

Knox County Commission

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

Damon Rawls, 1st District
Courtney Durrett, 2nd District
Shane Jackson, 4th District
Angela Russell, 5th District
Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
Adam Thompson, 8th District
W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 11



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

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NOTICE

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

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL APRIL ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, APRIL 8, 2026 VIA EMAIL AND TELEPHONE CONFERENCE WITH THE COMMISSION OFFICE.

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

AGENDA

A. Zoning Requests

1. 12-D-25-RZ Request of Karla Gourley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7120 Ball Camp Pike / Parcel ID 092 048. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY BY MAJORITY VOTE OF COMMISSION)**
(*Commission District 3*)

2. 2-L-26-RZ Request of Benjamin C. Mullins for rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial). Property located at 0 Fox Road / Parcel ID 131 158, 159. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone with the following conditions: 1) a Type C landscape buffer be required around the south and eastern sides of the property, and a type A landscape buffer along the north side of the property to visually screen any proposed uses from neighboring residential development; and 2) the following permissible uses shall also be recorded as restrictive covenants with the register of deeds prior to submitting a development plan: signs as permitted by Section 3.90, watercraft and boat sales, recreational equipment retail sales, general watersport retail sales, service center for watercrafts and boats, outdoor storage of watercrafts and boats with proper fencing and screening, farm equipment retail sales, allowable accessory uses to the principal use, by a vote of 11-1.**
(Commission District 5)

3. 3-C-26-RZ Request of Andrew Jones for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1117 Granville Conner Road / Parcel ID 056FE003. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote 11-0 Consent.**
(Commission District 7)

4. 2-E-26-RZ Request of Mesana Investments, LLC for rezoning from CA (General Business) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7920 and 8014 Asheville Highway / Parcel ID 062 164, 165 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development, by a vote of 14-0 Consent. (DEFERRED FROM MARCH AT REQUEST OF APPLICANT)**
(Commission District 8)

5. 3-A-26-RZ Request of 1222 Development LLC for rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 8005 Millertown Pike / Parcel ID 051 016 (partial). **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area, by a vote of 11-0 Consent.**
(Commission District 8)

6. 2-I-26-RZ Request of Trent Collins for rezoning from A (Agricultural) to CA (General Business). Property located at 115 W Hendron Chapel Road / Parcel ID 138 049 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent. (DEFERRED FROM MARCH BY MAJORITY VOTE OF COMMISSION)**
(Commission District 9)

7. 3-B-26-RZ Request of Steven and Linda Gordon for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 509 and 511 Kimberlin Heights Road / Parcel ID 124 209. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 11-0 Consent.**
(Commission District 9)

8. 3-F-26-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to conditions #1 & #3, by a vote of 12-0.**
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

RLA-18008

12-D-25-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Karla Gourley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7120 Ball Camp Pike / Parcel ID 092 048. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY BY MAJORITY VOTE OF COMMISSION)**
(Commission District 3)

Attachments

Karla Gourley 12-D-25-RZ

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

12/15/2025 08:31 AM

FILE NUMBER: 12-D-25-RZ

APPLICANT: KARLA GOURLEY

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

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

COMMISSION VOTE COUNT: 13-0 Consent

LOCATION: 7120 BALL CAMP PIKE / Parcel ID 92 048

ACREAGE: 1.89 acres

DISTRICT: Commission District 3

PLACE TYPE: SR (Suburban Residential)

COMMISSION HEARING ON: 12/11/2025

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 11/5/2025

LEGISLATIVE HEARING ON: 1/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 12/19/2025

APPLICANT'S ADDRESS: Karla Gourley Keller Williams Real Estate
219 Corporate Pl
Alcoa, TN 37701

LEGISLATIVE BODY: Knox County Commission

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

Consistent with Growth Plan? Yes, this request is consistent with the Urban Growth Boundary designation of the Growth Policy Plan.

REZONING REPORT

▶ **FILE #:** 12-D-25-RZ

AGENDA ITEM #: 24

AGENDA DATE: 12/11/2025

▶ **APPLICANT:** KARLA GOURLEY

OWNER(S): Steve Heptinstall

TAX ID NUMBER: 92 048

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 7120 BALL CAMP PIKE

▶ **LOCATION:** Southeast corner of the intersection of Amherst Rd & Ball Camp Pk

▶ **APPX. SIZE OF TRACT:** 1.89 acres

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

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector with a 20-ft pavement width within a right-of-way approximately 50 ft wide.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

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

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac

West: Agriculture/forestry/vacant land - I (Industrial)

NEIGHBORHOOD CONTEXT: This area is primarily characterized by single family dwellings on a mix of small suburban lots and larger rural lots. Amherst Elementary School is nearby to the north.

STAFF RECOMMENDATION:

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

COMMENTS:

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

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

1. Changes in conditions in the area include the Schaad Road extension and the planned addition of a signalized intersection at Johnson Road and Schaad Road. The Schaad Road project consists of a four-lane, median-divided section with bike lanes and sidewalks, while Johnson Road is a local road that connects Ball Camp Pike to Schaad Road.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with Use on Review approval by the Planning Commission.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The property has access off a major collector street so traffic through residential streets would not be required to access this property.

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

1. The property is within the SR (Suburban Residential) place type and is considered directly related, meaning the zoning district is appropriate to implement the place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR place type calls for primarily single family residential development, and secondary uses include attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.
3. The proposed rezoning to RA aligns with Implementation Policy 2 of the Knox County Comprehensive Plan, to ensure that development is sensitive to existing community character. RA is consistent with the approved duplex development to the west, Amherst Springs Townhomes and the detached and attached residential subdivision to the east, Spring Lake Farms.
4. The rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy Plan and is consistent with the policies related to the Urban Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 1/20/2026. 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.

