inconvenience for us to drive out the other direction every day and take kids to school the "long way" to meet with more traffic on Hardin Valley Rd. Perhaps the sink hole is a sign that construction in and around Sam Lee needs to be stopped until the planning commission can do something about it. You want to grow Hardin Valley but the infrastructure is STRESSED at this time. Also, traffic lights should be looked at on Hardin Valley Road. There have been multiple traffic problems in and around the schools. We moved here for the schools but we found out we were moved to Millcreek which is further away than Hardin Valley Elementary and that is not what we signed up for when bought in this community. Obviously a new school that was built 5 miles from the main campus shows this is not sustainable and you need to slow up on residential building in this area until you can address these other areas. Please do the right thing and vote NO on this!

A (37931), June 5, 2024 at 4:11 PM

Building so many units per an acre off of Sam Lee is not a great idea. Not only are the small roads not able to handle that huge of an influx of cars. The schools, grocery, and lack of business in the area are not equipped for that many more people. This area is full of two lane roads and over packed schools. There isn't even any more space to add on to the elementary or middle school. You currently have all three schools using HVA for all sports activities, it is over run. I understand that areas will progress and grow but please make improvements to our roads a plan for even more new schools and leave some area for new businesses to support all the new building going on here. It is time to make a real plan for this area not just keep shoving more apartments and housing communities into an already over saturated area. It already takes my son over 40 minutes to drive home after school let's out, he takes Sam Lee home. That road is already backed up. Please do your research while the school year is in progress and see how this development will negatively impact this area in every bad way possible.

Zac (37931), June 5, 2024 at 4:26 PM

This is likely one of the last remaining pieces of what drew everyone into Hardin Valley, the natural beauty that was tucked away there. As everyone is aware, most all of it is gone at this point and this will likely be the final nail in the proverbial coffin. As an HVA graduate from 2014, I'm saddened that the nature which played such a foundational role in my youth and memories has been nearly entirely stripped and paved away. While I doubt this message will even be thoroughly reflected on by any party involved, I'd rather know I tried to save the last remaining piece of what made living in this area great. The last thing the area needs is another strip of cookie cutter dwellings that price out locals with rent increases year after year. I hope if this does get read, that you consider the part you play in the future of Hardin Valley, and know that we all expected a better future for the area over the last 10 years.

Christine (37932), June 5, 2024 at 4:27 PM

We are NOT in support of additional growth in this area. The infrastructure (Sam Lee, Steele, Solway, Hardin Valley Road) is not able to handle the addition of this number of people. Additionally, this will put a strain on stretched thin schools.

Malcolm (37932), June 5, 2024 at 5:51 PM

I'm strongly opposed. See attachment

[View Attachment](#)

Nicole (37932), June 5, 2024 at 6:37 PM

Approving the re-zoning of this property for future residential development would be negligent. Hardin Valley can not accommodate any more residents with its current infrastructure. It is making this an unbearable area to reside in. I would ask that this board please consider all the public comments regarding this matter. I would be hard pressed to believe that you find a single public comment from a current Hardin Valley resident that supports this re-zoning for the purpose of residential development. I understand that Knox County needs more housing but they need to reinvest some funds into the infrastructure in HV before they continue to build here.

Susan (37932), June 5, 2024 at 7:53 PM

While I realize that the county needs more housing, the proposed development of 8 houses per acre is just not in character with the rest of the area. Sam Lee Road is a narrow curvy road with two 90 degree turns next to this property. This is not the road to put a high-density residential area without making significant road improvement to Sam Lee Road including widening the road. Most of the surrounding subdivisions appear to be 3 houses per acre. Therefore, I think 3 houses per acre is the most that should be approved.

Kristi (37932), June 5, 2024 at 11:29 PM

Enough is enough! Our back roads are crumbling. The traffic is horrendous. The country setting people move here for is disappearing. The wild life of the area are running out of homes.

Rudy (37923), June 6, 2024 at 9:35 AM

Additional housing is not a need in Hardin Valley. There is a stark need for greenspace, parks, community center. Public use facilities. Stop the over development that will cause overcrowding in schools, increased traffic on roads that are not designed to handle the volume of traffic that additional housing brings. I work in Hardin Valley and I am saddened that the peaceful and serene landscape is being quickly replaced by less attractive housing and businesses.

John (36932), June 6, 2024 at 1:36 PM

Can we not slow down on the development of housing right now? I assume those making the decisions about what can and cannot be built in Hardin Valley, don't actually spend much time in this area. If they do, they must be putting on blinders to the abundance of families that have moved into the area in the last few years and the congestion that has caused. The Hardin Valley infrastructure, roads, schools, etc can not withstand more. Be smart!

Nancy (37923), June 6, 2024 at 1:50 PM

As an original teacher at HVA and a parent of Hardin Valley students, I am against the development of the property off Sam Lee Rd. Getting in and out of the schools during drop off and pick up can be compared to running the gauntlet. Cars, buses, and construction crews are traveling in all directions trying to avoid the MANY MANY students walking and darting around the traffic. It is anything but safe as it is. I cannot imagine the scene with additional

traffic, more walking students, and the increase of construction equipment on the roads. We have been lucky so far that there has not been a tragic accident in the school vicinity. Until infrastructure can handle the population increase, please put this project on hold.

Tiffany (37931), June 6, 2024 at 9:02 PM

I disagree with this action plan. Our area behind these schools needs to be protected from development. Please take into consideration the 15+ already current developments in the Hardin Valley area. This portion of our community needs to be protected. Choose somewhere else please.

Brenda (37932), June 11, 2024 at 8:14 PM

Please do not approve this development. This is way too many dwellings for this area which is already busting at the seams. There are new developments across from the school, the Glen, on Campbell Station, on Sam Lee and lest us not forget those further down HV Road that are still incomplete. Traffic on HV Road is becoming unbearable at peak times and accidents will certainly increase with the influx of people. There is no traffic control being added to assist with these changes in infrastructure. The ability to turn left out of many developments is getting more and more risky. Additionally the schools are already overwhelmed along with our other infrastructure elements. We need to slow down the development in this area. It's too much too fast.

Patsy (37932), June 11, 2024 at 8:19 PM

Please stop the madness!! Don't approve another building permit. When will it end? Considering the traffic and the schools this area is already over populated. I ask you please don't pass this request.

Allison (37931), June 12, 2024 at 11:35 AM

This is a terrible idea. Hardin Valley schools are already overcrowded. Hardin Valley itself is busting at the seams. Sam Lee cannot handle the extra traffic, nor can Hardin Valley in general. This land would do much better as something that benefits the community--like a park --than something that further crowds our schools and community.

Crystal (37932), June 12, 2024 at 1:52 PM

I am writing in regards to the proposed rezoning of farmland behind Hardin Valley middle school to a condo/townhouse neighborhood. The development within Hardin Valley has been extreme and our infrastructure is suffering. I am not opposed to another neighborhood of single-family dwellings as the housing market is growing within our area. However, I am extremely opposed to an eight unit per acre Development. We currently have beautiful neighborhoods that surround that property, and that idea would not only hinder the beautiful landscape of Hardin Valley, but it would also overwhelm 2 Single Ln. roads that are already over capacity in our area. Those being Steele Road and Sam Lee Road.

Angela (37932), June 12, 2024 at 6:45 PM

Good afternoon. My property adjoins the parcel that has been submitted for review. I do not expect that you will deny the request for rezoning, but would request that you stick to the 1-3 units per acre approved for similar projects.

Sam Lee Road, as well as Steele Road, are not adequate to support the traffic that 400 units would generate.

The property lies so that there isn't good visibility for cars pulling onto Sam Lee Road no matter where the entrance is located. There are blind hills from both directions that limit the availability to see oncoming traffic. Especially oncoming traffic that has no regard for speed limits or the safety of others.

At this time there are not sufficient utilities to support the number of units being requested. The development of the parcel to support that number of units will be a great disruption to the neighbors of this parcel.

Our schools are already suffering because of the overaccelerated growth that has outpaced the growth of infrastructure. All schools are overcrowded to the detriment of the students and the curriculum. Teachers are frustrated and it is becoming difficult for the Hardin Valley schools to maintain the level of staff that we once previously enjoyed in this community.

In summary, please limit the approval of this parcel to be in line with the precedent of similar developments at 1-3 units per acre.

Adam (37932), June 12, 2024 at 6:46 PM

Good afternoon. My property adjoins the parcel that has been submitted for review. I do not expect that you will deny the request for rezoning, but would request that you stick to the 1-3 units per acre approved for similar projects.

Sam Lee Road, as well as Steele Road, are not adequate to support the traffic that 400 units would generate.

The property lies so that there isn't good visibility for cars pulling onto Sam Lee Road no matter where the entrance is located. There are blind hills from both directions that limit the availability to see oncoming traffic. Especially oncoming traffic that has no regard for speed limits or the safety of others.

At this time there are not sufficient utilities to support the number of units being requested. The development of the parcel to support that number of units will be a great disruption to the neighbors of this parcel.

Our schools are already suffering because of the overaccelerated growth that has outpaced the growth of infrastructure. All schools are overcrowded to the detriment of the students and the curriculum. Teachers are frustrated and it is becoming difficult for the Hardin Valley schools to maintain the level of staff that we once previously enjoyed in this community.

In summary, please limit the approval of this parcel to be in line with the precedent of similar developments at 1-3 units per acre.

Simmon (37932), June 12, 2024 at 9:52 PM

I'd invite those that approve all these building plans to come try getting out of some of these neighbourhood like The Glen , Lancaster Ridge and Brighton Farms during the school year and they just might realise this area is NOT ready for an additional neighbourhood on an already congested road. If we haven't learnt that this area isn't ready for another 'development' , then those that are continuing to approve these plans simply don't care about the conditions and the community.

Cary (37932), Submitted during the meeting

Cars already go way too fast going east on Sam Lee Rd. Do you realize the Growth Plan includes the addition of a round about at Steele and Sam Lee? This will only increase the speed of traffic heading east on Sam Lee right towards a blind hill and a new 400 unit housing development!



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Taylor D Forrester

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-L-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

W Boyd Thomas Limited Partnership

Owner Name (if different)

P.O. Box 10124 Knoxville TN

Owner Address

865-679-0026

Owner Phone / Email

11326 SAM LEE RD

Property Address

103 059

Parcel ID

49.86 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Sam Lee Rd, east of Steele Rd

General Location

☐ City

Commission District 6

A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

MDR (Medium Density Residential), HP (Hillside Protection), SP (Stream Protection)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **PR (Planned Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

up to 8 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

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

Fee 1

\$3,143.00

Total

Fee 2

Fee 3

AUTHORIZATION

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

Taylor D Forrester

4/29/2024

Applicant Signature

Please Print

Date

Phone / Email

W Boyd Thomas Limited Partnership

4/29/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

April 26, 2024

June 13, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive; Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

W. Boyd Lonas Limited Partnership

P.O. Box 10124

865-679-0026

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11326 Sam Lee Rd

103 059

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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

Home Occupation (specify)

Other (specify)

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

PR at 8 du/ac

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission

Fee 1

Total

ATTACHMENTS☐ Property Owners / Option Holders ☐ Variance Request

Fee 2

ADDITIONAL REQUIREMENTS☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 3

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Taylor D. Forrester

Applicant Signature

865-584-4040

Phone Number

Property Owner Signature

Taylor D. Forrester

Please Print

tforrester@lrwlaw.com

Email

Boyd Lonas

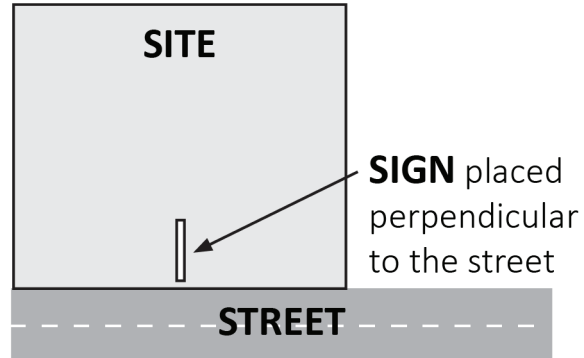
Please Print

4/26/2024

Date

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **May 10, 2024** _____ and _____ **June 14, 2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor D. Forester

Date: 4/29/2024

File Number: 6-L-24-RZ



Sign posted by Staff



Sign posted by Applicant

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:

LOKR0117343

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

259.22

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:

TRANSACTION REPORT

Date

June 14, 2024 2:22:51 PM EDT

Amount:

259.22

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR01173430

June 18, 2024

Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR01173430

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 15, 2024, 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 the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. 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 and we will be glad to work with you in obliging any reasonable request.

REZONINGS

6-A-24-RZ - ELIZABETH DAVIS RAINES- 7639 GIBBS RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-C-24-RZ - KNOX WILLIAMS- 9419 DUTCHTOWN RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-D-24-RZ - KNOXVILLE REAL ESTATE MANAGEMENT LLC- 11120 HARDIN VALLEY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac, subject to one condition

6-G-24-RZ - LESLIE BRUSSEL-SMITH- 8237 COLLIER RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-H-24-RZ - EDWARD E SHARP- 8519 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve A (Agricultural)

6-K-24-RZ - FRANCES LEWIS- 7915 GRIFFITH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-L-24-RZ - TAYLOR D FORRESTER- 11326 SAM LEE RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 8 du/ac

6-M-24-RZ - STEFAN CLAAR- 8511 HOWELL LN. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac

6-N-24-RZ - JUSTIN HARVEY- 8813 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

6-S-24-RZ - MESANA INVESTMENTS LLC- 7920 ASHEVILLE HWY 8014 ASHEVILLE HWY; 0, 8003 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac

6-T-24-RZ - MESANA INVESTMENTS, LLC- 0 ASHEVILLE HWY. Proposed rezoning. Property located north of Ashville Hwy, west of Cash Rd. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

6-U-24-RZ - LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE DRIVE, LLC- 1013, 1033 LOVELL RD. Proposed rezoning. Planning Commission Action: Approve CA (General Commercial), TO (Technology Overlay)

1-K-24-RZ - THUNDER MOUNTAIN PROPERTIES- 8744 CHAPMAN HWY. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, subject to two conditions.

5-K-24-RZ - BENJAMIN C MULLINS- 2814 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

Publication Dates

L00000000

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This case is scheduled to be heard by County Commission on **July 15, 2024 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-18242

3-C-26-JC

JUNIOR COMMISSION ZONINGS - MOCK MEETING

Meeting Date: 03/02/2026
Requested By: Drucilla Stills, COUNTY COMMISSION
Department: COUNTY COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

Information

CAPTION

Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre. Property located at 2528 and 2536 W Beaver Creek Drive / Parcel ID 067 061, 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is compatible with surrounding zoning and consistent with the Comprehensive Plan subject to one condition, by a vote of 14-0.**
(Junior Commission District 7)

Attachments

Benjamin Mullins 9-I-24-RZ

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

9/13/2024 12:54 PM

FILE NUMBER: 9-I-24-RZ

APPLICANT: BENJAMIN C MULLINS

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 24 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan subject to 1 condition.**

COMMISSION VOTE COUNT: 14-0

LOCATION: 2528, 2536 W BEAVER CREEK DR / Parcel ID 67 061, 062

ACREAGE: 4.8 acres

DISTRICT: Commission District 7

COMMISSION HEARING ON: 9/12/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/8/2024

LEGISLATIVE HEARING ON: 10/21/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 9/20/2024

APPLICANT'S ADDRESS: Benjamin C. Mullins Frantz, mcConnell & Seymour, LLp
550 W Main St PO Box: Ste 500
Knoxville, TN 37902

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, the PR zone at 12 & 24 du/ac is partially related to the TN (Traditional Neighborhood) place type.