PR(k)
<8.2 DU/AC
4-L-23-RZ
4.05

4.03

PR
<4 DU/AC
59

5

4.04

BALL CAMP PIKE

A 48

48.02

AMHERST RD

49

48.01

78

REZONING

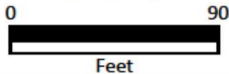
12-D-25-RZ

Petitioner: Karla Gourley



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

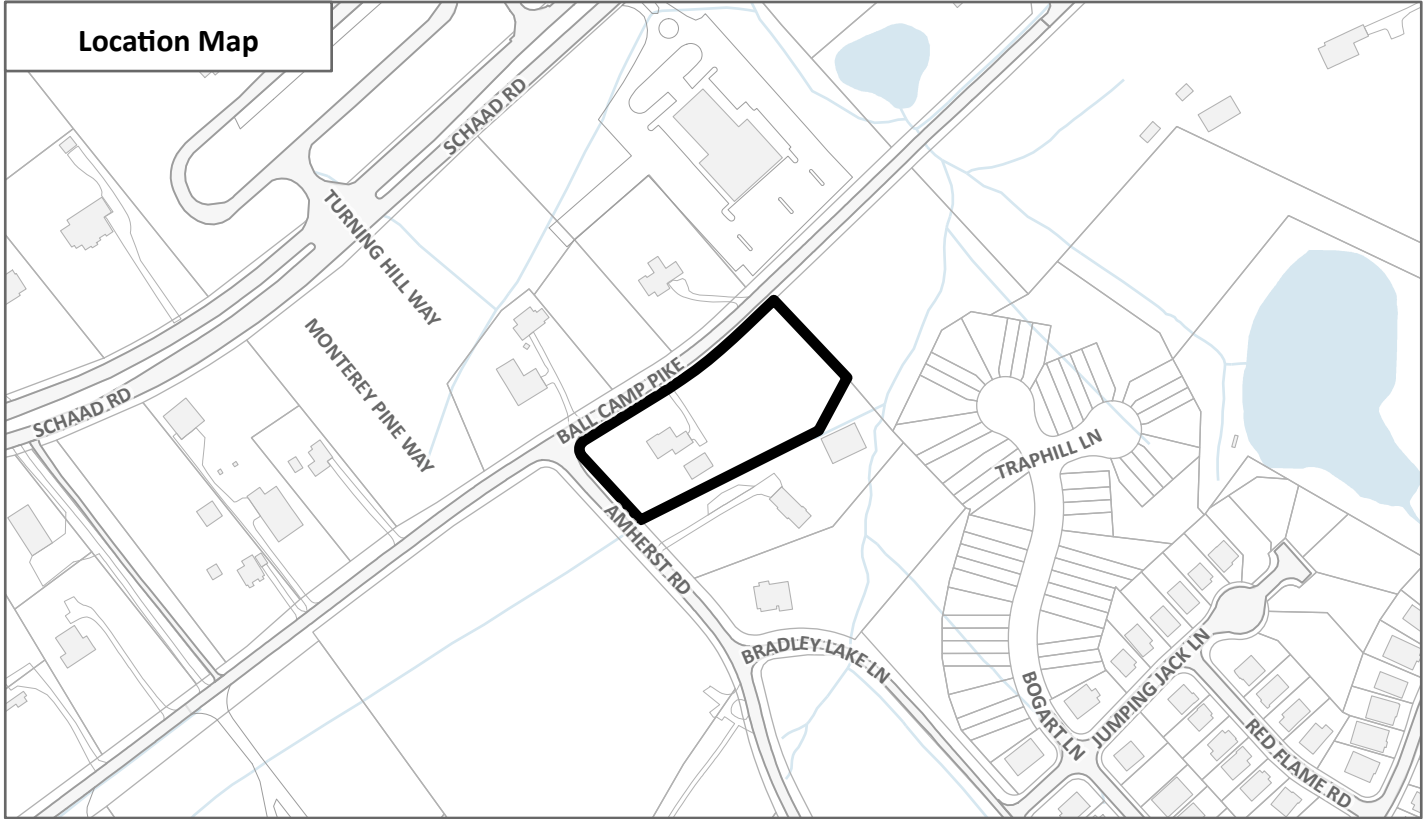
Map No: 92
Jurisdiction: County



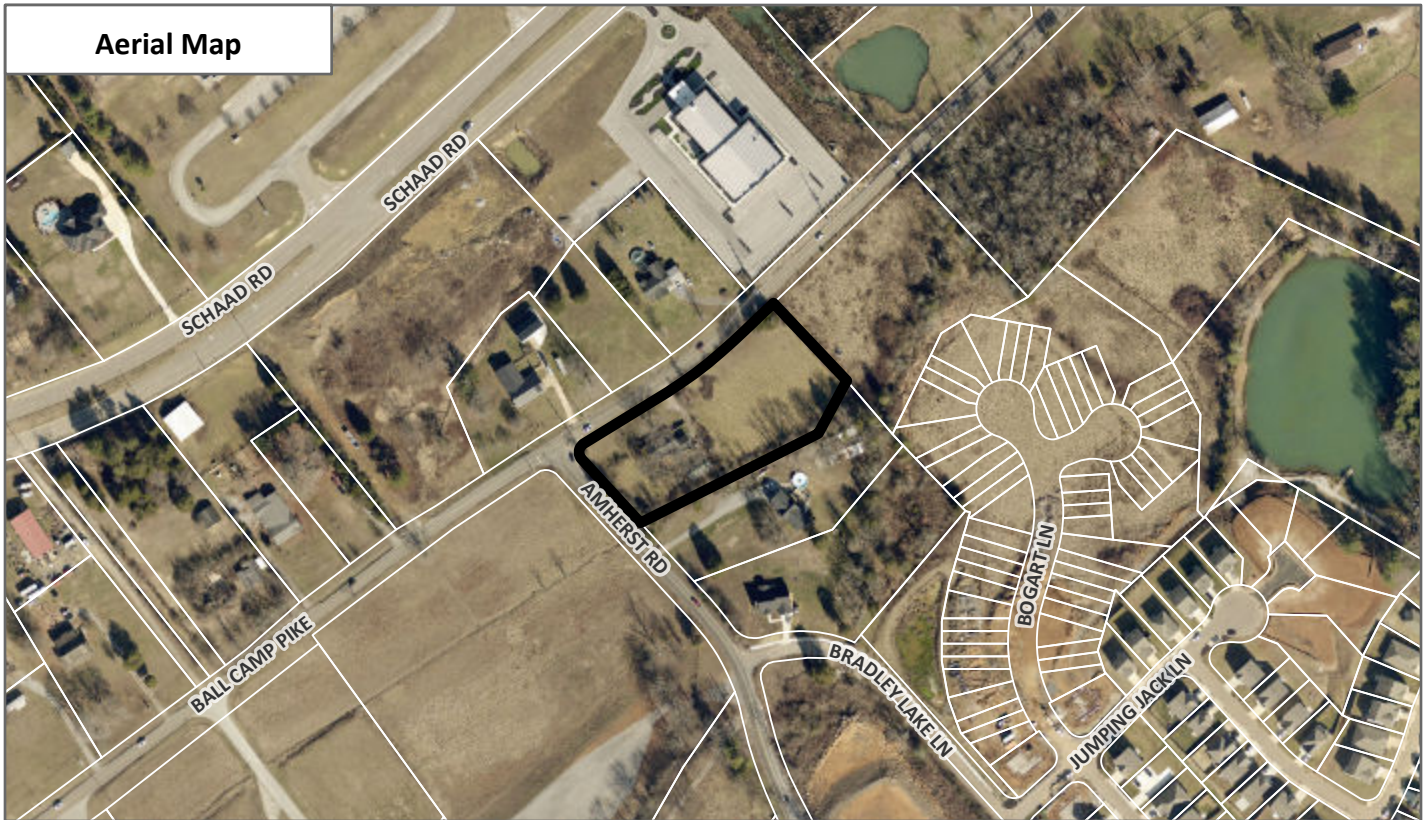
Original Print Date: 11/3/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

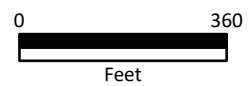


CONTEXTUAL MAPS 1

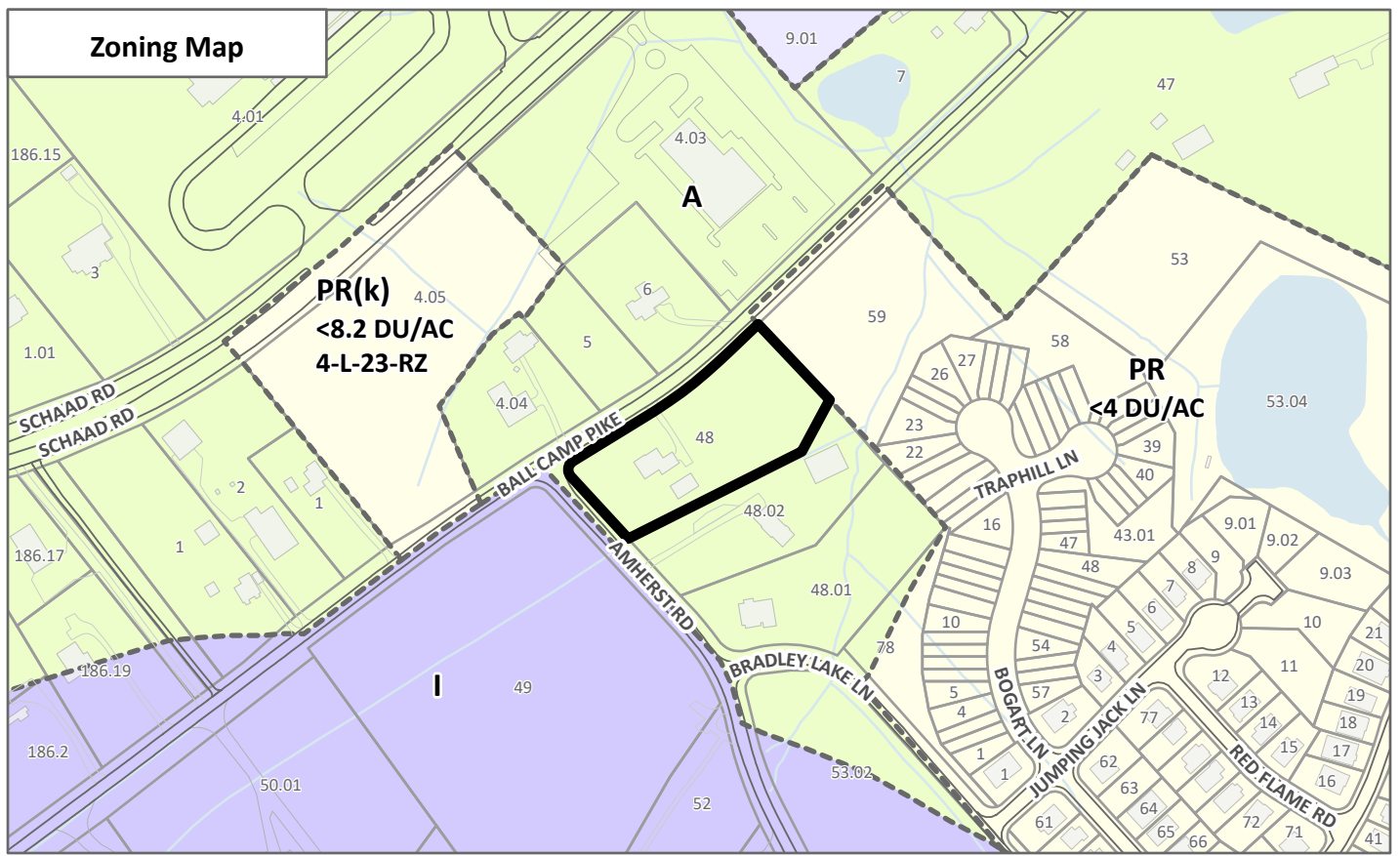
12-D-25-RZ



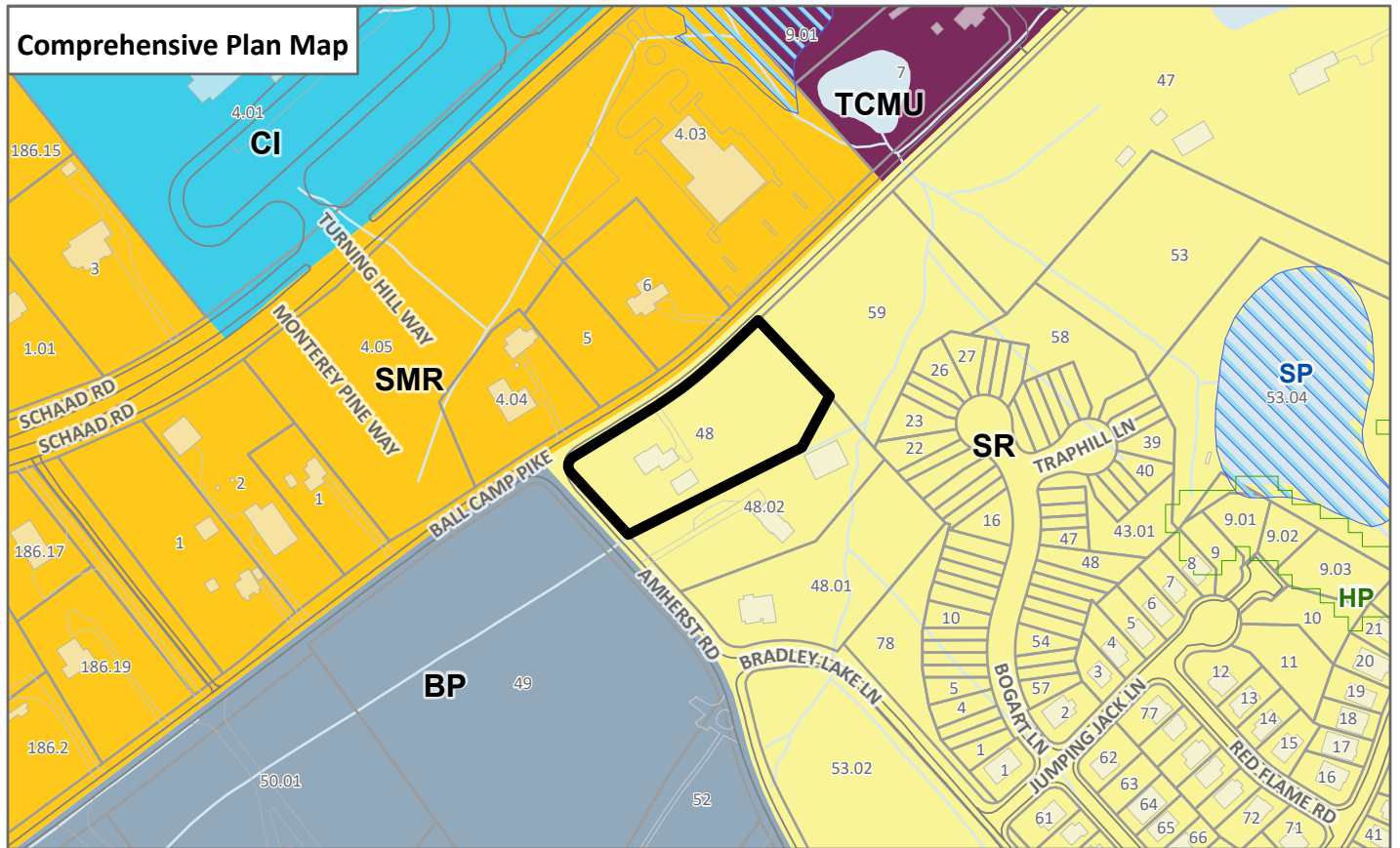
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

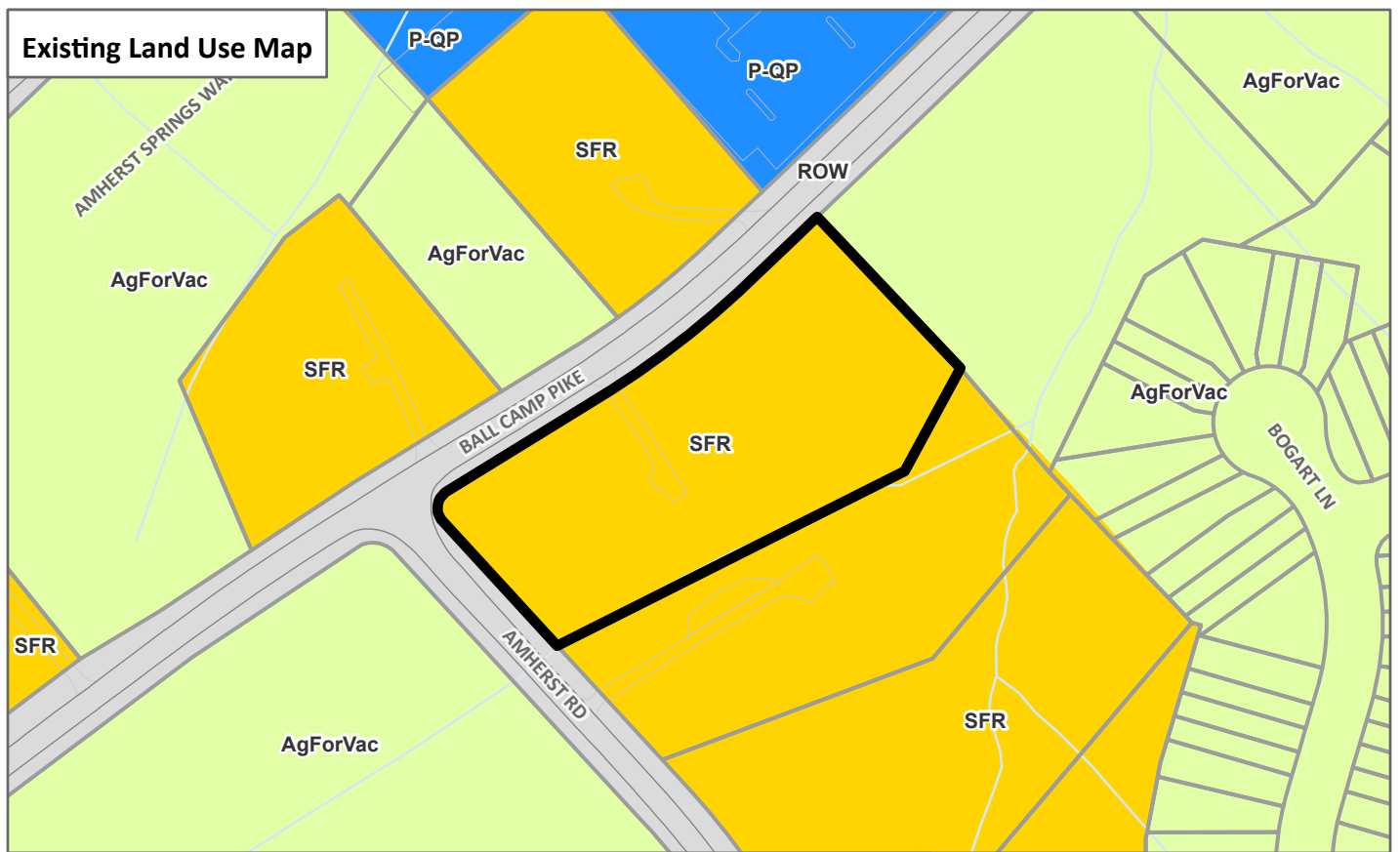
12-D-25-RZ



Case boundary



Existing Land Use Map

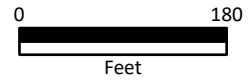


CONTEXTUAL MAPS 3

12-D-25-RZ



Case boundary



The Planning Commission met in regular session on December 11, 2025, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		Arrived 1:33 p.m.
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
(Vacant)			
John Huber, Chair	✓		

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

24. KARLA GOURLEY

12-D-25-RZ

7120 Ball Camp Pike / Parcel ID 092 048, Commission District 3.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

Subdivision Concept Plan* Final Plat

Zoning Rezoning Plan Amendment* Governmental Rezoning

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

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

KARLA GOURLEY

REALTOR

Applicant Name

Affiliation

10/14/2025

12/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

12-D-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

KARLA GOURLEY

KELLER WILLIAMS REAL ESTATE

Name

Company

219 CORPORATE PLACE

ALCOA

TN

37701

Address

City

State

ZIP

865-207-2126

Phone

Email

Current Property Info

STEVE HEPTINSTALL

6116 CLAYBERRY DRIVE

865-640-6205

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7120 BALL CAMP PIKE, KNOXVILLE, TN. 37931

092 048

Property Address

Parcel ID

KUB

KUB

NO

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

Residential Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

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

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels Divide Parcel

Proposed Number of Lots (total)

Other (specify) _____

Specify if requesting: Variance Alternative design standard

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

Zoning Request

PENDING PLAT FILE NUMBER

Zoning Change RA LOW DENSITY

RESIDENTIAL

Proposed Zoning

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

Sector Plan One Year Plan Comprehensive Plan

Plan Amendment Change

Proposed Plan Designation(s)

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

Previous Rezoning Requests

Other (specify) _____

Authorization

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



Applicant Signature

KARLA GOURLEY/ REALTOR

Print Name / Affiliation

10/14/2025

Date

865-207-2126

Phone Number

Email



Property Owner Signature

STEVE HEPTINSTALL

Please Print

10/23/2025, SG

Date Paid

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0801	\$650.00		\$650.00

Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

NOVEMBER 28TH, 2025

DECEMBER 12TH, 2025

Date to be Posted

Date to be Removed

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

Yes No

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


Applicant Signature

KARLA GOURLEY

Applicant Name

10/14/2025

Date

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKR0424947
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
194.26
Payment Type:
Account Billed
User ID:
L0013876
External User ID:
676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
December 15, 2025 11:47:20 AM EST
Amount:
194.26

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04249470

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on January 20, 2026, 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 knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

12-A-25-RZ - DAVYD MARKEYVCH- 0 MILLERTOWN PIKE. Property located south side of Millertown Pike, west of Robin Ben Ln. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone
12-C-25-RZ - DAVID KOONTZ- 2818 WESTERN RD. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone
12-D-25-RZ - KARLA GOURLEY- 7120 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone
12-E-25-RZ - WILLIAM DALE RHOTON- 611 W GOVERNOR JOHN SEVIER HWY. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone, with one condition
12-F-25-RZ - NOAH HUDSON- 7309 HAMMER RD. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone
12-G-25-RZ - THE SH BUILD GROUP TEAM- 0 LOVELL RD. Property located at the southeast corner of Lovell Rd and Schaffer Rd. Proposed rezoning. Planning Commission Action: Approve the PC (Planned Commercial) zone. The TO (Technology Overlay) zone would be retained.
12-J-25-RZ - ABDULRAHMAN QASEM- 1402 ANDES RD. Proposed rezoning. Planning Commission Action: Approve the RA (Low Density Residential) zone
12-N-25-RZ - TIM WELLS- 4229 GREENWAY DR. Proposed rezoning. Planning Commission Action: Approve the CA (General Business) zone
12-Q-25-RZ - BENJAMIN C. MULLINS- 9247 FLOYD LN; 9226, 9228, 9232 DUTCHTOWN RD. Proposed rezoning. Planning Commission Action: Approve the OB (Office, Medical, and Related Services) zone
December 19 2025
LOKR0424947

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

SCHEDULE FOR AD NUMBER LOKR04249470

December 19, 2025
Knoxville News Sentinel

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[Contact Us](#)

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This case is scheduled to be heard by County Commission on **January 20, 2026 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-18296

2-L-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Benjamin C. Mullins for rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial). Property located at 0 Fox Road / Parcel ID 131 158, 159. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone with the following conditions: 1) a Type C landscape buffer be required around the south and eastern sides of the property, and a type A landscape buffer along the north side of the property to visually screen any proposed uses from neighboring residential development; and 2) the following permissible uses shall also be recorded as restrictive covenants with the register of deeds prior to submitting a development plan: signs as permitted by Section 3.90, watercraft and boat sales, recreational equipment retail sales, general watersport retail sales, service center for watercrafts and boats, outdoor storage of watercrafts and boats with proper fencing and screening, farm equipment retail sales, allowable accessory uses to the principal use, by a vote of 11-1.**

(Commission District 5)

Attachments

Benjamin Mullins 2-L-26-RZ

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

3/6/2026 02:47 PM

FILE NUMBER: 2-L-26-RZ

APPLICANT: BENJAMIN C MULLINS

APPLICANT'S REQUEST: REZONING

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

TO: PC (Planned Commercial)

COMM. RECOMMENDATION: **Approve the PC (Planned Commercial) zone with the following conditions:**

1) a Type C landscape buffer be required around the south and eastern sides of the property, and a type A landscape buffer along the north side of the property to visually screen any proposed uses from neighboring residential development.

2) the following permissible uses shall also be recorded as restrictive covenants with the register of deeds prior to submitting a development plan: signs as permitted by Section 3.90; watercraft and boat sales; recreational equipment retail sales; general watersport retail sales; service center for watercrafts and boats; outdoor storage of watercrafts and boats with proper fencing and screening; farm equipment retail sales; allowable accessory uses to the principal use.

COMMISSION VOTE COUNT: 11-1

LOCATION: 0 FOX RD / Parcel ID 131 158, 159

ACREAGE: 3.64 acres

DISTRICT: Commission District 5

PLACE TYPE: BP (Business Park)

COMMISSION HEARING ON: 3/5/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 1/9/2026

LEGISLATIVE HEARING ON: 4/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 3/13/2026

APPLICANT'S ADDRESS: Benjamin C. Mullins Frantz, McConnell and Seymour, LLP
550 W. Main St. St. PO Box: Suite 500
Knoxville, TN 37902

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, it is consistent with BP place type.