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

TTCDA Approval? N/A

REZONING REPORT

► **FILE #:** 9-I-24-RZ

AGENDA ITEM #: 12

AGENDA DATE: 9/12/2024

► **APPLICANT:** BENJAMIN C MULLINS

OWNER(S): Carolyn Kirby

TAX ID NUMBER: 67 061, 062

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2528 & 2536 W BEAVER CREEK DR

► **LOCATION:** Southeast side of West Beaver Creek Dr, northeast of Clinton Hwy

► **APPX. SIZE OF TRACT:** 4.8 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Beaver Creek Drive, a major collector street with a pavement width of 19.2 ft within a 38-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:** PR (Planned Residential)

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

► **DENSITY PROPOSED:** up to 24 du/ac

EXTENSION OF ZONE: No.

HISTORY OF ZONING: None noted.

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

South: Rural residential - A (Agricultural)

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

West: Single-family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area contains a mix of uses, with single-family residences and warehouses on large lots along W Beaver Creek Drive and smaller single-family lots off of side streets. There is a commercial corridor along Clinton Hwy to the southwest, and Powell High School is located to the northeast.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan, subject to 1 condition.**

1. No more than 24 residential building permits may be issued before the completion of capital improvements planned at the intersection of W Beaver Creek Drive and Clinton Highway.

COMMENTS:

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

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

1. The subject property is located on W Beaver Creek Drive, a minor collector street which is planned to be improved to the south where it intersects with Clinton Highway (see Exhibit B). Right-of-way is being acquired by Knox County, and construction is estimated to begin in late 2025. The County is partnering with the TN Department of Transportation (TDOT) to install a traffic signal and make roadway alignment changes to greatly increase safety at this location. Clinton Highway is a 4-lane principal arterial street with a posted speed limit of 50 mph and a traffic volume of over 26,000 vehicles per day. A traffic signal will allow for much safer turning movements to and from W Beaver Creek Drive onto Clinton Highway. W Beaver Creek Drive is also being shifted to the west in order to improve sight distance, as Clinton Hwy curves towards the south near this intersection.
2. Improvements were recently completed to the northeast on W Beaver Creek Drive with a roundabout installation and alignment at its intersection with Brickyard Road and Lyngate Boulevard. This provides safer and more efficient access to Powell Drive to the northwest, which is a major arterial street created by TDOT in 2015.
3. These significant changes to the roadway infrastructure increase capacity for residential development in the area and support consideration of the proposed rezoning to the PR (Planned Residential) district. The proposed density of 24 du/ac on this 4.8-acre property is much more intense than any surrounding residential development, but a density of 12 du/ac could be feasible after the improvements at Clinton Highway are complete.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential development may be clustered in the optimal areas of a property, away from more environmentally sensitive areas. The PR zone also emphasizes compatibility with surrounding or adjacent zones.
2. The subject property includes forested steep slopes and a blue line stream. These conditions align with the intent of the PR zone and enable development that preserves the stream and slopes.
3. A zoning of PR up to 12 du/ac is also compatible with surrounding zones, which include planned residential subdivisions. There is a lot 180 ft to the northeast with PR zoning at the same maximum density. The OB (Office, Medical and Related Services), CA (General Business), and CB (Business and Manufacturing) zones are also nearby and allow residential development at 12 du/ac as a permitted use.

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 recommended rezoning of PR up to 12 du/ac with Condition #1 regarding the completion of nearby capital improvements is intended to mitigate potential traffic impacts to the area. The maximum number of building permits that can be issued before the intersection alignment project with Clinton Highway is consistent with a maximum density of 5 du/ac. After the capital project is complete, a higher density of development to 12 du/ac can be accommodated. The subject property is a short distance from two major arterial streets, which have ample traffic capacity.

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

1. The PR zone up to 12 du/ac is a partially related zone within the TN (Traditional Neighborhood) place type for this property. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria to be approved. This property meets the criterion that the zoning district be consistent with primary and secondary uses of the TN place type, which include single-family, attached, and multifamily dwellings.
2. The rezoning with the noted condition is consistent with Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development. It also supports Policy 6 to promote attainable housing that meets the needs of current and future residents. PR zoning up to 12 du/ac provides for a range of housing forms to meet local demand.
3. The rezoning is consistent with the property's location in the Planned Growth Area of the Growth Policy plan.

ESTIMATED TRAFFIC IMPACT: 1082 (average daily vehicle trips)

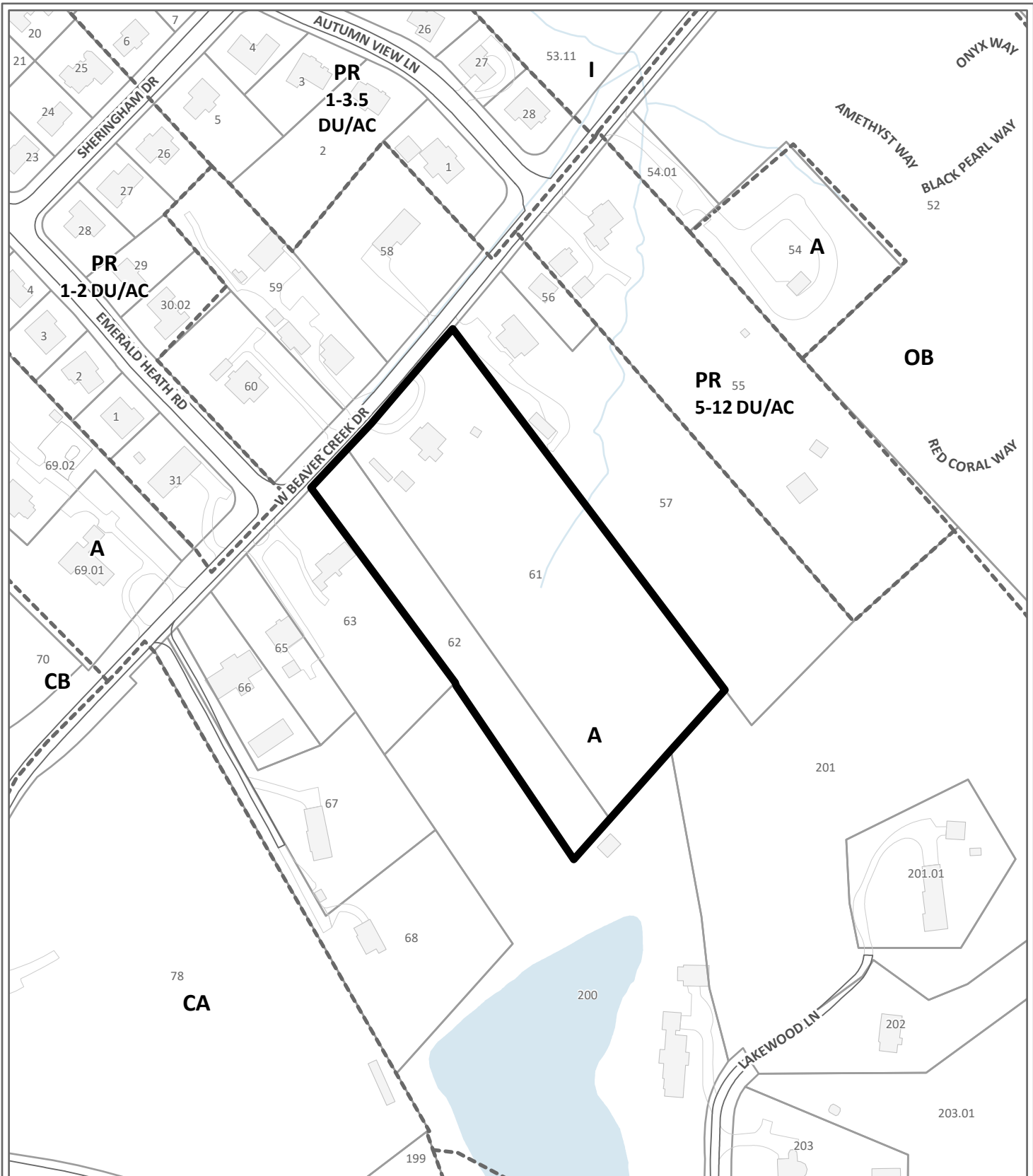
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 10/21/2024. 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

9-I-24-RZ



From: A (Agricultural)

To: PR (Planned Residential) up to 24 du/ac

Original Print Date: 8/8/2024

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

Petitioner: Benjamin C Mullins

Map No: 67

Jurisdiction: County

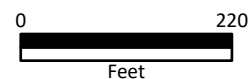
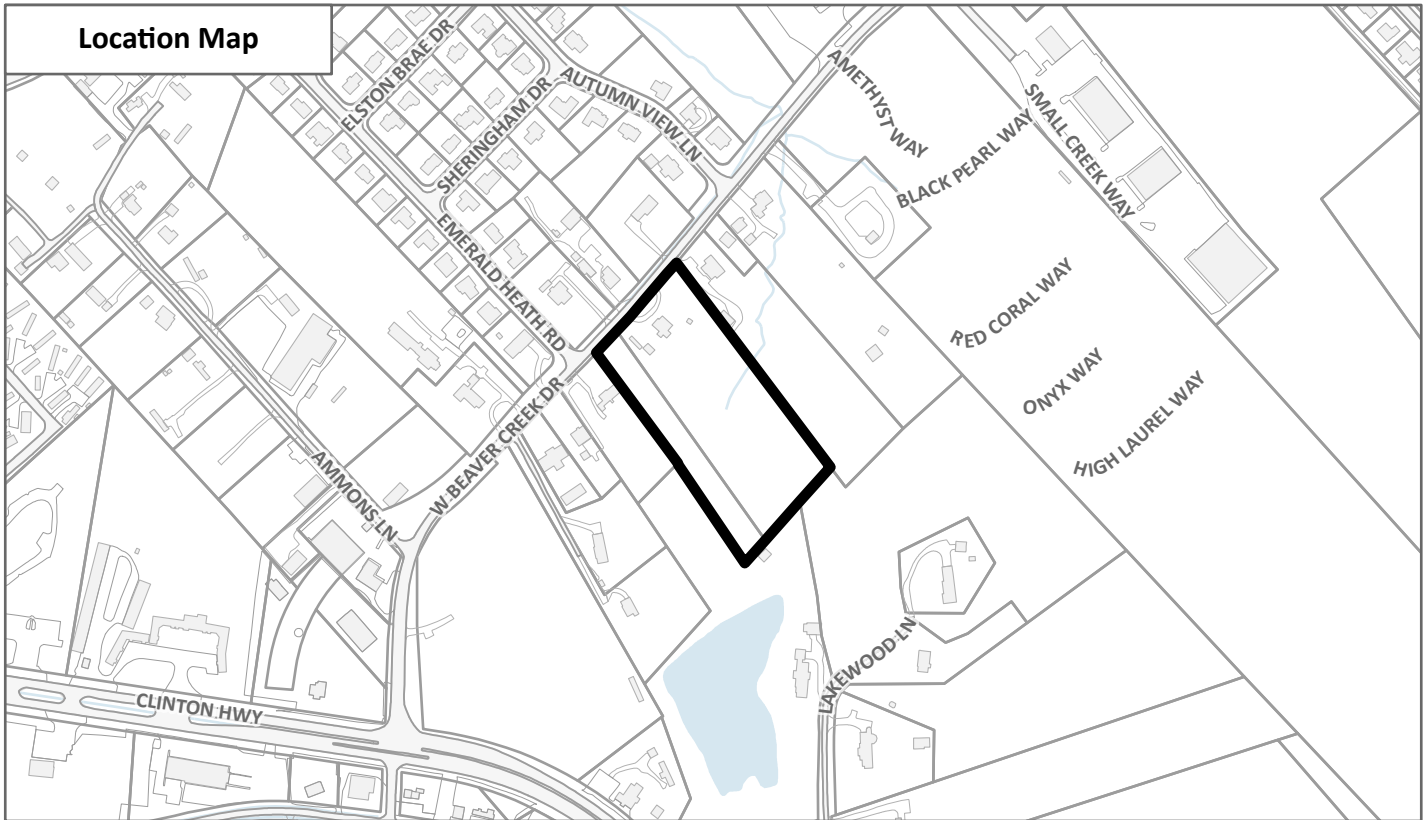