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

REZONING REPORT

▶ **FILE #:** 2-L-26-RZ **AGENDA ITEM #:** 21
 POSTPONEMENT(S): 2/12/2026 **AGENDA DATE:** 3/5/2026

▶ **APPLICANT:** BENJAMIN C MULLINS
 OWNER(S): Siddiqi Investments, LLC

TAX ID NUMBER: 131 158, 159 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS: 0 FOX RD (0 FOX RD)

▶ **LOCATION:** West side of Fox Rd, east side of I-140, north of Castleglen Ln

▶ **APPX. SIZE OF TRACT:** 3.64 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Road, a minor collector with 21 ft of pavement width within a right-of-way width that varies from 50-112 ft.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire, Knoxville Fire Department

WATERSHED: Sinking Creek

▶ **CURRENT ZONING:** OB (Office, Medical, and Related Services)

▶ **REQUESTED ZONING:** PC (Planned Commercial)

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

▶

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

HISTORY OF ZONING: In 2008 the property was rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) (3-K-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, single family residential - OB (Office, Medical, and Related Services), A (Agricultural)
 South: I-140 Right-of-Way
 East: Single family residential, rural residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac
 West: I-140 Right-of-Way

NEIGHBORHOOD CONTEXT: This property forms the southern boundary of a line of office uses on the west side of Fox Road. Across the street and to the south along Fox Road are single family houses on large lots and in subdivisions. I-140 abuts the subject property on the west side and the Kingston Pike commercial corridor is nearby to the north.

STAFF RECOMMENDATION:

▶ **Deny the PC (Planned Commercial) zone because it would be an encroachment of a commercial zone into a residential area and is not supported by changing conditions.**

COMMENTS:

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

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

1. Since the early 2000s, rezonings along Fox Road have largely been from the A (Agricultural) zone to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 3 to 4 du/ac.
2. Development trends along this section of Fox Road have primarily been office and residential uses, whereas commercial development has been concentrated along Kingston Pike to the north. The New Castle 35-lot subdivision and the Foxborough Hills 91-lot single-family subdivision are under construction roughly 900 ft southeast of the subject property.

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

1. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings that do not require or desire a central business district location. The objective of this zone is to achieve the highest possible quality in site design, building arrangement, landscaping, and traffic circulation patterns.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The PC zone does not restrict potential development by limiting use, but permitted uses generally include office, commercial services, and light distribution centers.
3. Since some permitted uses may be incompatible with others the developer of a planned commercial complex shall provide the planning commission with a list of uses permitted in the development which shall be compatible with each other and neighboring uses as authorized under restrictive covenants [Articles 5.33.02 and 5.33.13]. The applicant has provided a proposed restrictive covenant for this site that would limit allowable uses to retail sales of water sports and related activities, and farm equipment (Exhibit B). Should this request be approved, Staff recommends that the restrictive covenants be recorded with the Register of Deeds prior to submitting a development plan application as a condition of approval.

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

1. As previously mentioned, the subject property is located at the edge of a transitional area consisting primarily of residential and office uses, with surrounding properties zoned OB, A, and PR, with up to 3 to 4 du/ac. This section of Fox Road provides a buffer between the intensive commercial development to the north and the low density residential development to the south. The PC zone at this location would disrupt the established transition in land use intensity and encroach into a residential area. Furthermore, if approved, it could act as a catalyst for further commercial rezonings along Fox Road.
2. The subject property abuts Pellissippi Parkway to the west, a designated state scenic route. Structures within 1000 ft of a scenic highway are limited to building heights of 35 ft per TN Code § 54-17-115.
3. If the rezoning is approved, it is recommended that a condition requiring a Type C landscape buffer be required around the south and eastern sides of the property, and a Type A landscape buffer along the north side of the property to visually screen any proposed uses from neighboring residential development.

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.

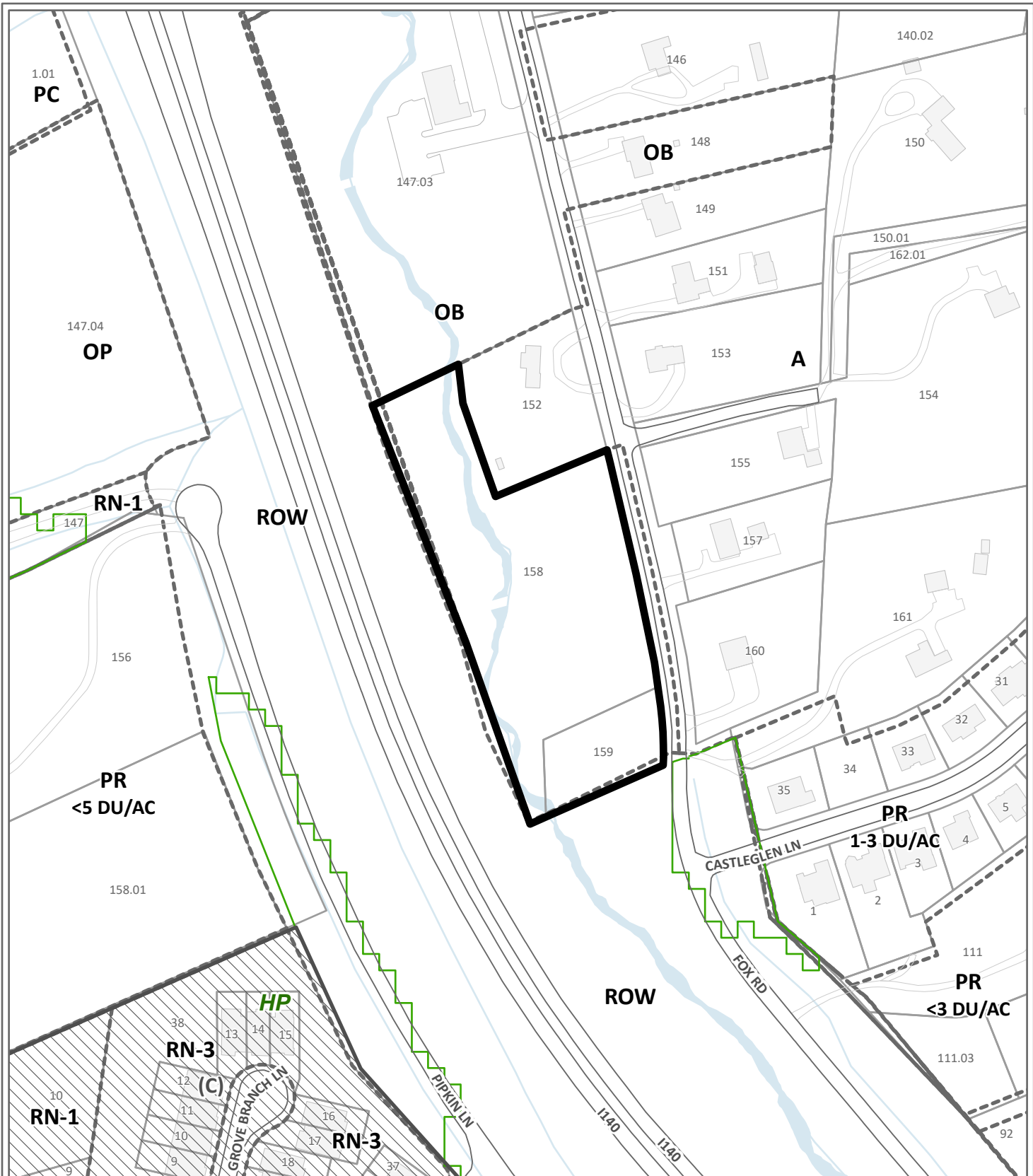
1. In November 2001, the Knox County Commission and Knoxville City Council amended the Southwest County Sector Plan based on the findings of the Fox Road Corridor Study. The study recommended amending the land use classification to O (Office) for properties along Fox Road, south of Capital Drive to the I-40 right-of-way, to provide a transition in land use intensity between the more intensive commercial development on Kingston Pike to the north and the low-density residential uses to the south. The requested PC zone does not align with the plan's recommendation.
2. With the adoption of the 2024 Comprehensive Plan, the land use designation for this area was changed to the BP (Business Park) place type because it was the closest equivalent to the previous O land use class. The BP place type is intended for employment-intensive uses that may include corporate, office, light industrial, advanced manufacturing, and support services.
3. The PC zone is partially related to the BP place type. Partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as it permits uses consistent with the secondary uses listed in the land use mix.
4. The proposed rezoning is not consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. The PC zone at this location would provide opportunities for more intensive development in a transitional area bordering less-dense residential development.

5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development and promote expansion of the Knox County economy. The rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. 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

2-L-26-RZ

Petitioner: Benjamin C Mullins

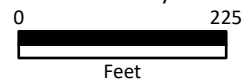


From: OB (Office, Medical, and Related Services)

To: PC (Planned Commercial)

Map No: 131

Jurisdiction: County



Original Print Date: 1/6/2026

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

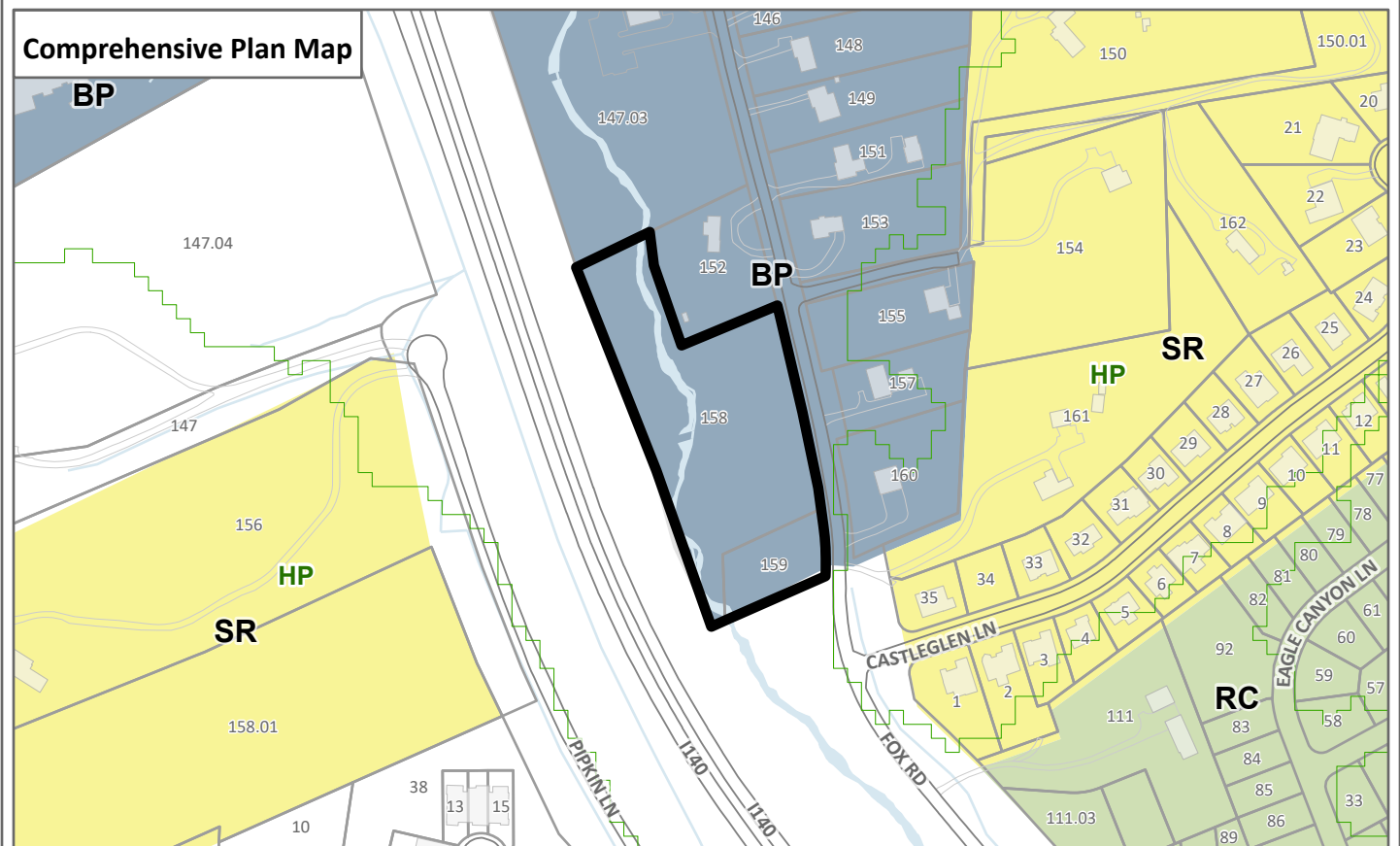
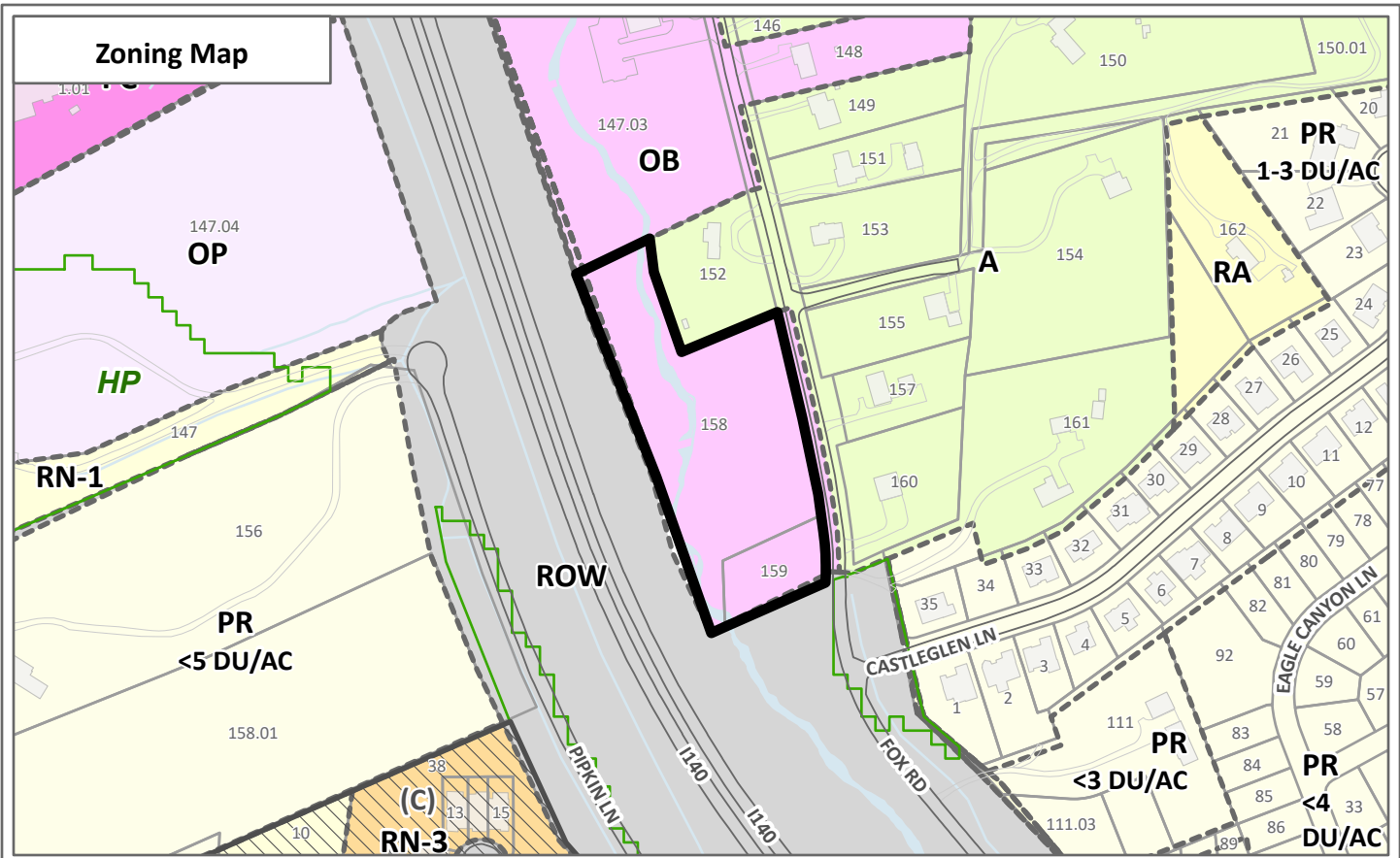
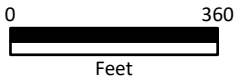