Exhibit A. Contextual Images

Location Map



Aerial Map

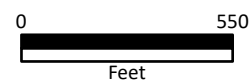


CONTEXTUAL MAPS 1

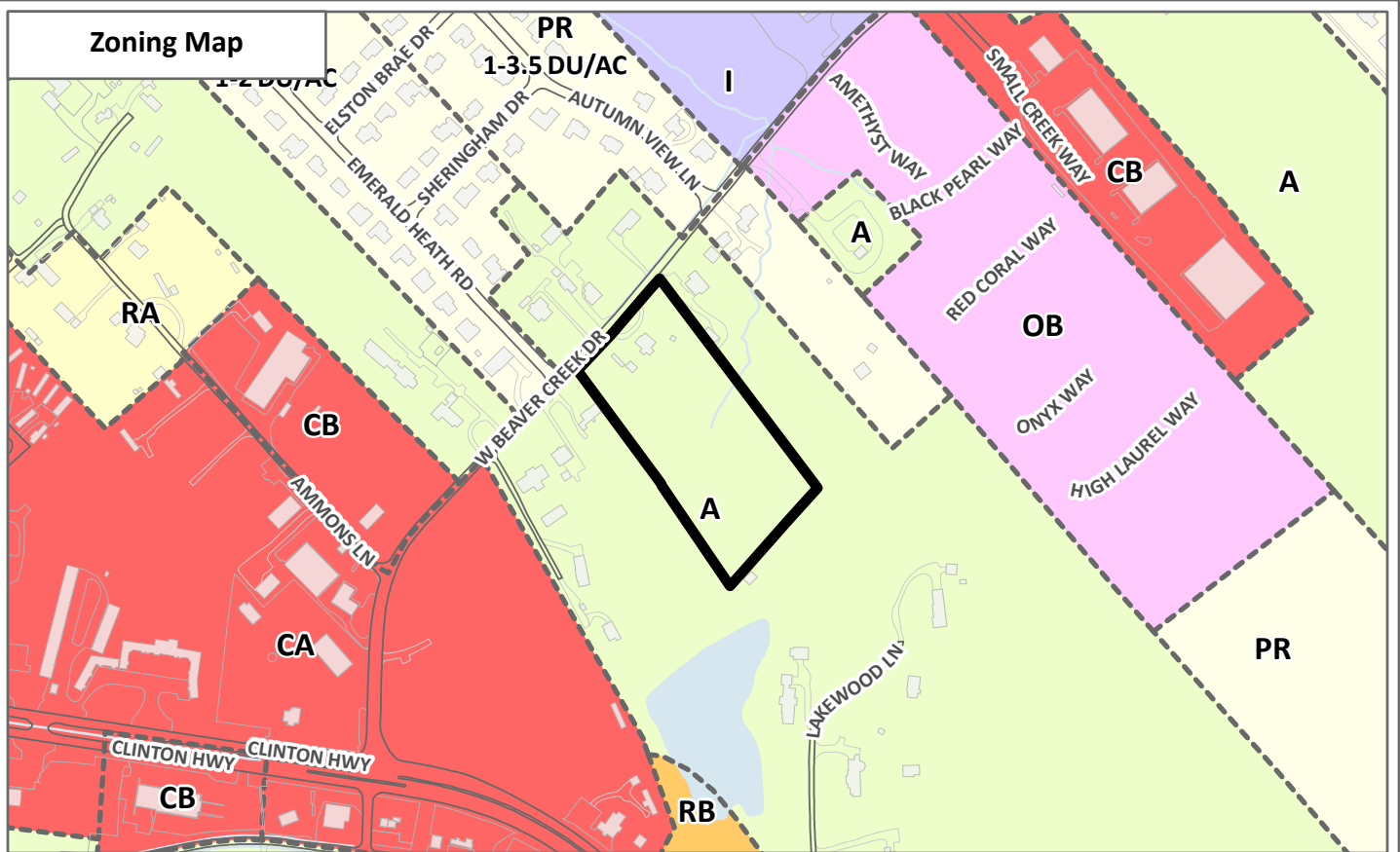
9-I-24-RZ



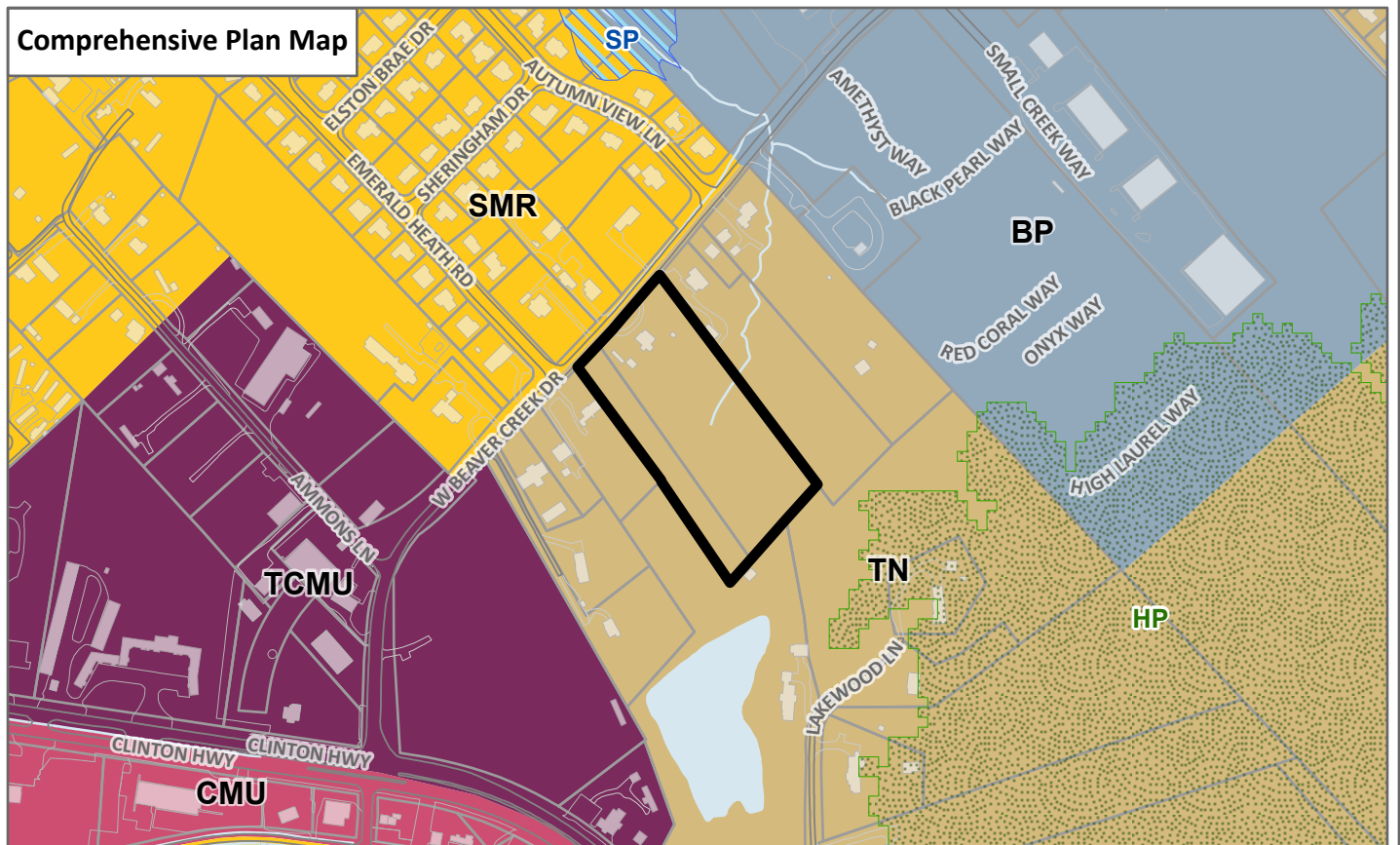
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

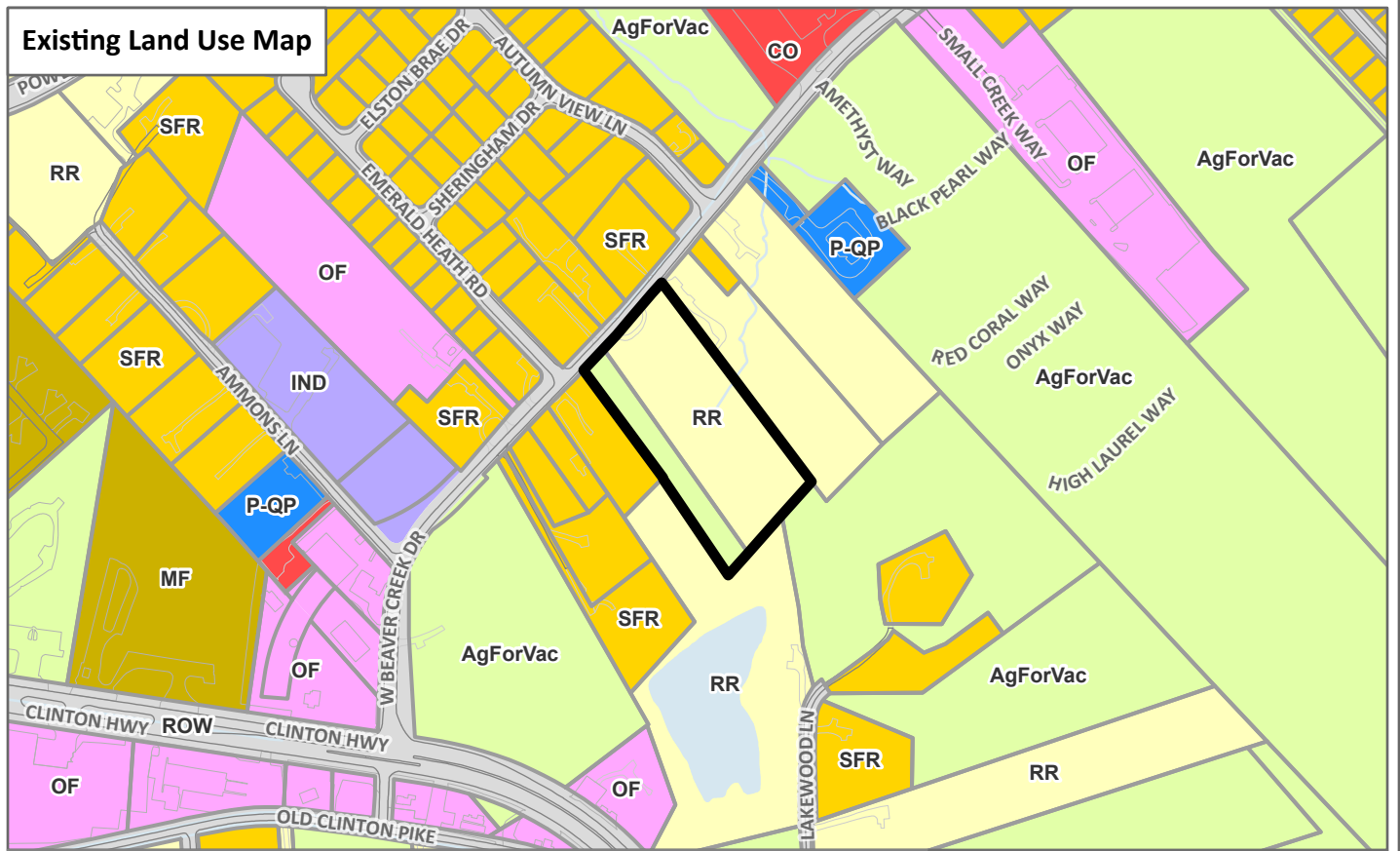
9-I-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

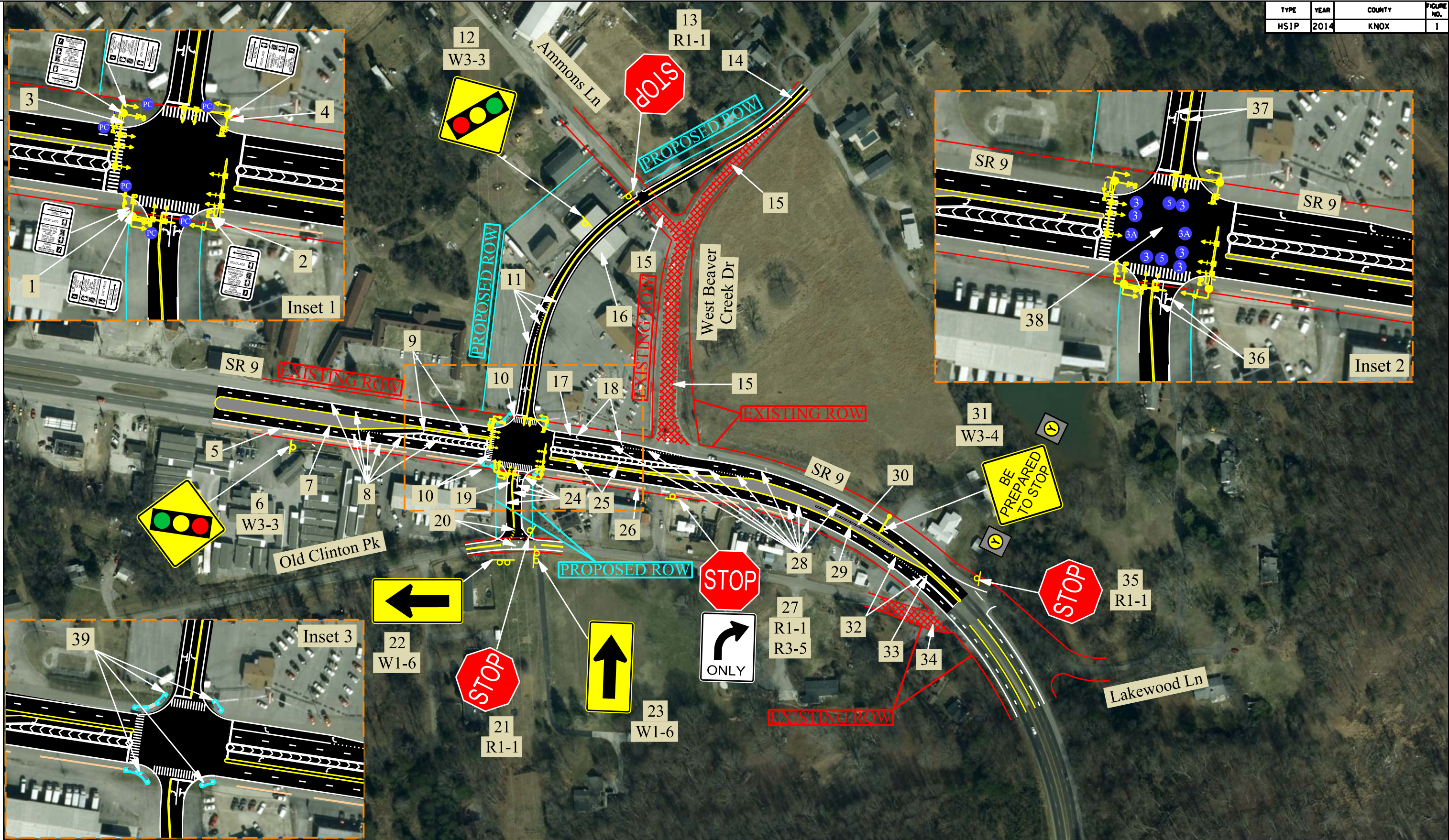
9-I-24-RZ



Case boundary



1/24/2017 10:55:34 AM
\\FILESERVER\file_server\PROJECTS\2014\4-032 (TDOT) RSAR Knox Cty - SR-9 IS at W. Beaver Creek Dr\FIGURES\Signal-Sheet 00.dgn



ROAD SAFETY AUDIT REPORT
SR 9 AND WEST BEAVER CREEK DRIVE
L.M. 2.28
KNOX COUNTY



Exhibit B: Capital Improvements at Clinton Hwy & W Beaver Creek Dr

September 12, 2024
Planning Commission meeting

Public Comments

4 Comments for 9-I-24-RZ

Kayla (37849), September 3, 2024 at 10:59 AM

I hope this message finds you well. I am writing to formally express my disinterest and concerns regarding the proposed development of an apartment complex on 2528 W Beaver Creek Drive Powell, TN (rezoning Agenda Item No. 12 9-I-24-RZ). As a resident of the area, I am deeply concerned about the impact this development will have on our infrastructure, particularly the traffic patterns and existing road system. The increased traffic would likely lead to congestion, delays, and an increased risk of accidents, making the roads less safe for all residents. Moreover, the current road system does not have the capacity to support such a significant influx of new residents, which could result in long-term negative effects on our area's quality of life. I urge you to reconsider the development plans for this site and to explore alternative uses for the land that would not strain our local infrastructure. It is essential that any new developments in our area are sustainable and considerate of the existing residents' needs and safety. Thank you your attention to this matter. I hope that my concerns are taken into consideration at the planning meeting that I am unable to attend on September 12th.