EXHIBIT A, CONTEXTUAL MAPS

2-L-26-RZ



Case boundary



Existing Land Use Map

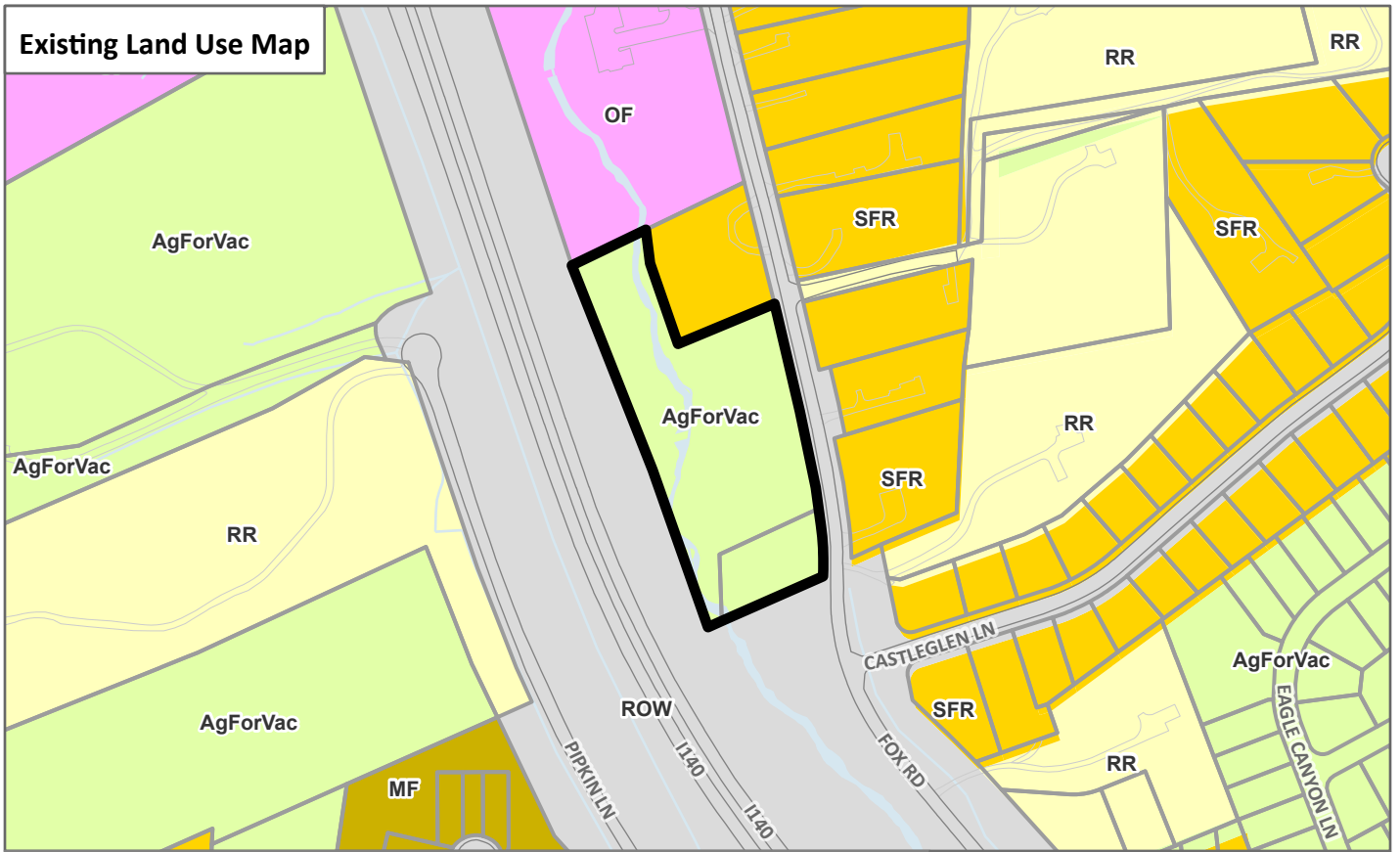


EXHIBIT A, CONTEXTUAL MAPS

2-L-26-RZ



Case boundary

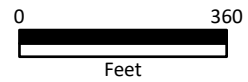
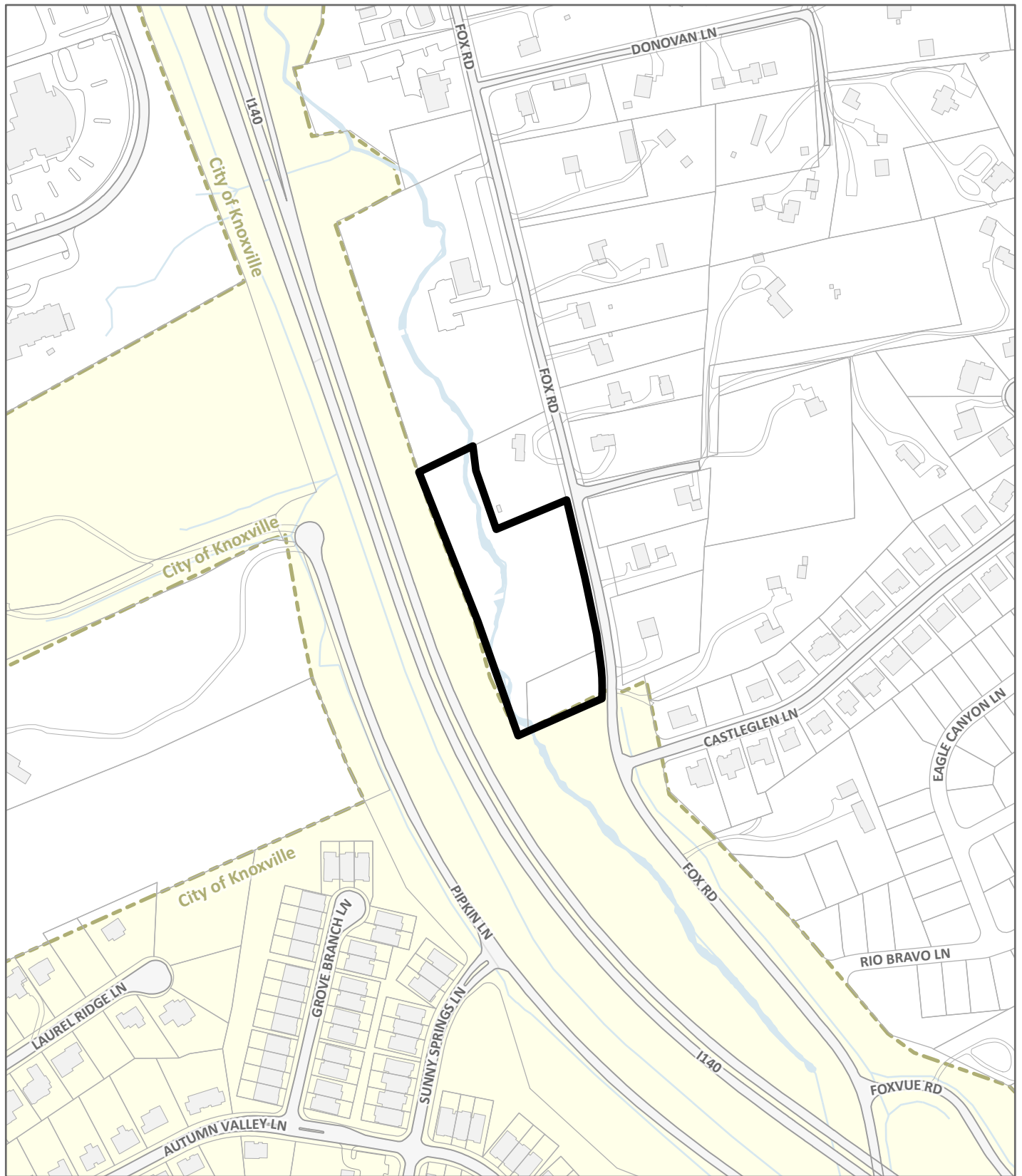


Exhibit A. Contextual Images



LOCATION MAP

2-L-26-RZ



Case boundary

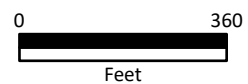


Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Restrictive Covenants for 2-L-26-RZ

Under the existing Business Park (BP) Comprehensive Future Land Use Map, the PC (Planned Commercial Zone), is considered “partially related” and is appropriate with qualifications such as development plan approval with conditions. Additionally, the PC zone provides, that “[s]ince some permitted uses may be incompatible with others, the developer of a planned commercial complex shall provide the planning commission with a list of uses permitted in the development which shall be compatible with each other and neighboring uses as authorized under restrictive covenants.” See Article 5.33.02 of the Knox County Zoning Ordinance.

This application seeks to rezone existing OB property, which is currently vacant and undeveloped. We are seeking to establish a retail boat and watercraft store, with accessory service and storage functionality, on the property utilizing its visibility from I-140 and its proximity to Fort Loudon Lake and Fox Marina. As such, the uses permitted in the PC zone should be as follows:

- Signs as permitted by Section 3.90;
- Watercraft and Boat Sales
- Recreational Equipment Retail Sales
- General Watersport Retail Sales
- Service Center for Watercrafts and Boats
- Outdoor Storage of Watercrafts and Boats with proper fencing and screening
- Farm Equipment Retail Sales
- Allowable Accessory Uses to the Principal Use.

This will allow the intended use to be established on the ~3.8 acre site, and reasonably similar uses in the future, and would further allow Planning Commission to review and condition improvements to the site that will mitigate potential adverse impacts of the proposed business with adjacent office and residential properties. The PC zone allows or more site plan oversight by the Planning Commission since every development would require a development plan and the zoning can be conditioned on establishing restrictive covenants either at the time of the zoning or at the time of the development plan. The current OB zoning could allow uses permitted without additional planning commission approval such as hospitals, hotels, demolition landfills (less than 1 acre), wireless communication facilities, and multi-family use up to 12 units an acre (or up to 24 units an acre on a use on review). In contrast, there is more oversight and review to the PC zone which has traditionally been preferred as a transition zone to residential properties over other less regulated commercial zones.

Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

~~2-1-26~~ 01/31/2026

Date to be Posted

2-13-26

Date to be Removed

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

Yes No

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


Applicant Signature

Benjamin C. Mullins
Applicant Name

12-29-25
Date

March 5, 2026
Planning Commission meeting

Public Comments

3 Comments for 2-L-26-RZ and

Sara (37922), February 7, 2026 at 8:54 PM

I would like to oppose this rezoning proposal. I live on Fox Road, along with many other houses and neighborhoods. Our house was built in the 1960's, like many other houses that have been on this road just as long. We do not want this area to be turned into commercial businesses. There is plenty of room on Kingston Pike for businesses to reside. There is no need to cause additional traffic, noise, and to ruin the aesthetic of fox road that MANY people call home.

Applicant Correspondence

March 2, 2026 at 10:43 AM

Attached please find Applicant Correspondence relating to the subject Agenda Item.

[View Attachment](#)

Andrew (37804), March 4, 2026 at 2:23 PM

Please see attached PDF showing latest conceptual layouts for the proposed project.

[View Attachment](#)

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

4. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

21. BENJAMIN C MULLINS

2-L-26-RZ

0 Fox Road / Parcel ID 131 158, 159, Commission District 5.
 Rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial).

Speakers:

- Ben Mullins, 550 W Main St., Knoxville, TN
- John Schoonmaker, 10044 Tan Rara Dr., Knoxville, TN
- Brian Courtney, Baltusrol Rd., Farragut, TN

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

Deny the PC (Planned Commercial) zone because it would be an encroachment of a commercial zone into a residential area and is not supported by changing conditions.

2. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE PC (PLANNED COMMERCIAL) ZONE WITH THE FOLLOWING CONDITIONS:

1) A TYPE C LANDSCAPE BUFFER BE REQUIRED AROUND THE SOUTH AND EASTERN SIDES OF THE PROPERTY, AND A TYPE A LANDSCAPE BUFFER ALONG THE NORTH SIDE OF THE PROPERTY TO VISUALLY SCREEN ANY PROPOSED USES FROM NEIGHBORING RESIDENTIAL DEVELOPMENT.

2) THE FOLLOWING PERMISSIBLE USES SHALL ALSO BE RECORDED AS RESTRICTIVE COVENANTS WITH THE REGISTER OF DEEDS PRIOR TO SUBMITTING A DEVELOPMENT PLAN: SIGNS AS PERMITTED BY SECTION 3.90; WATERCRAFT AND BOAT SALES; RECREATIONAL EQUIPMENT RETAIL SALES; GENERAL WATERSPORT RETAIL SALES; SERVICE CENTER FOR WATERCRAFTS AND BOATS; OUTDOOR STORAGE OF WATERCRAFTS AND BOATS WITH PROPER FENCING AND SCREENING; FARM EQUIPMENT RETAIL SALES; ALLOWABLE ACCESSORY USES TO THE PRINCIPAL USE.

THE MOTION CARRIED 11-1 (NO: MIDIS). APPROVED

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: LOKR0476386
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 7.50
Total payment: 133.36
Payment Type: Account Billed
User ID: L0013876
External User ID: 676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date March 10, 2026
9:34:27 AM EDT
Amount: 133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on April 20 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.
3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).

3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

March 13 2026
LOKR0476386

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

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **April 20, 2026 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-18299

3-C-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Andrew Jones for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1117 Granville Conner Road / Parcel ID 056FE003.

Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote 11-0 Consent.
(Commission District 7)

Attachments

Andrew Jones 3-C-26-RZ

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

3/6/2026 02:54 PM

FILE NUMBER: 3-C-26-RZ

APPLICANT: ANDREW JONES

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

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

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 1117 GRANVILLE CONNER RD / Parcel ID 56 F E 003

ACREAGE: 1 acre

DISTRICT: Commission District 7

PLACE TYPE: SR (Suburban Residential)

COMMISSION HEARING ON: 3/5/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/3/2026

LEGISLATIVE HEARING ON: 4/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 3/13/2026

APPLICANT'S ADDRESS: Andrew Jones
1121 Granville Conner Rd
Powell, TN 37849

LEGISLATIVE BODY: Knox County Commission

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

Consistent with Growth Plan? Yes, it is within the Planned Growth Area.

REZONING REPORT

▶ **FILE #:** 3-C-26-RZ

AGENDA ITEM #: 24

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** ANDREW JONES

OWNER(S): Andrew Jones

TAX ID NUMBER: 56 F E 003

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1117 GRANVILLE CONNER RD

▶ **LOCATION:** Northwest side of Granville Conner Rd, southwest of Collier Rd

▶ **APPX. SIZE OF TRACT:** 1 acre

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Granville Conner Road, a local street with a pavement width which varies between 13 ft and 14 ft within a 50-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

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

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

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

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

HISTORY OF ZONING: None noted.

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

South: Multifamily residential - RB (General Residential)

East: Single family residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area is comprised of detached single family dwellings on medium-sized rural lots and an attached residential development fronting on Collier road.

STAFF RECOMMENDATION:

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

COMMENTS:

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

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

1. Development in much of this area has historically been residential in nature. Recent rezonings in the area from A (Agricultural) to RA (Low Density Residential) have been approved (3-D-25-RZ, 2-J-25-RZ).

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, RB (General Residential) and PR (Planned Residential) at densities ranging from 3 to 8 du/ac.

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

1. The RA zone is a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of attached and detached single-family dwellings. Surrounding development is compatible with the RA zone's minimum lot size of 10,000 sq ft per dwelling.
2. The subject site is located on Granville Connor Road, a local street with a pavement width between 13 ft and 14 ft. Development of the lot under RA standards would have a maximum of four new lots created and would be subject to access conditions as required by Knox County Engineering and Public Works.