Scott (37849), September 12, 2024 at 12:05 PM

Hello, my comments are concerning the proposed development of an apartment complex on 2528 W Beaver Creek Drive Powell, TN (rezoning Agenda Item No. 12 9-I-24-RZ). Having lived in a subdivision near this proposed apartment complex for almost 20 years I have watched the continued increase in traffic and accidents. Less than 200 yards from 2528 W Beaver Creek Drive if driving east on Beaver Creek is a location where multiple car accidents occur each year, semi-trucks, service vehicles, and the everyday car/truck fail to notice the curve/dip in the road. Without living in this area or checking accident records it would be difficult to know how dangerous this section of Beaver Creek Drive can and has been for years. This is why, I'm opposed to the additional traffic flow an apartment complex will add without road improvements. Increased traffic will most definitely increase traffic accidents. Increasing residential traffic patterns without improving the road infrastructure will also escalate the danger to students boarding the school bus at the entrance of two subdivisions across from the proposed rezoning location. Please consider my comments and shared information as the board reviews the application for rezoning. Thank you for your time and hearing my concerns.

Stan (37849), September 12, 2024 at 12:59 PM

Please see attached PDF for my comments

[View Attachment](#)

Mike (37923), Submitted during the meeting

I would like to go on record as being in strong opposition to this change. We own the house at 2708 W Beaver Creek, and four generations of our family have lived there. My son currently lives there. First

and foremost, we like the area the way it is and we do not wish to see it changed in the way this would encourage. It will severely diminish the rural look and feel of the surrounding community. The road is already quite busy and the additional traffic will just exacerbate the situation.

September 12, 2024

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

The Planning Commission met in regular session on September 12, 2024, 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

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer*	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	A Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson*	Mr. Nick Gill

A – Absent from the meeting, *Arrived Late

12. BENJAMIN C MULLINS

9-I-24-RZ

2528, 2536 W Beaver Creek Drive / Parcel ID 067 061, 062, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 24 du/ac.

Speaking today:

David Queener, 2701 Lakewood Ln., Knoxville, TN 37921

Lemuel Boggs, 2730 Lakewood Ln., Knoxville, TN 37921

Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Benjamin C Mullins

Applicant Name

Affiliation

7/24/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-I-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Benjamin C. Mullins Frantz, McConnell & Seymour, LLP

Name / Company

550 W Main St Ste 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Carolyn Kirby

Owner Name (if different)

2528 W Beaver Creek Dr Powell TN 37849

Owner Address

865-300-1008

Owner Phone / Email

2528 W BEAVER CREEK DR / 2536 W BEAVER CREEK DR

Property Address

67 061, 062

Parcel ID

Part of Parcel (Y/N)?

4.8 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

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

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

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☒ Zoning Change	PR (Planned Residential)	Pending Plat File Number
	Proposed Zoning	
☐ Plan Amendment	Proposed Plan Designation(s)	

up to 24 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$650.00	
Fee 2	
Fee 3	

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	Benjamin C Mullins	7/24/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Carolyn Kirby	7/24/2024
	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Benjamin C. Mullins

Attorney for Option Holder

Applicant Name

Affiliation

7-23-24

September 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

9-I-24-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

Carolyn Kirby

2528 W. Beaver Creek Dr.

865-300-1008

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2528 and 2536 W. Beaver Creek Dr.

067 061 and 067 062

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S of W. Beaver Creek Rd near its intersection with Emerald Heath Rd.

~5.1 acres

General Location

Tract Size

7

A

RR and AgForVac

☐ City ☒ County

District

Zoning District

Existing Land Use

NW County

TMR

Planned Growth

Planning Sector

 Land Use / Place Type
 CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change PR
Proposed Zoning☐ Plan Amendment Change Proposed Plan Designation(s)
24 dua

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☒ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Benjamin C. Mullins

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

DocuSigned by:

Carolyn Kirby

Carolyn Kirby

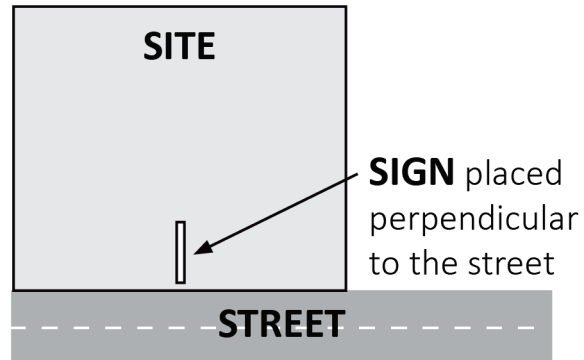
07/24/2024, SG

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **08/30/2024** _____ and _____ **09/13/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C Mullins

Date: 07/24/2024

File Number: 9-I-24-RZ



Sign posted by Staff



Sign posted by Applicant

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: LOKR0160089 Order Status: Submitted Classification: Public Notices Package: General Package Total payment: 222.68 Payment Type: Account Billed User ID: L0013876 External User ID: 676064	PREVIEW FOR AD NUMBER LOKR01600890 PUBLIC NOTICE The following items will be considered by the Knox County Board of Commissioners on October 21, 2024, 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 the Knoxville-Knox County Planning website at Knox-Planning.org/agenda. 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 and we will be glad to work with you in obliging any reasonable request. PLAN AMENDMENTS/REZONINGS 8-H-24-RZ - MICHAEL SHADDLE - 9510 DAYBREAK DRIVE - Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential), subject to one condition. 9-D-24-RZ - AVERA LYNN MCDANIEL- 7509 NICHOLS RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential). 9-I-24-RZ - BENJAMIN C MULLINS- 2528 & 2536 W BEAVER CREEK DR. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, subject to one condition. 9-J-24-RZ - NANCY COX- 7757 HEISKELL RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential). 9-K-24-RZ - STEFAN CLAAR- 0 JIM JONES LN. Property located east side of Oak Ridge Hwy, northwest side of Jim Jones Ln. Proposed rezoning. Planning Commission Action: Approve CA (General Commercial). 9-L-24-RZ - MESANA INVESTMENTS, LLC- 1413 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac, subject to two conditions. 9-M-24-RZ - BENJAMIN C. MULLINS- 2713 BYINGTON BEAVER RIDGE RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.3 du/ac, subject to one condition. 9-N-24-RZ - BLAKLEY DANCE PAVLIS- 5027, 5033, 5039 CRIPPEN RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential). 9-O-24-RZ - HOMESTEAD LAND HOLDINGS, LLC- 7514 MILLERTOWN PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac. 9-Q-24-RZ - GREGORY DEE- 0 GEORGE LIGHT RD. Property located southeast side of George Light Rd, northeast of Solway Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 1.5 du/ac, TO (Technology Overlay), and F (Floodway) Publication Dates LOKR0160089
ACCOUNT INFORMATION Knoxville-Knox County Planning 400 W Main ST # 403 DELLAS DEARMOND Knoxville, TN 37902-2427 865-215-2506 dori.caron@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT	
TRANSACTION REPORT Date September 13, 2024 4:11:47 PM EDT Amount: 222.68	
ADDITIONAL OPTIONS 1 Affidavit	
SCHEDULE FOR AD NUMBER LOKR01600890 September 20, 2024 Knoxville News Sentinel	<< Click here to print a printer friendly version >>

This case is scheduled to be heard by County Commission on **October 21, 2024 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-18239

3-D-26-JC

JUNIOR COMMISSION ZONINGS - MOCK MEETING

Meeting Date: 03/02/2026

Requested By: Drucilla Stills, COUNTY COMMISSION

Department: COUNTY COMMISSION

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

Appropriation Required: NO

Information

CAPTION

Request of Mesana Investments, LLC for rezoning from PC (Planned Commercial) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 0 Asheville Highway / Parcel ID 062 02308, 02309. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 10-0 Consent.**

(Junior Commission District 8)

Attachments

Mesana Investments LLC 6-T-24-RZ

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

6/14/2024 10:43 AM

FILE NUMBER: 6-T-24-RZ

APPLICANT: MESANA INVESTMENTS, LLC

APPLICANT'S REQUEST: REZONING

FROM: PC (Planned Commercial)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 12 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the Knox County Comprehensive Plan.**

COMMISSION VOTE COUNT: 10-0 Consent

LOCATION: 0 ASHEVILLE HWY / Parcel ID 62 023 08, 023 09

ACREAGE: 10.24 acres

DISTRICT: Commission District 8

COMMISSION HEARING ON: 6/13/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/7/2024

LEGISLATIVE HEARING ON: 7/15/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/18/2024

APPLICANT'S ADDRESS: Drew Staten Mesana Investments LLC
PO Box: PO Box 11315
Knoxville, TN 37939

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, PR at up to 12 du/ac is partially related to the CMU (Corridor Mixed-use) place type.

Consistent with Growth Plan? Yes, PR can be considered in the Urban Growth Boundary.

TTCCA Approval? N/A

REZONING REPORT

► **FILE #:** 6-T-24-RZ (REVISED)

AGENDA ITEM #: 29

AGENDA DATE: 6/13/2024

► **APPLICANT:** MESANA INVESTMENTS, LLC

OWNER(S): Barry Vaulton

TAX ID NUMBER: 62 023 08, 023 09

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ASHEVILLE HWY (0 ASHEVILLE HWY)

► **LOCATION:** North side of Asheville Hwy, west of Cash Rd

► **APPX. SIZE OF TRACT:** 10.24 acres

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

ACCESSIBILITY: Access is via Asheville Hwy, a median-divided major arterial median with 4 lanes within a right-of-way that varies from 138 to 143 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

► **PRESENT ZONING:** PC (Planned Commercial)

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

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

► **DENSITY PROPOSED:** up to 12 du/ac

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

HISTORY OF ZONING: In 2021, the rear portion of these two parcels were rezoned from A to PC (1-F-21-RZ).

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

South: Public/quasi-public land (church), Industrial, agriculture/forestry/vacant land - A (Agricultural), CA (General Business)

East: Rural residential - CA (General Business), A (Agricultural)

West: Agriculture/forestry/vacant land - CA (General Business), A (Agricultural)

NEIGHBORHOOD CONTEXT: This section of Asheville Highway consists of primarily large, vacant, agricultural lots with small office and some smaller scale commercial uses.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the Knox County Comprehensive Plan.**

COMMENTS:

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

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

1. Over the last twenty-five years, there have been several A to PR rezonings along and near Asheville Highway with a wide range of densities, up to 12 du/ac. The area has been experiencing new residential developments in recent years, including the expansion of Neals Landing subdivision 0.5 miles to the west along Asheville Highway and Ellens Glen subdivision 0.7 miles to the southeast along Strawberry Plains Pike.

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

1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
2. At the requested density of 12 du/ac, this 10.24-acre property could accommodate up to 122 dwelling units.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 PR zone requires development plan review by the Planning Commission. At that time, issues such as access, traffic, and compatibility with surrounding character will be looked at along with any community input.
2. Asheville Highway is a major arterial, so traffic would not be routed through residential streets to reach this property.
3. Residential development with a density of up to 12 du/ac is more appropriate along major corridors and can serve as a transition down to less dense residential development.
4. This stretch of Asheville Highway is predominantly zoned commercial, so this requested zone and density are not expected to cause any adverse impacts.

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

1. The PR zone is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development and wide range of housing choices.
2. The proposed rezoning is compatible with the property's CMU (Corridor Mixed-use) place type as defined in the Comprehensive Plan, which allows consideration of the PR zone with densities up to 24 du/ac.
3. This rezoning from commercial to residential zone is consistent with the Comprehensive Plan's Implementation Policy 3 which encourages infill and redevelopment of underutilized commercial land.
4. Residential development at this location is also consistent with the Comprehensive Plan's Implementation Policy 5, which supports creating neighborhoods with a variety of housing types and amenities in close proximity. The property is located within two miles of Carter Park, and Carter Elementary, Carter High, and Sunnyview schools.
5. The East County Community Plan designates Asheville Highway as a 'Development Corridor' which is appropriate for a more intense development pattern and planned infrastructure expansion.

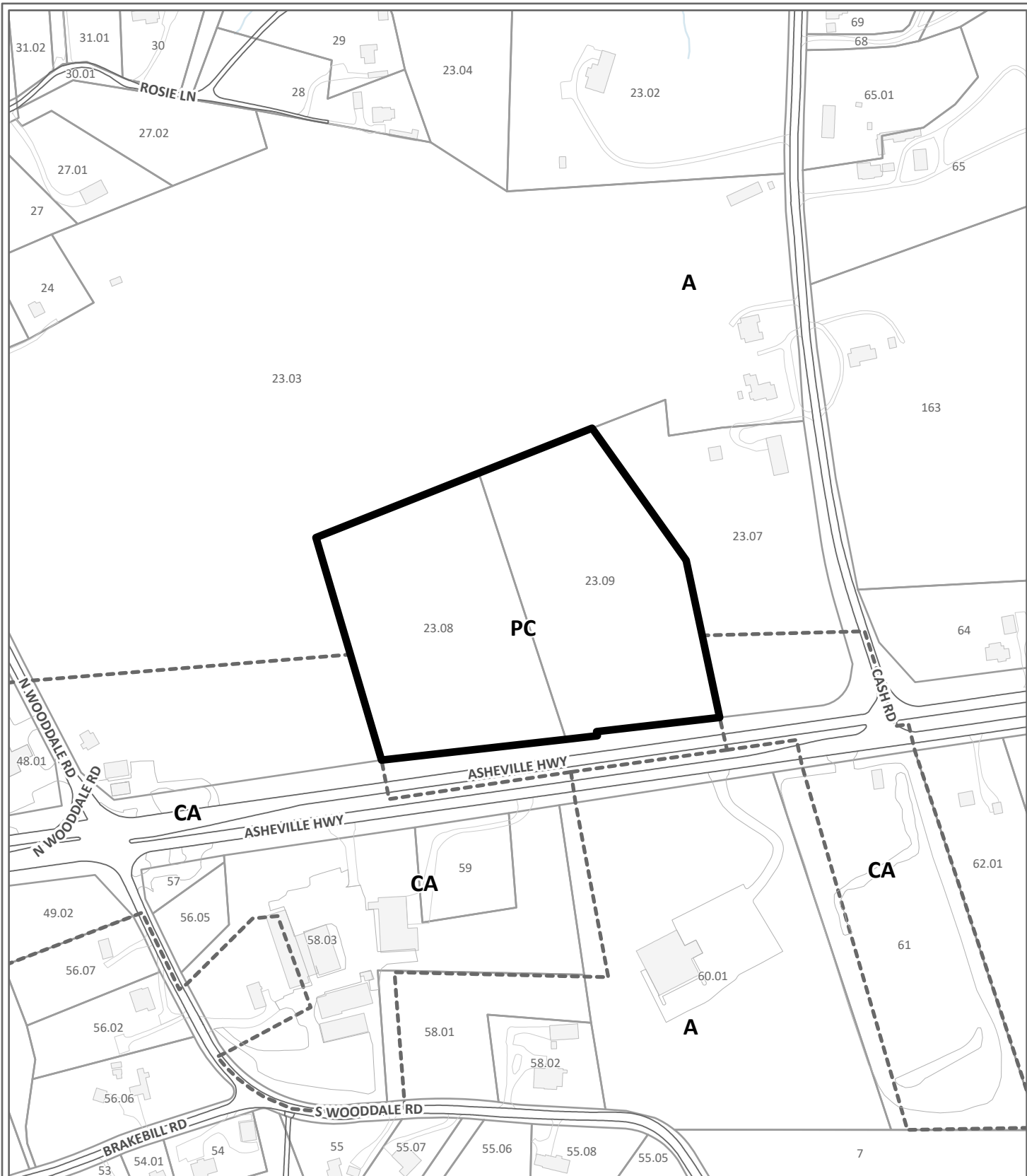
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 27 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 7/15/2024. 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-T-24-RZ

Petitioner: Mesana Investments, LLC

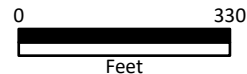


From: PC (Planned Commercial)

To: PR (Planned Residential) 5 du/ac

Map No: 62

Jurisdiction: County

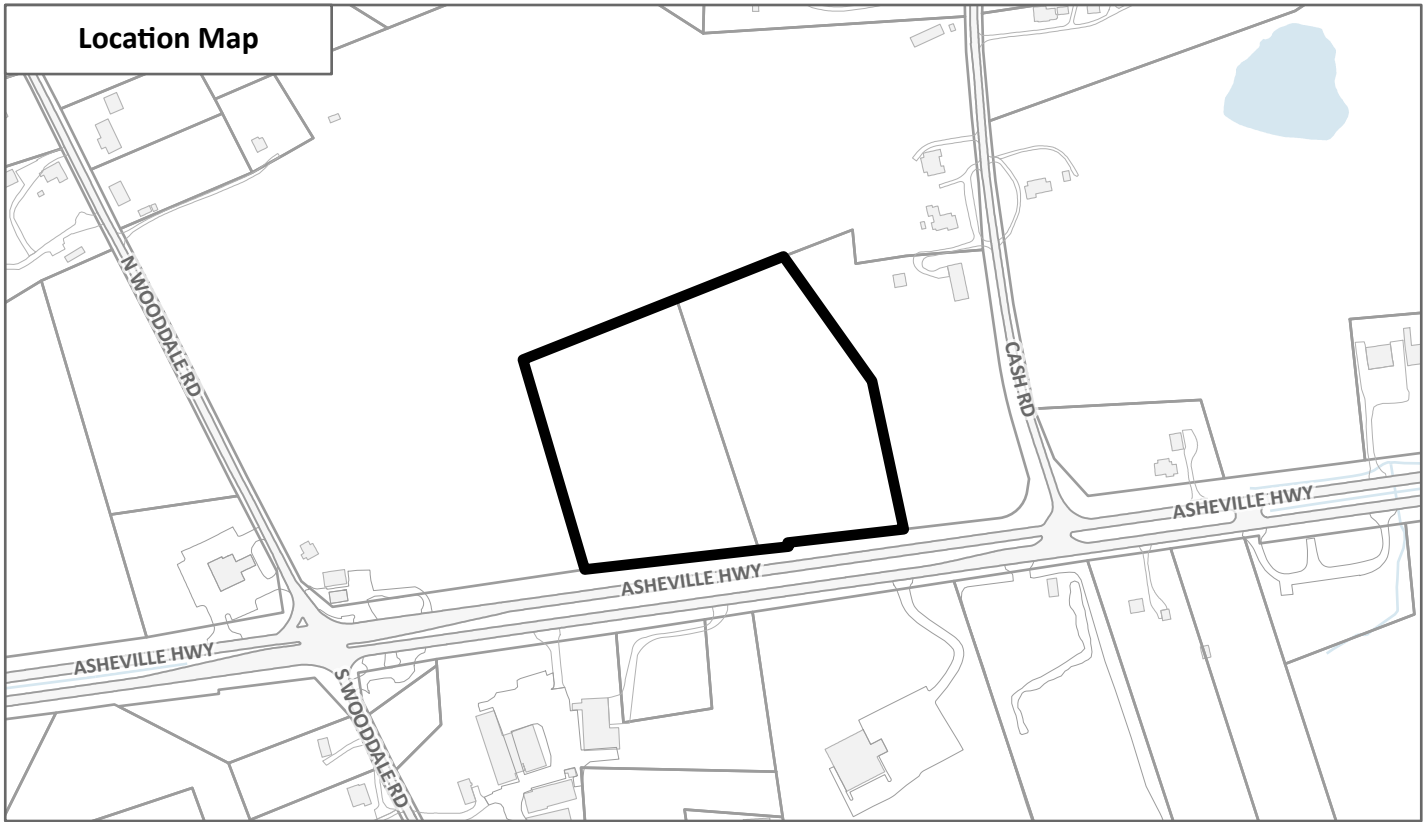


Original Print Date: 5/6/2024

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

Exhibit A. Contextual Images

Location Map



Aerial Map

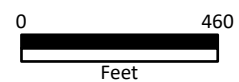


CONTEXTUAL MAPS 1

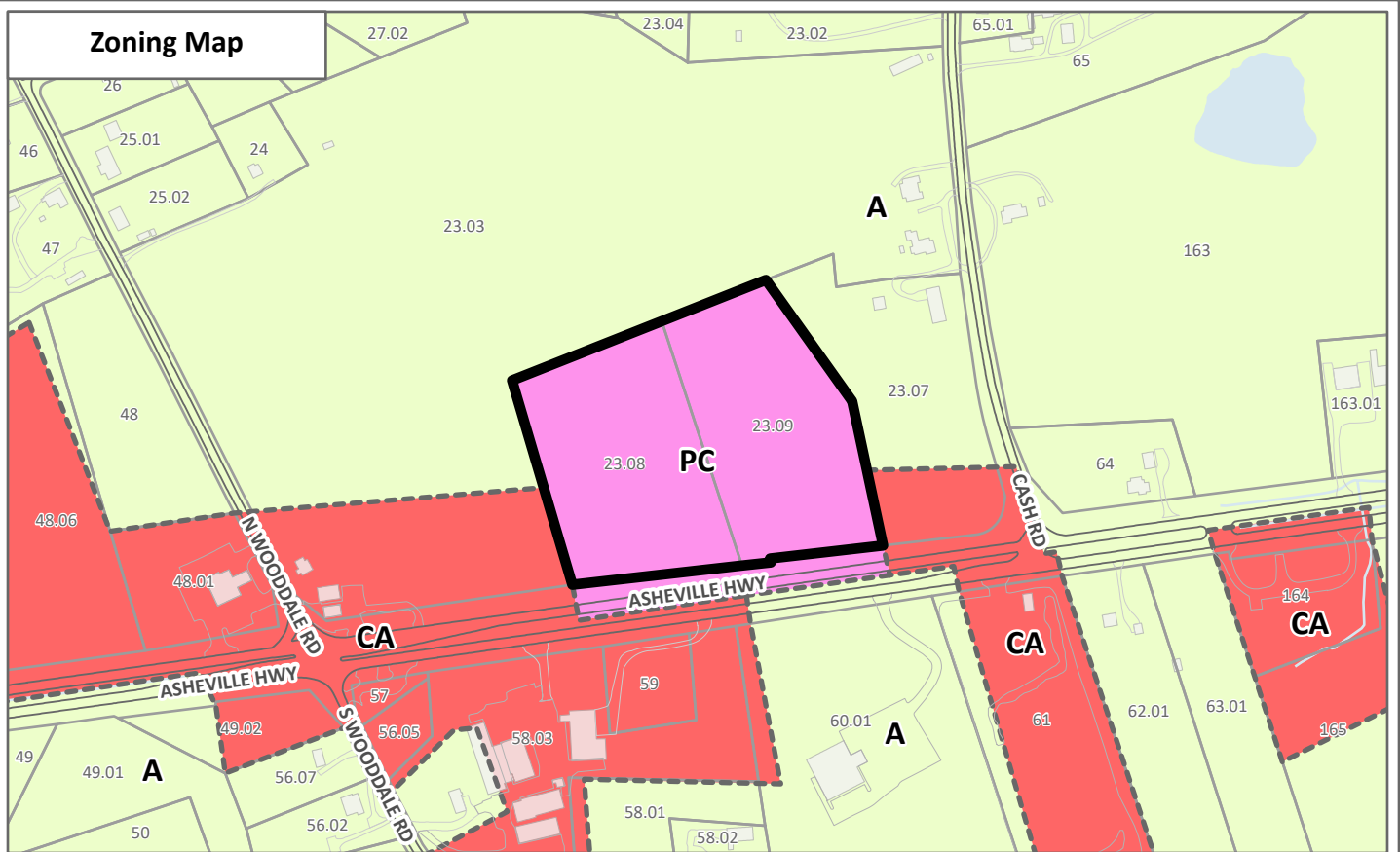
6-T-24-RZ



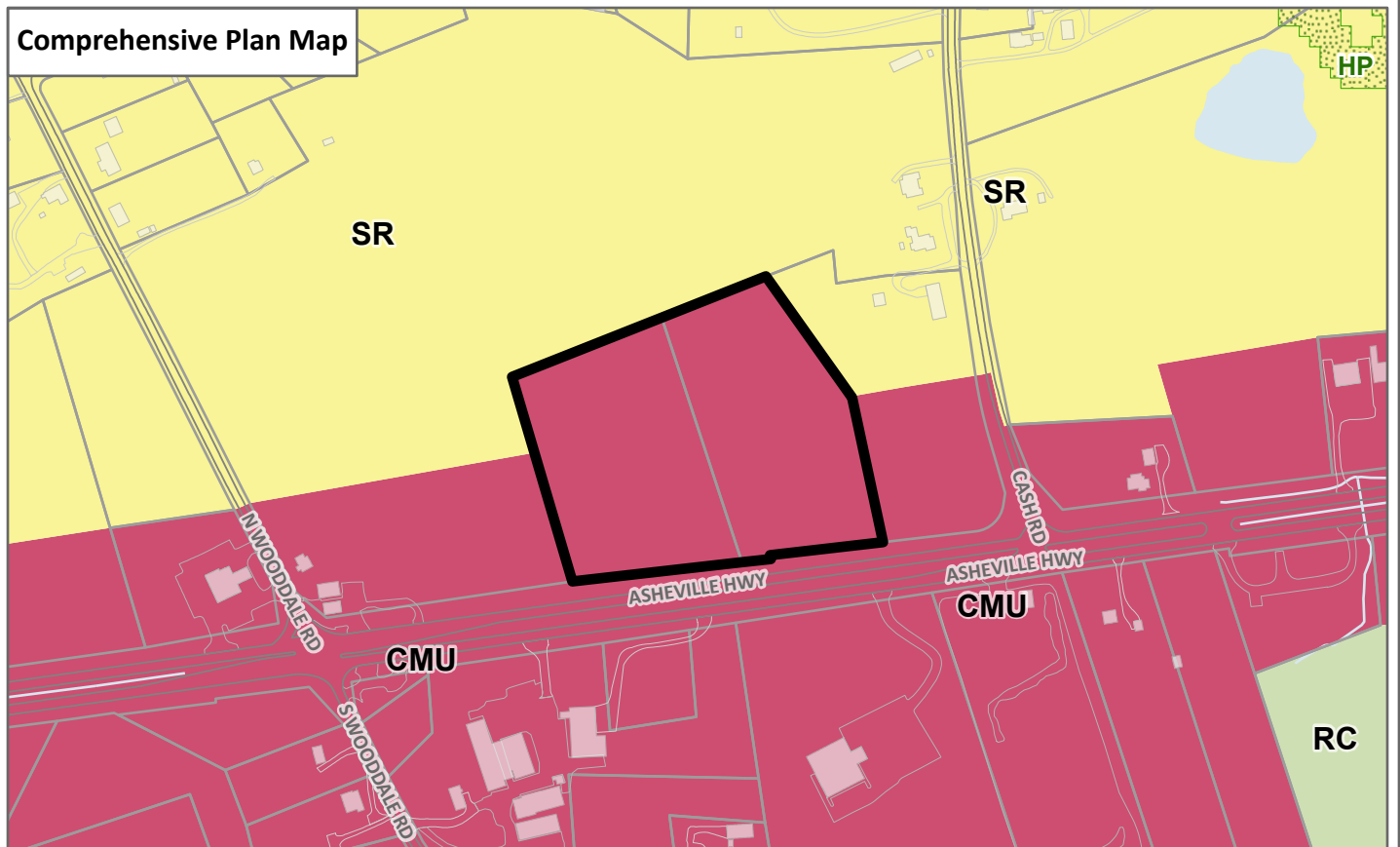
Case boundary



Zoning Map



Comprehensive Plan Map

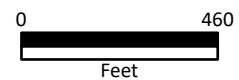


CONTEXTUAL MAPS 2

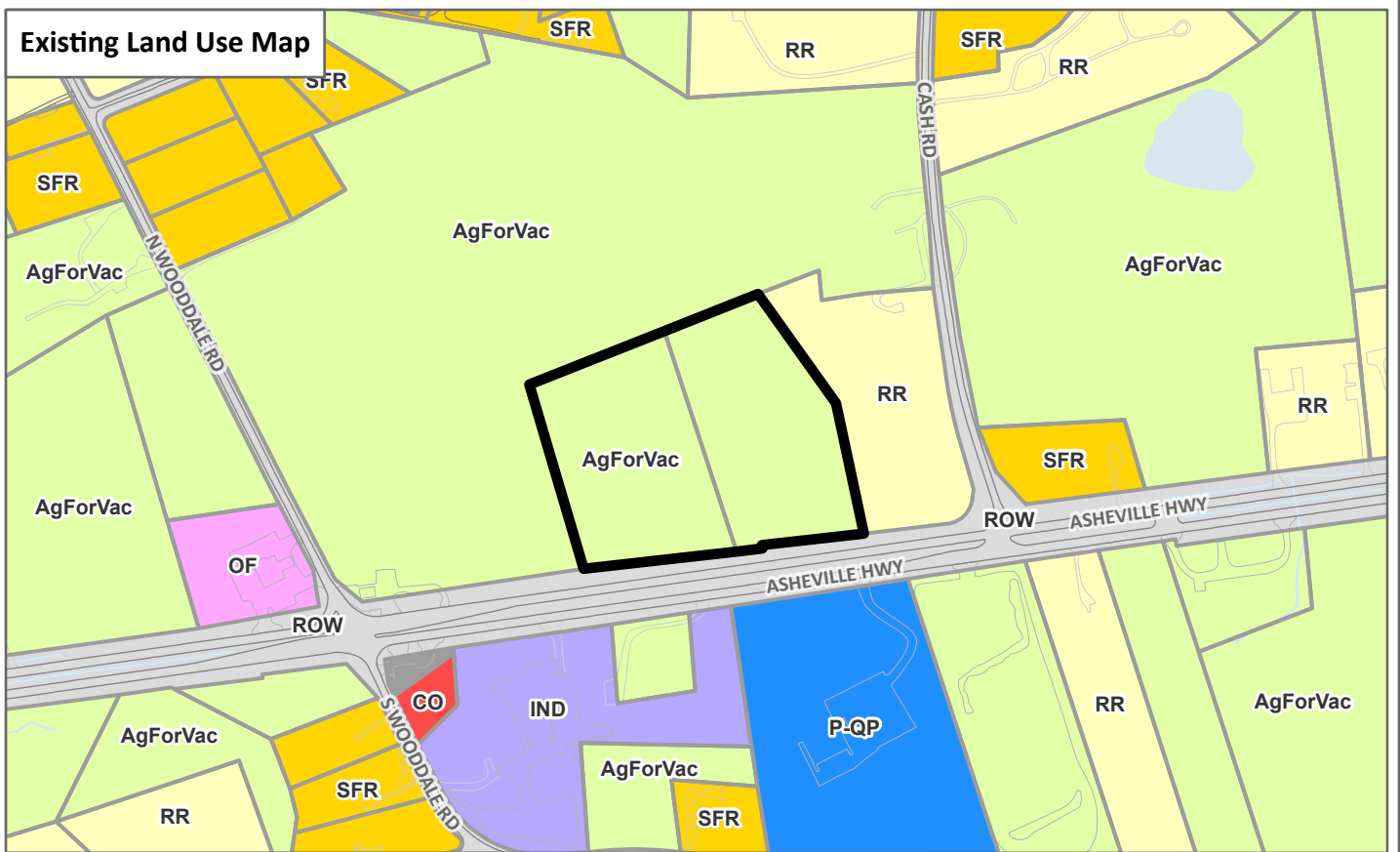
6-T-24-RZ



Case boundary



Existing Land Use Map

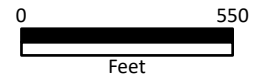


CONTEXTUAL MAPS 3

6-T-24-RZ



Case boundary



June 13, 2024

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

The Planning Commission met in regular session on June 13, 2024, 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

A Ms. Karyn Adams	Ms. Nancy Barger	A Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
A Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting

29. MESANA INVESTMENTS, LLC

6-T-24-RZ

0 Asheville Highway / Parcel ID 62 023 09, 023 08, Commission District 8. Rezoning from PC (Planned Commercial) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONSENT ITEMS READ

Vice-Chair Ooten recused himself from voting on the Consent List.