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

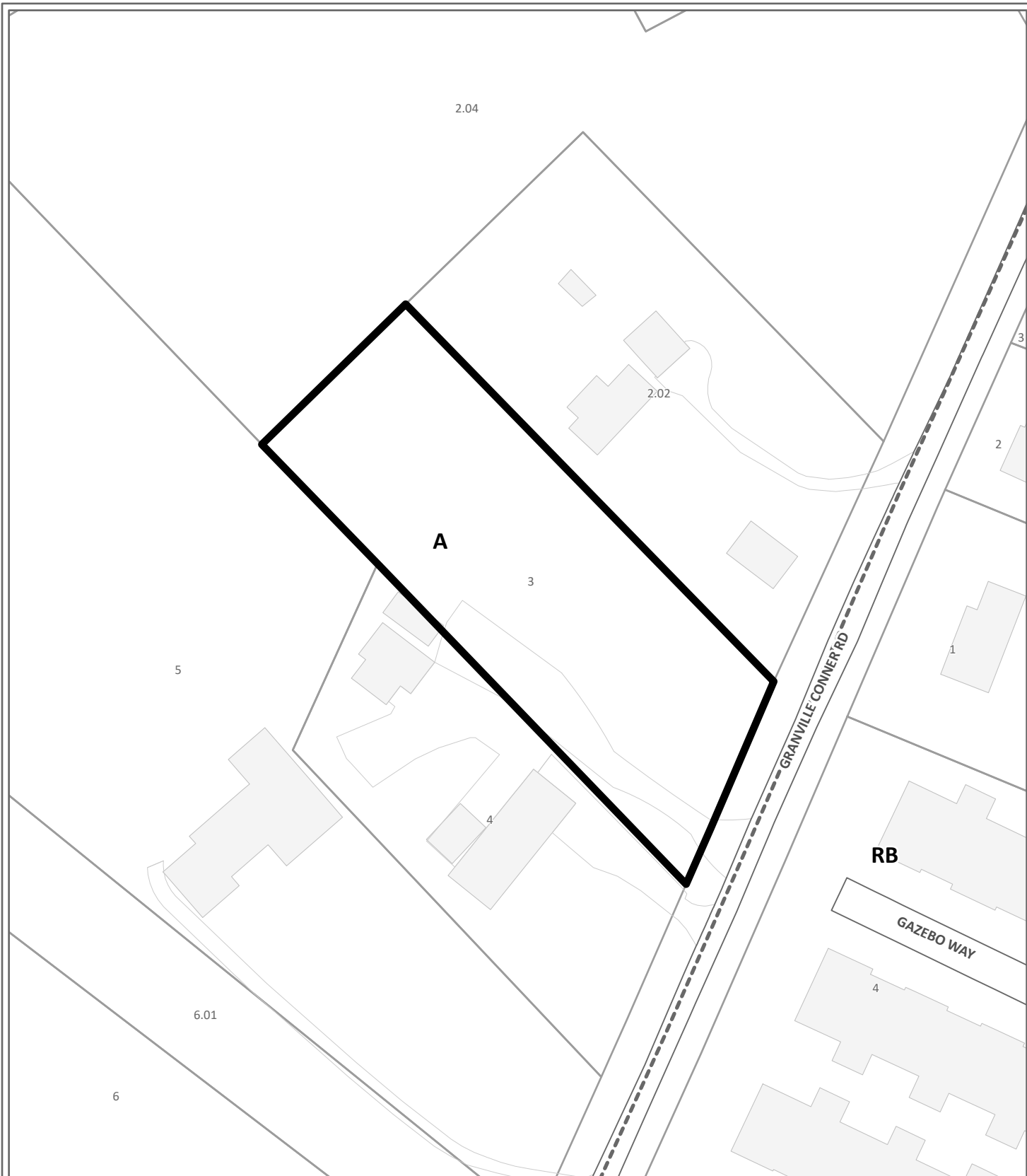
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted within the RA zone
2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing choices. The RA zone supports these policies.
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. 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

3-C-26-RZ

Petitioner: Andrew Jones

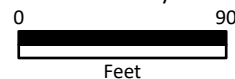


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 56

Jurisdiction: County



Original Print Date: 2/26/2026

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

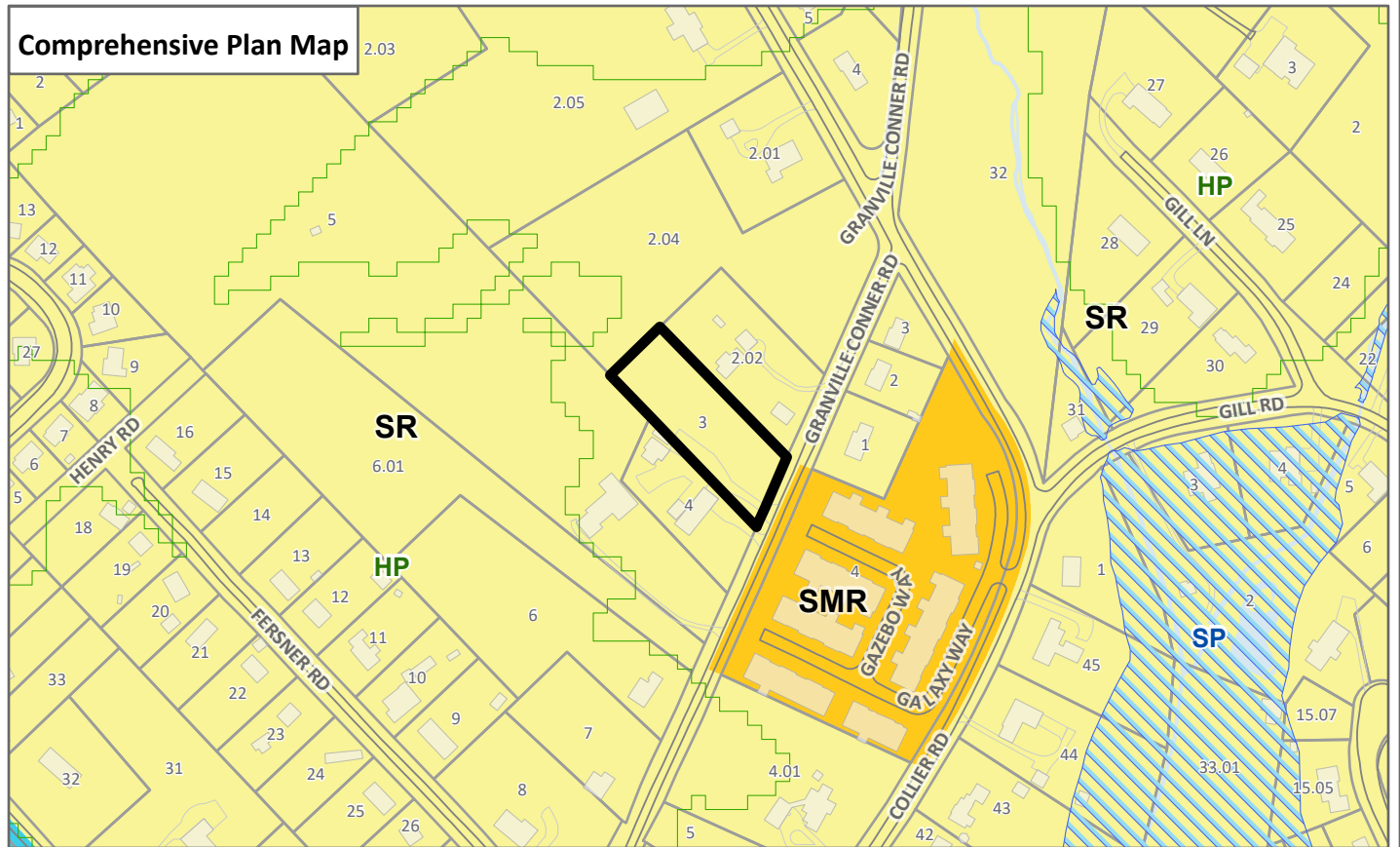
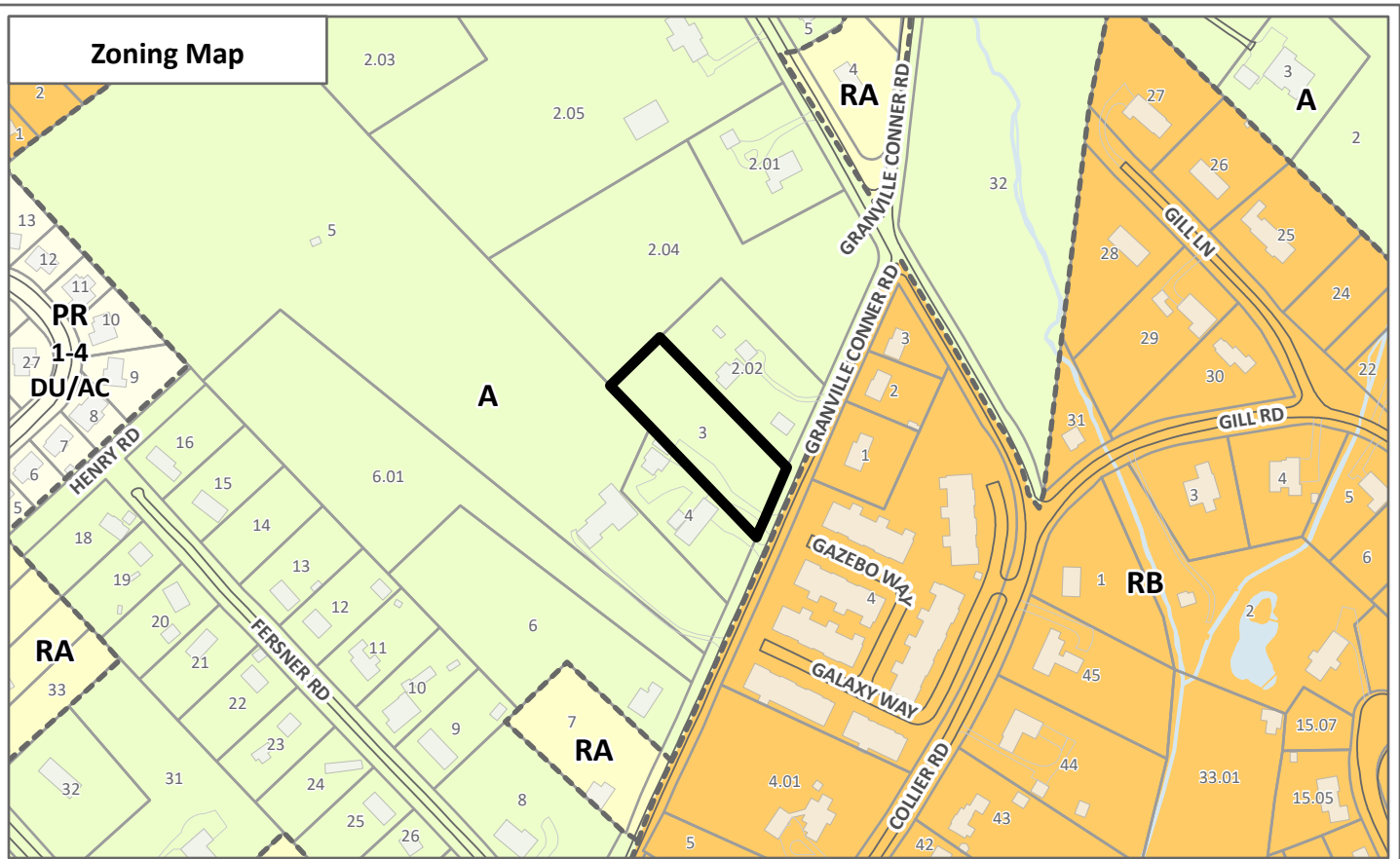