- MOTION (SMITH) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS 28, 31, 48, 56, AND 58.**

MOTION CARRIED 10-0. APPROVED



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-T-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Drew Staten Mesana Investments LLC

Name / Company

PO Box 11315 Knoxville TN 37939

Address

865-806-8008 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Barry Vaulton

Owner Name (if different)

7008 Asheville Hwy

Owner Address

Owner Phone / Email

0 ASHEVILLE HWY / 0 ASHEVILLE HWY

Property Address

62 023 08, 023 09

Parcel ID

Part of Parcel (Y/N)?

10.24 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Asheville Hwy, west of Cash Rd

General Location

☐ City Commission District 8 PC (Planned Commercial)

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

East County

CMU (Corridor Mixed-use)

Urban Growth Area (Outside City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☒ Zoning Change	PR (Planned Residential)	Pending Plat File Number
	Proposed Zoning	
☐ Plan Amendment	Proposed Plan Designation(s)	

up to 12 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,162.00	
Fee 2	
Fee 3	

AUTHORIZATION

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

	Mesana Investments, LLC	4/29/2024
Applicant Signature	Please Print	Date

Phone / Email

	Barry Vaulton	4/29/2024
Property Owner Signature	Please Print	Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Mesana Investments LLC

Applicant Name

Affiliation

04/23/2024

06/13/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Drew Staten

Mesana Investments LLC

Name

Company

PO Box 1135

Knoxville

TN

37939

Address

City

State

ZIP

865-806-8008

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Barry Vaulton

7008 Asheville Highway Knoxville TN 37924

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Asheville Highway

062 02308, 062 02309

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

☒ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

PC to PR

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

PR up to 12 DU/acre

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Scott Davis

dotloop verified
04/24/24 11:50 AM EDT
UMTX-ZM2H-VXIQ-DU5V

Scott W. Davis

04/23/2024

Applicant Signature

Please Print

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

Barry Vaulton

dotloop verified
04/24/24 3:01 PM EDT
6HJB-NJLY-5IBA-FER9

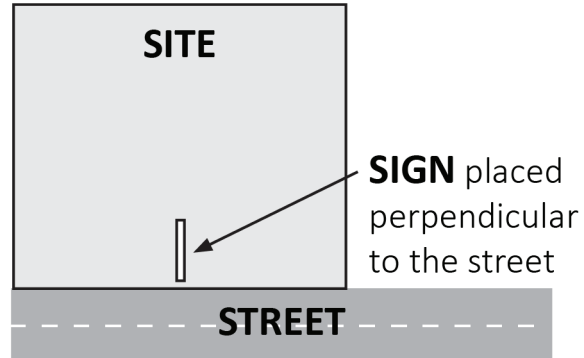
Barry Vaulton

Property Owner Signature

Please Print

Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **05/31/2024** _____ and _____ **06/14/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 04/29/2024

File Number: 6-T-24-RZ



Sign posted by Staff



Sign posted by Applicant

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:

LOKR0117343

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

259.22

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:

TRANSACTION REPORT

Date

June 14, 2024 2:22:51 PM EDT

Amount:

259.22

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR01173430

June 18, 2024

Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR01173430

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 15, 2024, 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 the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. 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 and we will be glad to work with you in obliging any reasonable request.

REZONINGS

6-A-24-RZ - ELIZABETH DAVIS RAINES- 7639 GIBBS RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-C-24-RZ - KNOX WILLIAMS- 9419 DUTCHTOWN RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-D-24-RZ - KNOXVILLE REAL ESTATE MANAGEMENT LLC- 11120 HARDIN VALLEY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac, subject to one condition

6-G-24-RZ - LESLIE BRUSSEL-SMITH- 8237 COLLIER RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-H-24-RZ - EDWARD E SHARP- 8519 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve A (Agricultural)

6-K-24-RZ - FRANCES LEWIS- 7915 GRIFFITH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

6-L-24-RZ - TAYLOR D FORRESTER- 11326 SAM LEE RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 8 du/ac

6-M-24-RZ - STEFAN CLAAR- 8511 HOWELL LN. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac

6-N-24-RZ - JUSTIN HARVEY- 8813 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

6-S-24-RZ - MESANA INVESTMENTS LLC- 7920 ASHEVILLE HWY 8014 ASHEVILLE HWY; 0, 8003 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac

6-T-24-RZ - MESANA INVESTMENTS, LLC- 0 ASHEVILLE HWY. Proposed rezoning. Property located north of Ashville Hwy, west of Cash Rd. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

6-U-24-RZ - LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE DRIVE, LLC- 1013, 1033 LOVELL RD. Proposed rezoning. Planning Commission Action: Approve CA (General Commercial), TO (Technology Overlay)

1-K-24-RZ - THUNDER MOUNTAIN PROPERTIES- 8744 CHAPMAN HWY. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, subject to two conditions.

5-K-24-RZ - BENJAMIN C MULLINS- 2814 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

Publication Dates

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This case is scheduled to be heard by County Commission on **July 15, 2024 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-18241

3-E-26-JC

JUNIOR COMMISSION ZONINGS - MOCK MEETING

Meeting Date: 03/02/2026

Requested By: Drucilla Stills, COUNTY COMMISSION

Department: COUNTY COMMISSION

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

Appropriation Required: NO

Information

CAPTION

Request of Logan Higgins for rezoning from PR(k) (Planned Residential) up to 2 dwelling units per acre to PR(k) (Planned Residential) up to 8 dwelling units per acre. Property located at 0 W Governor John Sevier Highway / Parcel ID 137 151. **Planning**

Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions, by a vote of 13-0 Consent.

(Junior Commission District 9)

Attachments

Logan Higgins 8-O-24-RZ

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

8/12/2024 09:41 AM

FILE NUMBER: 8-O-24-RZ

APPLICANT: LOGAN HIGGINS

APPLICANT'S REQUEST: REZONING

FROM: PR(k) (Planned Residential) up to 2 du/ac

TO: PR (Planned Residential)

AT A DENSITY OF: up to 8 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions.**

COMMISSION VOTE COUNT: 13-0 Consent

LOCATION: 0 W GOVERNOR JOHN SEVIER HWY / Parcel ID 137 151

ACREAGE: 4.84 acres

DISTRICT: Commission District 9

COMMISSION HEARING ON: 8/8/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 7/5/2024

LEGISLATIVE HEARING ON: 9/16/2024

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/13/2024

APPLICANT'S ADDRESS: Logan Higgins Heyoh Design + Development
133 S Gay St
Knoxville, TN 37902

LEGISLATIVE BODY: Knox County Commission

Consistent with Land Use Plan? Yes, with the plan amendment to the SR (Suburban Residential) placetype.

Consistent with Growth Plan? Yes, PR at 8 du/ac is consistent with the Planned Growth Area of the Growth Policy Plan.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-O-24-RZ

AGENDA ITEM #: 40

8-G-24-PA

AGENDA DATE: 8/8/2024

► **APPLICANT:** LOGAN HIGGINS

OWNER(S): RJR Properties GP

TAX ID NUMBER: 137 151

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 W GOVERNOR JOHN SEVIER HWY

► **LOCATION:** South side of W Governor John Sevier Hwy, east of South Point Rd

► **TRACT INFORMATION:** 4.84 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Highway, a major arterial with a 35-ft pavement width within 150-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

► **PRESENT PLAN DESIGNATION/ZONING:** RC (Rural Conservation) / PR(k) (Planned Residential) up to 2 du/ac

► **PROPOSED PLAN DESIGNATION/ZONING:** SMR (Suburban Mixed Residential) / PR (Planned Residential)

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

► **DENSITY PROPOSED:** 8 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No, this will not be an extension of the placetype or zoning. However, PR with up to 7 du/ac is adjacent to the east.

HISTORY OF ZONING REQUESTS: In 2022, the property was rezoned from A (Agricultural) and RB (General Residential) to PR(k) (Planned Residential) with up to 2 du/ac (4-T-22-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - SR (Suburban Residential) - A (Agricultural), RB (General Residential)

South: Agriculture/forestry/vacant land - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural)

East: Agriculture/forestry/vacant land, transportation/communications/utilities - TN (Traditional Neighborhood), RC (Rural Conservation) - PR(k) (Planned Residential) at up to 7 du/ac, A (Agricultural)

West: Rural residential - SR (Suburban Residential) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of undeveloped land and single family residential dwellings with some multifamily in the general area. There is a large commercial node 0.7 miles to the northeast at the intersection of W Governor John Sevier Highway and Chapman Highway.

STAFF RECOMMENDATION:

- ▶ **Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for plan amendment.**

- ▶ **Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions.**

These are the same conditions the Planning Commission and County Commission approved for the 2022 rezoning of this property (4-T-22-RZ):

- 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) A landscape plan for the 50-ft buffer yard along the frontage of John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review.
- 3) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.
- 4) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the A zoned parcel on the south side of the property.

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Comprehensive Plan with regard to the subject property's RC (Rural Conservation) place type. The designation was placed along ridges and waterways for conservation purposes and follows the path of McCall Branch Creek in this area.

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

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

1. There has been a considerable increase in residential development in this area. Examples of this include the Wells Creek single-family subdivision 0.5 miles south of the property (constructed in 2019), White Oak Crossing affordable multifamily housing along Chapman highway (constructed between 2018-2020), and expansion of the Wildwood Gardens subdivision 0.85 miles to the northwest (2009-2024). There is also a cluster of townhouses and single-family developments 0.8 miles to the west that were built in the 1990s under the PR (Planned Residential) zone with a density of up to 8 du/ac.
2. The Planning Commission has approved several rezoning requests within 0.5 miles of the subject parcel over the last three years, including a case from last month (7-G-24-RZ: RA to PR at 8 du/ac) and the two PR zoned properties to the west (3-M-23-RZ and 4-L-24-RZ).
3. The recommended SR place type could allow more housing density than the RC place type and would be consistent with these nearby changes. This would be more appropriate than the requested SMR place type since it would be an extension of the SR place type from the north and west sides.

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

1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

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

1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

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

1. Implementation Policy 2 - Ensure that development is sensitive to existing community character. This would be an extension of the SR place type from two sides and would allow development that is similar to the surrounding area.

2. Implementation Policy 5 - Create neighborhoods with a variety of housing types and amenities in close proximity. The property is close to a large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway. The broader area has a mix of housing types including an apartment complex and a townhouse subdivision within 0.8 miles.

3. Implementation Policy 6 - Promote attainable housing that meets the needs of the current and future residents. The SR place type allows consideration of more housing density (up to 12 du/ac with the PR zone) than the present RC place type.

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

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

1. This area southwest of the intersection of W Governor John Sevier Highway and Chapman Highway has experienced considerable residential growth since the 1990s. Examples of this include the Wells Creek single-family subdivision 0.5 miles south of the property (constructed in 2019), White Oak Crossing affordable multifamily housing along Chapman highway (constructed between 2018-2020), and expansion of the Wildwood Gardens subdivision 0.85 miles to the northwest (2009-2024). There is also a cluster of townhouses and single-family developments 0.8 miles to the west that were built in the 1990s under the PR (Planned Residential) zone with a density of up to 8 du/ac.

2. As mentioned in the plan amendment section, the Planning Commission has approved several PR rezoning requests within 0.5 miles of the subject parcel over the last three years. The Planning Commission approved PR at 5 du/ac for the subject parcel, although the County Commission later approved 2 du/ac (4-T-22-RZ). With the ongoing development changes and the subject property's location directly on the highway corridor, the requested increase in density to up to 8 du/ac is compatible with surrounding residential character and amenities.

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

1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. The zone is appropriate for this property with a blueline stream running at the southeast corner.

2. At the current density of 2 du/ac, this 4.84-acre property could accommodate up to 9 dwelling units. At the recommend density of 8 du/ac, the property could accommodate 29 more units.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The 2022 zoning of this property was approved with 4 conditions, all of which are included as conditions of this rezoning approval. With these landscaping and development review conditions, there are no significant adverse impacts anticipated to occur with the rezoning.

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

1. The proposed amendment is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan (2024 amendment), which encourages a reasonably compact pattern of development and wide range of housing choices.

2. The proposed rezoning is compatible with the recommended SR (Suburban) place type as defined in the Comprehensive Plan, which allows consideration of the PR zone with a density up to 12 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 8 du/ac is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criteria 1) and it is compatible with the current zoning of adjacent sites (criteria 2).
4. The property is within the boundaries of the Governor John Sevier Scenic Highway Corridor Study, which recommends a 50-ft tree protection buffer. This is reflected in Condition 1 for approval of this rezoning.

ESTIMATED TRAFFIC IMPACT: 414 (average daily vehicle trips)

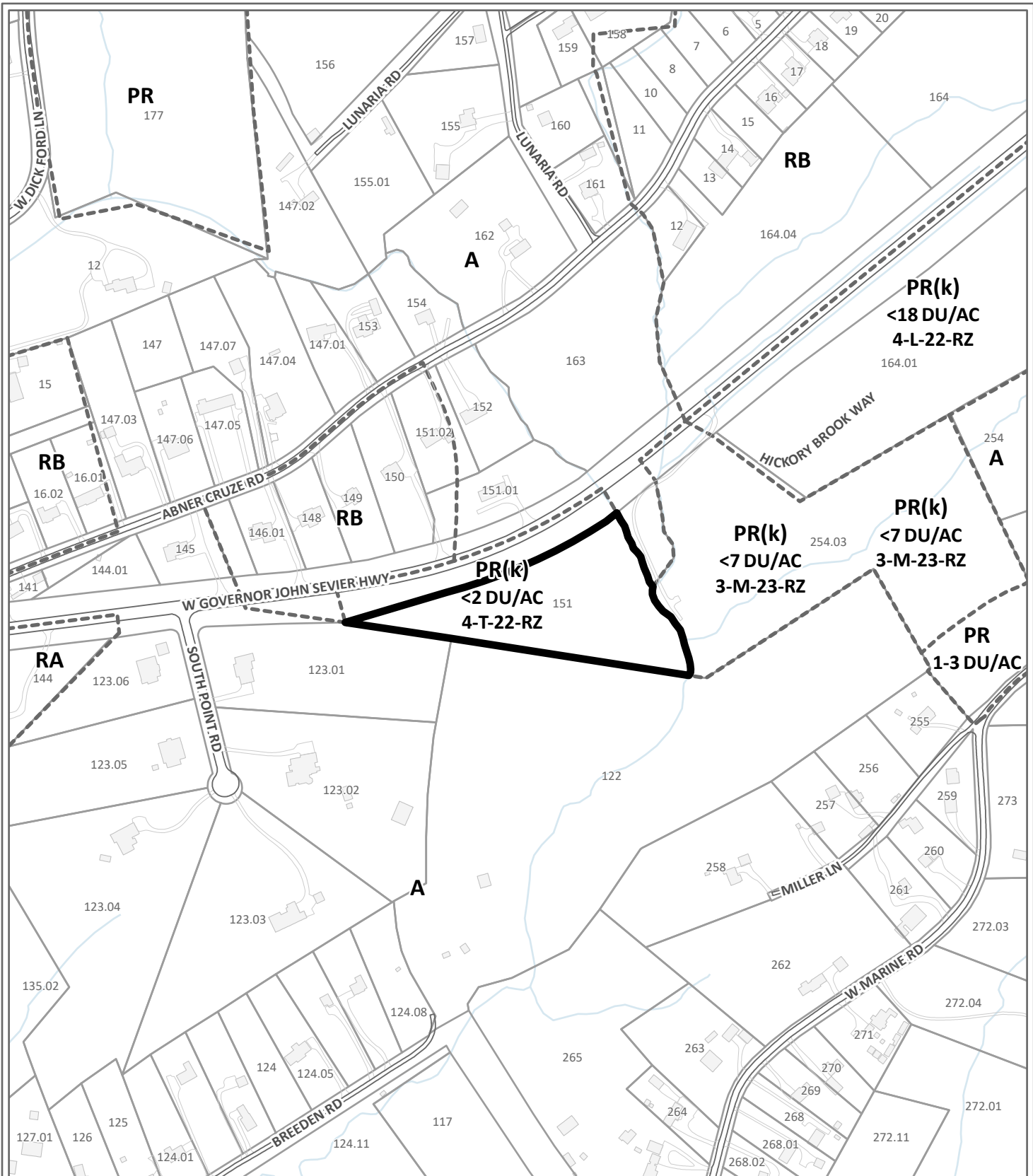
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 9/16/2024. 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

8-O-24-RZ



From: PR(k) (Planned Residential) up to 2 du/ac

To: PR (Planned Residential) up to 8 du/ac

Original Print Date: 7/17/2024

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

Petitioner: Logan Higgins

Map No: 137

Jurisdiction: County

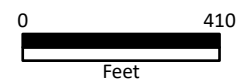
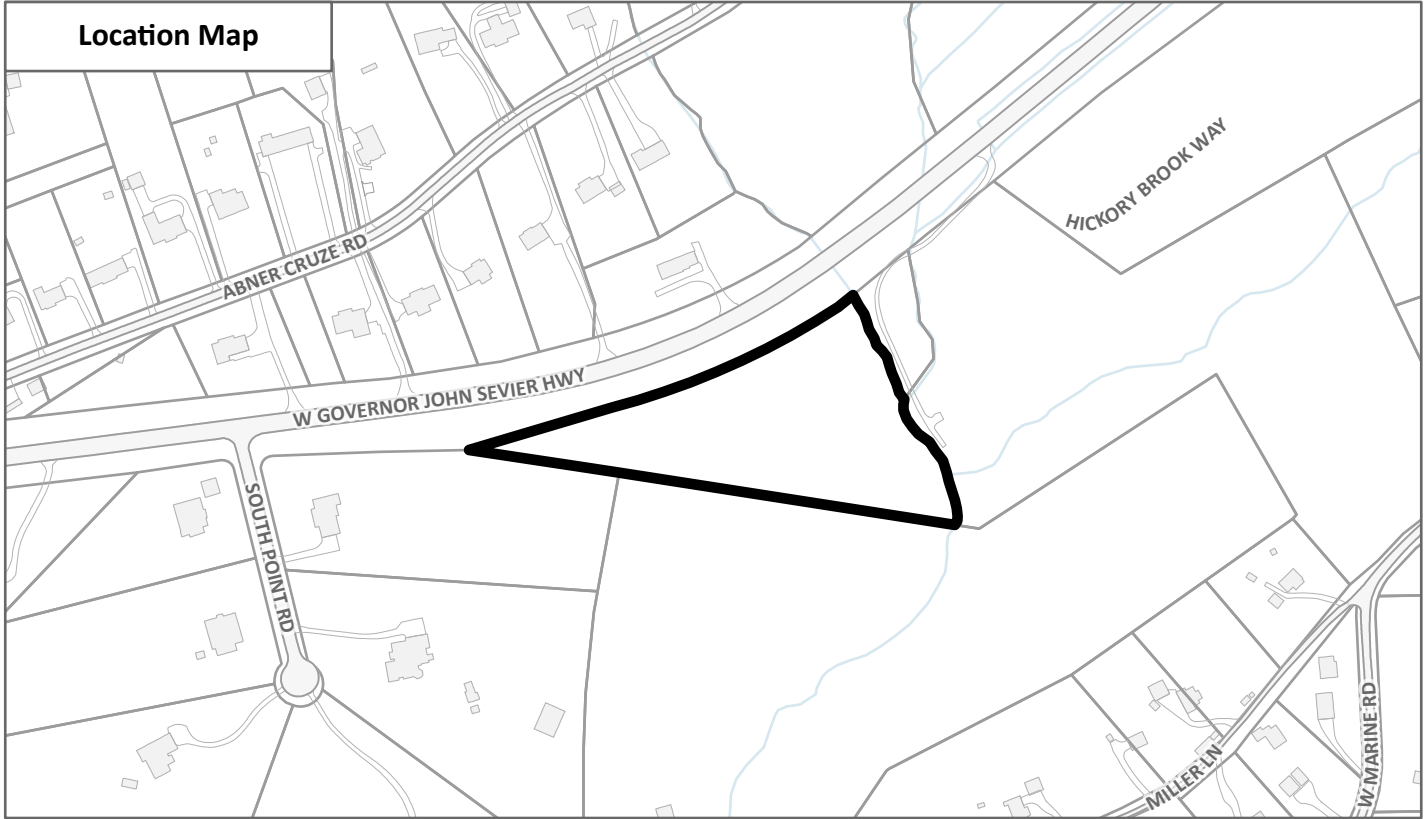


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-G-24-PA / 8-O-24-RZ

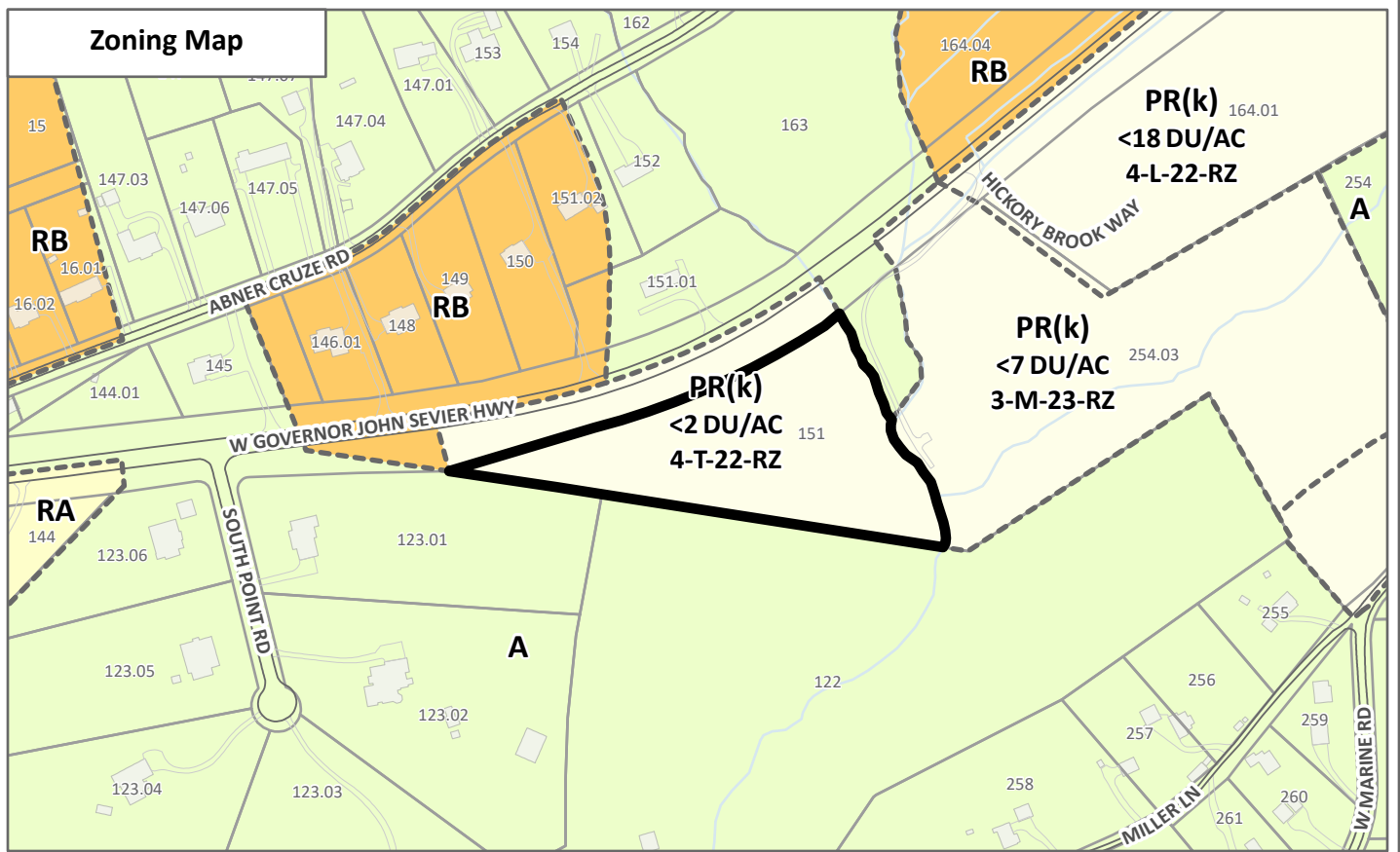


Case boundary

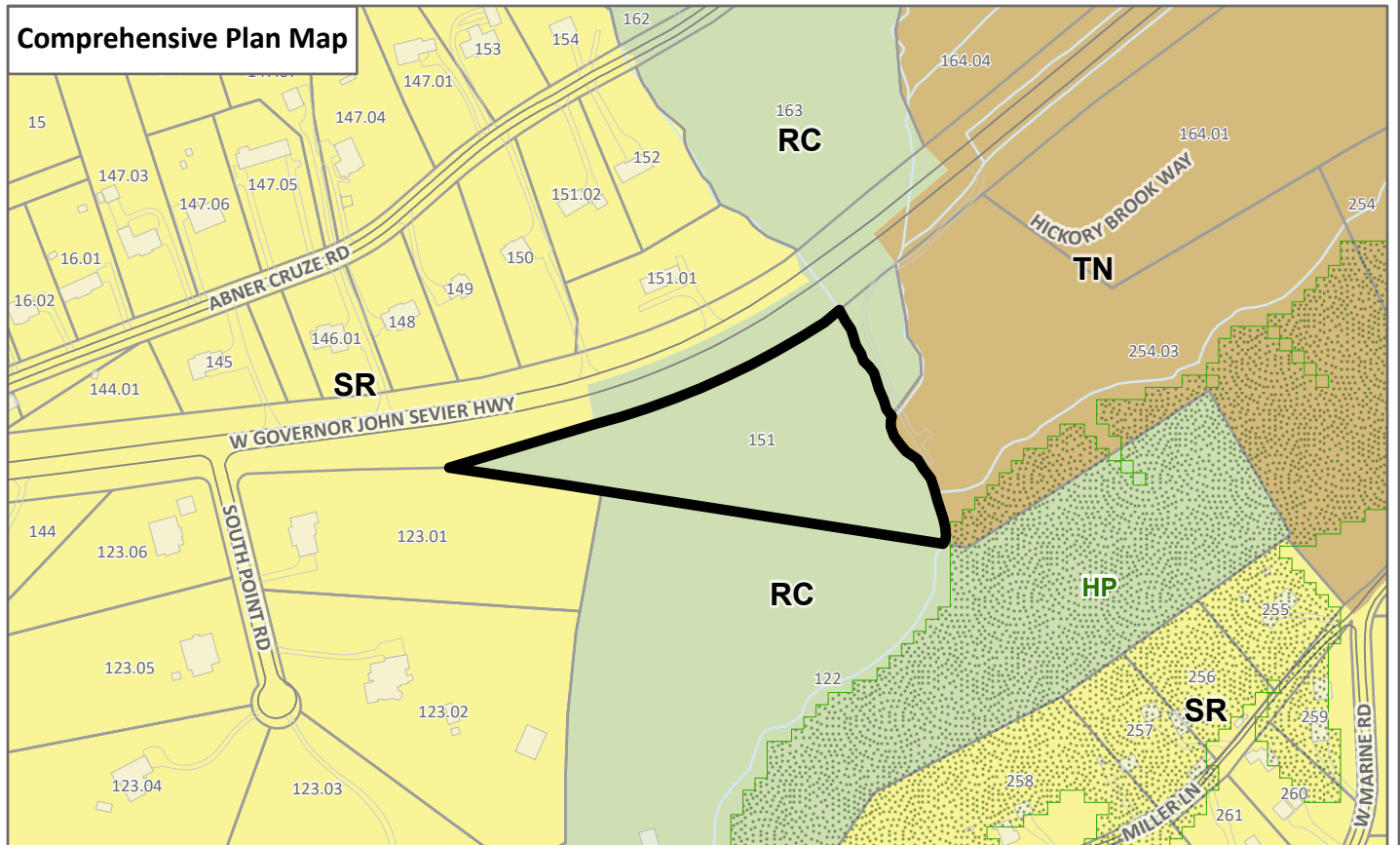
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Feet



Zoning Map



Comprehensive Plan Map

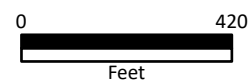


CONTEXTUAL MAPS 2

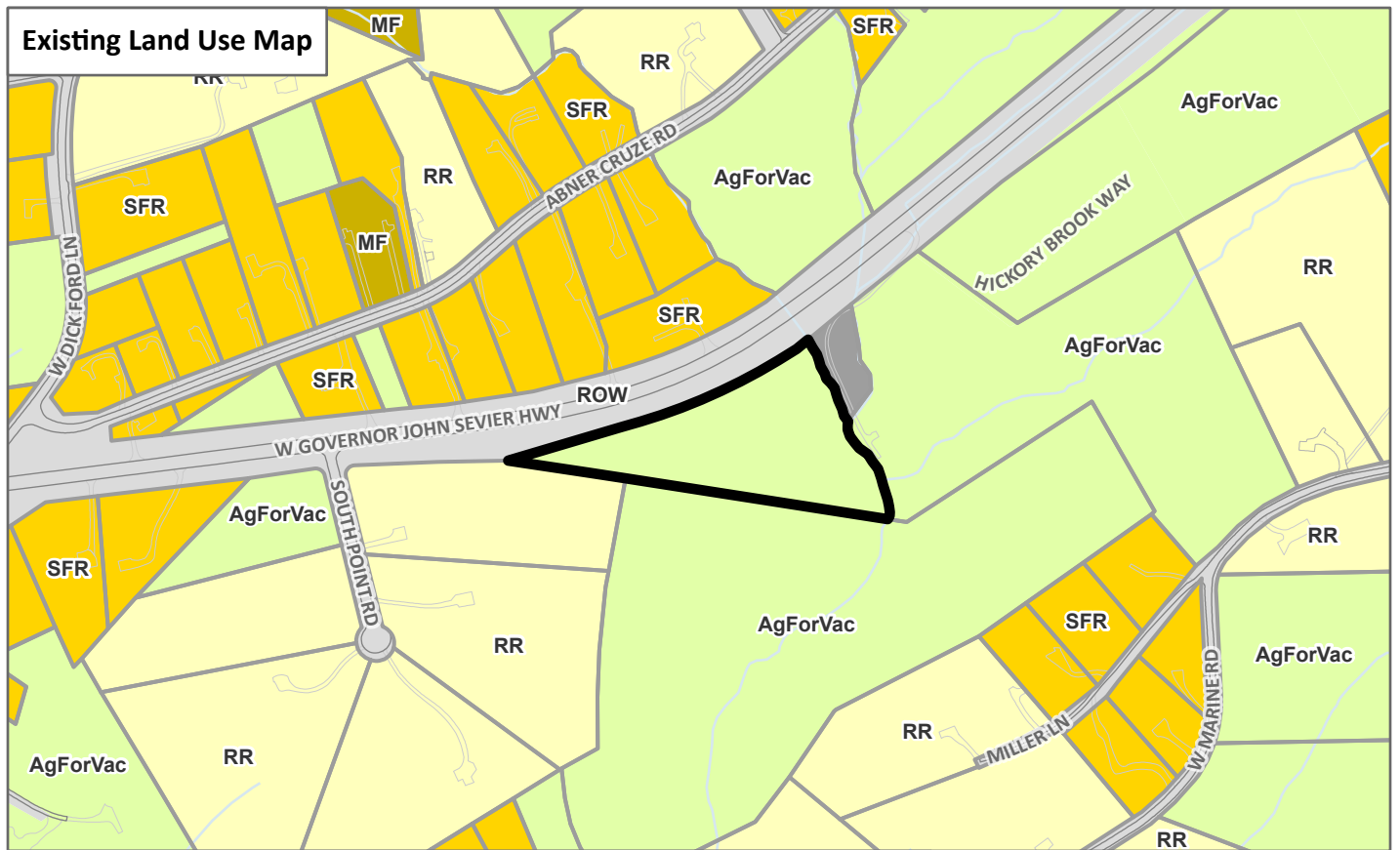
8-G-24-PA / 8-O-24-RZ



Case boundary



Existing Land Use Map

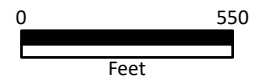


CONTEXTUAL MAPS 3

8-G-24-PA / 8-O-24-RZ



Case boundary



The Planning Commission met in regular session on August 8, 2024, 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

Ms. Karyn Adams	Ms. Nancy Barger*	Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, *Left meeting early

40. LOGAN HIGGINS

0 W Governor John Sevier Highway / Parcel ID 137 151, Commission District 9.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-G-24-PA

From RC (Rural Conservation) to SMR (Suburban Mixed Residential).

1. STAFF RECOMMENDATION

Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for plan amendment.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

8-O-24-RZ

From PR(k) (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 8 du/ac.

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

M. CONSENT ITEMS READ

Commissioner Higgins recused himself from voting on the Consent List.

- 1. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #48.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

Logan Higgins

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-G-24-PA / 8-O-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Logan Higgins Heyoh Design + Development

Name / Company

133 S Gay St Knoxville TN 37902

Address

865-236-0430 / logan@heyohdesign.com

Phone / Email

CURRENT PROPERTY INFO

RJR Properties GP

Owner Name (if different)

3305 Bunker Hill Dr. Dr. Knoxville TN 37920

Owner Address

865-438-8804

Owner Phone / Email

0 W GOVERNOR JOHN SEVIER HWY

Property Address

137 151

Parcel ID

4.84 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W Governor John Sevier Hwy, east of South Point Rd

General Location

☐ City

Commission District 9

PR(k) (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

RC (Rural Conservation)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☒ Zoning Change	PR (Planned Residential) Proposed Zoning	Pending Plat File Number
☒ Plan Amendment	SMR (Suburban Mixed Residential) Proposed Plan Designation(s)	

at 8 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,300.00	
Fee 2	
Fee 3	

AUTHORIZATION

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

Applicant Signature	Logan Higgins Please Print	6/25/2024 Date
---------------------	-------------------------------	-------------------

Phone / Email

Property Owner Signature	RJR Properties GP Please Print	6/25/2024 Date
--------------------------	-----------------------------------	-------------------



Development Request

DEVELOPMENT

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

SUBDIVISION

☐ Concept Plan
☐ Final Plat

ZONING

☒ Plan Amendment
☐ SP ☒ PA
☒ Rezoning

Logan Higgins

Applicant

Applicant Name

Affiliation

6-21-24

August 8, 2024

8-O-24-RZ
8-G-24-PA

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Logan Higgins

Heyoh LLC

Name

Company

133 S Gay Street, Suite C

Knoxville

TN

37902

Address

City

State

ZIP

8652360430

admin@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

RJR Properties

3305 BUNKER HILL DR, KNOXVILLE, TN 3792

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 W GOVERNOR JOHN SEVIER HWY, Knoxville 37920

137 151

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

PR up to 8 dwelling units per acre

Proposed Zoning

☒ Plan Amendment Change

SMR (Suburban Mixed Residential)

Proposed Plan Designation(s)

<8 DU/AC

4-T-22-R2

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

☒ 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

Logan Higgins

6-21-24

Applicant Signature

Please Print

Date

8652360430

admin@heyohdesign.com

Phone Number

Email


dotloop verified
06/24/24 10:28 AM
EDT
0JLA-4HR1-NRAZ-ZFXZ

John H. Kerr

06/25/2024, SG

Property Owner Signature

Please Print

Date Paid

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

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

Either:

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

OR Two or more of the following criteria apply:

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

Please explain:

We are requesting a plan amendment to change Parcel# 137151 from Rural Conservation (RC) to Suburban Mixed Residential.

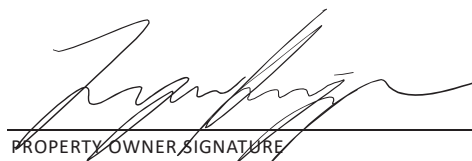
New Data:

- Knox County has made it a focus to incorporate more mixed-housing types - such as townhouses, duplexes, etc - throughout the county.
- Knox County Future Land Use stipulates that the land directly north and west will be zoned for Suburban Residential (SR) land use. This leaves a Rural Conservation gap between Traditional Neighborhood and Suburban Residential. A land use based on Suburban Mixed Residential would be most appropriate for this area as a transition along John Sevier between Traditional Neighborhood and Suburban Residential.
- A parcel directly east (#137 16401) of this parcel is zoned for <18 DU/AC with a future land use as Traditional Neighborhood and CMU.
- As all parcels east, west, and north are planned for some form of residential land use, we believe this parcel would be appropriate as Suburban Mixed Residential, Suburban Residential, or Traditional Neighborhood, but we believe Suburban Mixed Residential would be most appropriate.
- There have been multiple rezonings in the rural areas of south Knox that will contribute to greater density in the surrounding areas and having a higher density along a corridor will help isolate and limit sprawl.

Proposed Changes Support Plan:

1. Create neighborhoods with a variety of housing types and amenities in close proximity. (Policy #5)
This development would be townhouses within 1 mile of the intersection of John Sevier Highway and Chapman Highway meeting this policy's desire to partner diverse housing types and community amenities.
2. Promote attainable housing that meets the needs of the current and future residents. (Policy #6)
By developing attached, residential units in this area, the development would be creating a more attainable level of housing for people who are not looking to purchase a single-family home.
3. Coordinate infrastructure improvements with development. (Policy #9)
Developing this area would improve stormwater management and other utilities in the area.

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



Logan Higgins

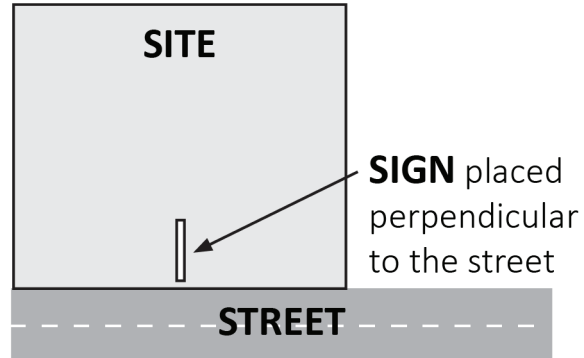
6/21/24

PROPERTY OWNER SIGNATURE

PRINTED NAME

DATE

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Logan Higgins

Date: 06/25/2024

File Number: 8-O-24-RZ & 8-G-24-PA



Sign posted by Staff



Sign posted by Applicant

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		PREVIEW FOR AD NUMBER LOKR01424490
Order Number: LOKR0142449		
Order Status: Submitted		
Classification: Public Notices		
Package: General Package		
Total payment: 376.96		
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 865-215-2506 dori.caron@knoxplanning.org Knoxville-Knox County Planning Contract ID:		
TRANSACTION REPORT		
Date August 9, 2024 11:28:22 AM EDT		
Amount: 376.96		
ADDITIONAL OPTIONS		
1 Affidavit		
SCHEDULE FOR AD NUMBER LOKR01424490		
August 13, 2024 Knoxville News Sentinel		

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on September 16, 2024, 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 the Knoxville-Knox County Planning website at Knox-Planning.org/agenda. 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 and we will be glad to work with you in obliging any reasonable request.

PLAN AMENDMENTS/REZONINGS

6-B-24-RZ - SARAH PEACOCK- 5700 OLD RUTLEDGE PIKE. Proposed rezoning. Planning Commission Action: Approve the OC (Civic and Institutional) zone.

6-I-24-RZ - JULIE CLONINGER- 5917 THORN GROVE PIKE. Proposed rezoning. Planning Commission Action: Approve the CN (Neighborhood Commercial) zone.

6-O-24-RZ - BENJAMIN C MULLINS- 0, 8757 GROSPPOINT DR. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 4 du/ac.

6-Q-24-RZ - BENJAMIN C MULLINS- 300 EBENEZER RD. Proposed rezoning. Planning Commission Action: Approve the OB (Office, Medical, and Related Services) zone.

7-Q-24-RZ - PETR FESYUK- 7404 WILLOW FORK LN. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 6 du/ac.

8-A-24-PA AND 8-A-24-RZ - MADDUX CONSTRUCTION COMPANY INC.- 111 COGDILL RD. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve the plan amendment to BP (Business Park) and rezoning to OB (Office, Medical, and Related Services).

8-E-24-PA AND 8-C-24-RZ - MESANA INVESTMENTS, LLC - 0 MARYVILLE PIKE. Property located on the west side of Maryville Pike, south of Maloney Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve the plan amendment to SR (Suburban Residential) and rezoning to PR (Planned Residential) up to 2 du/ac.

8-D-24-PA & 8-D-24-RZ - JOHN VAN TILBURG - 7735 FREEWAY HEIGHTS DRIVE. Proposed plan amendment and rezoning. Planning Commission Action: Approve the plan amendment to CC (Corridor Commercial) and rezoning to CB (Business and Manufacturing), subject to one condition.

8-G-24-RZ - GEORGES H. BRANDAN - 801 BOB KIRBY RD. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 10 du/ac.

8-J-24-RZ - STEPHEN SCHOOLFIELD & GREG DEE- 0 GINN FARM DR. Property located on the north side of Ginn Farm Dr., east of Maloney Rd. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone.

8-K-24-RZ - LARRY KOOTNZ - 4338 YORK RD. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 2 du/ac.

8-F-24-PA AND 8-L-24-RZ - GRAHAM CORPORATION - 10801 HARDIN VALLEY RD. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve the plan amendment to CC (Corridor Commercial) and rezoning to CA (General Business) and TO (Technology Overlay).

8-M-24-RZ - TAYLOR D. FORRESTER - 8397 BEAVER RIDGE RD. Proposed rezoning. Planning Commission Action: Approve the CR (Rural Commercial) zone.

8-N-24-RZ - OLEG CHEBAN - 0 BALL CAMP PIKE. Property located on the north side of Ball Camp Pike, west of Valley Grove Ln. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 8 du/ac, subject to two conditions.

8-G-24-PA AND 8-O-24-RZ - LOGAN HIGGINS - 0 W GOVERNOR JOHN SEVIER HWY. Property located on the south side of W Governor John Sevier Hwy, east of South Point Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve the plan amendment to SR (Suburban Residential) and rezoning to PR (Planned Residential) up to 8 du/ac, subject to four conditions).

ORDINANCE AMENDMENTS

7-A-24-OA - KNOXVILLE-KNOX COUNTY PLANNING- Consideration of amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive Through

zones, and Article 4 creating standards for Drive-through
Facilities in Section 4.108. Planning Commission Action:
Approve the proposed amendments.
Publication Dates
L00000000

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This case is scheduled to be heard by County Commission on September 16, 2024 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.