EXHIBIT A, CONTEXTUAL MAPS **3-C-26-RZ**

Case boundary

0 360
Feet

N

Existing Land Use Map

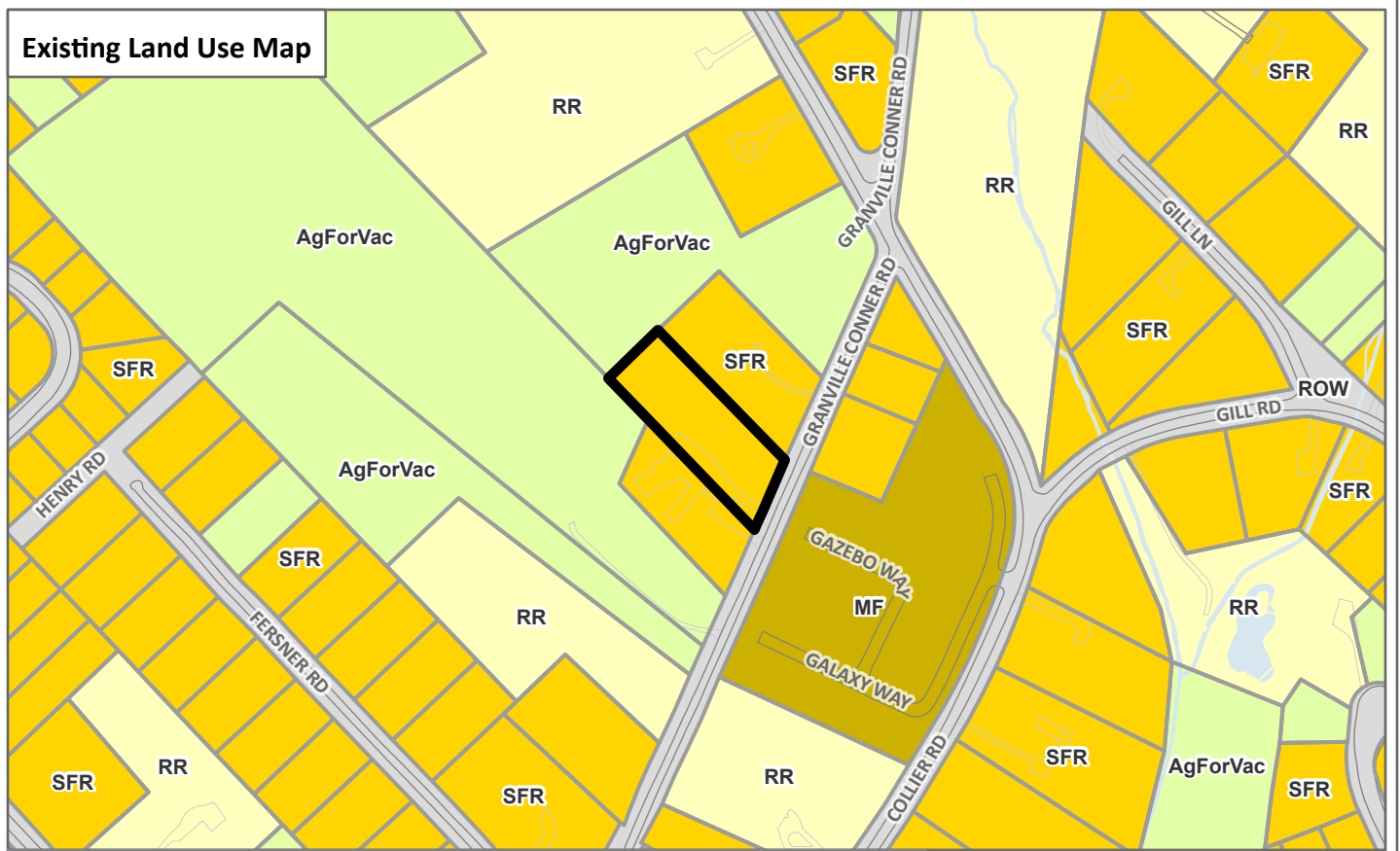


EXHIBIT A, CONTEXTUAL MAPS

3-C-26-RZ



Case boundary

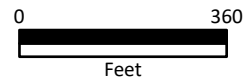
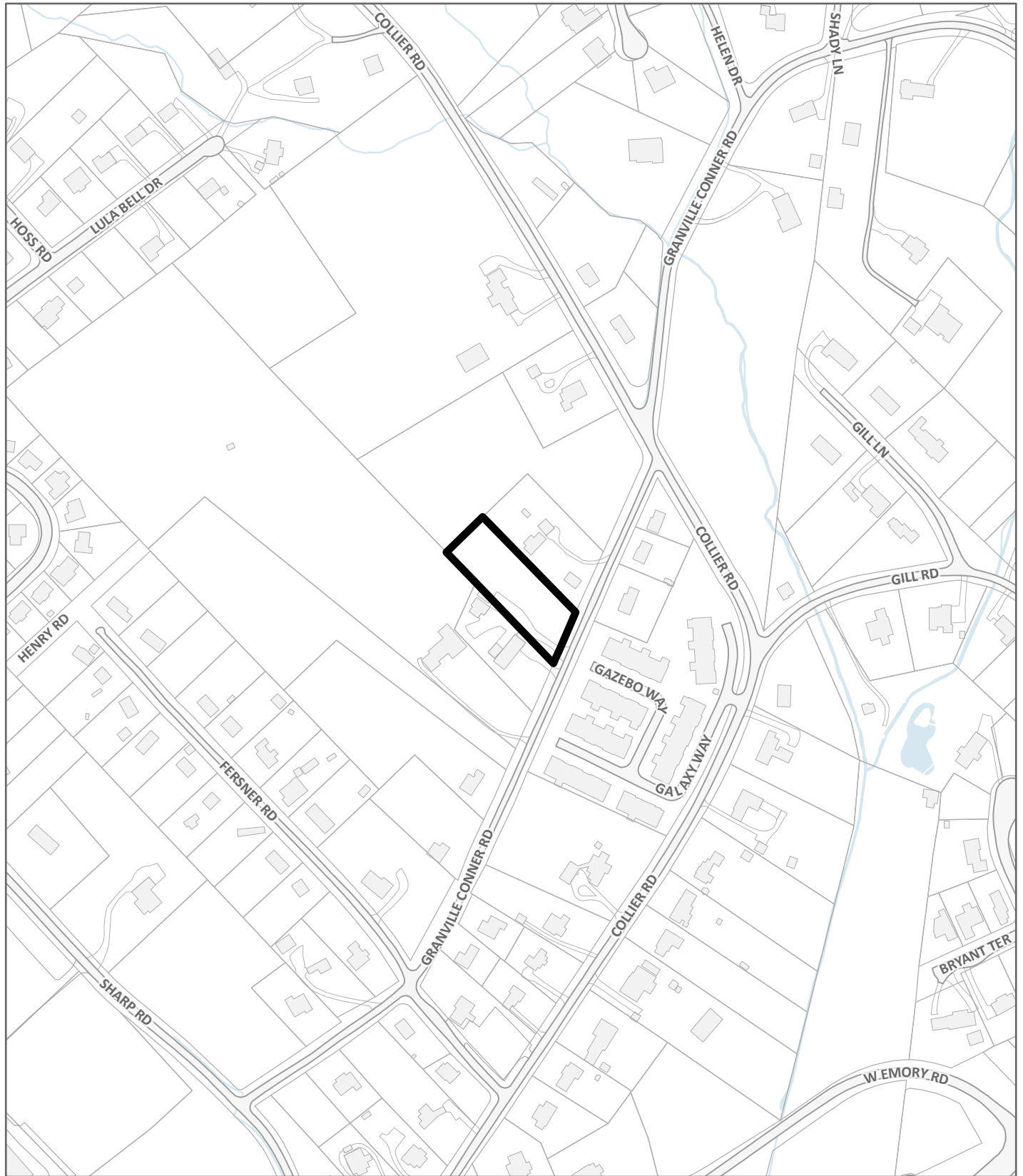


Exhibit A. Contextual Images



LOCATION MAP

3-C-26-RZ



Case boundary



Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

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

Yes No

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

Applicant Signature



Applicant Name

Andrew Jones

Date

1/6/2026

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

4. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

24. ANDREW JONES

3-C-26-RZ

1117 Granville Conner Road / Parcel ID 056FE003, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

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: LOKR0476386
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 7.50
Total payment: 133.36
Payment Type: Account Billed
User ID: L0013876
External User ID: 676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date March 10, 2026
9:34:27 AM EDT
Amount: 133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on April 20 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.

3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).

3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

March 13 2026

LOKR0476386

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

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **April 20, 2026 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-18167

2-E-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Mesana Investments, LLC for rezoning from CA (General Business) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7920 and 8014 Asheville Highway / Parcel ID 062 164, 165 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development, by a vote of 14-0 Consent. (DEFERRED FROM MARCH AT REQUEST OF APPLICANT)**
(Commission District 8)

Attachments

Mesana Investments LLC 2-E-26-RZ
Letter to Defer to April

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

2/17/2026 10:41 AM

FILE NUMBER: 2-E-26-RZ

APPLICANT: MESANA INVESTMENTS, LLC

APPLICANT'S REQUEST: REZONING

FROM: CA (General Business)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 5 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.**

COMMISSION VOTE COUNT: 14-0 Consent

LOCATION: 7920 & 8014 ASHEVILLE HWY / Parcel ID 62 164, 165 (PARTIAL)

ACREAGE: 3.7 acres

DISTRICT: Commission District 8

PLACE TYPE: RC (Rural Conservation), CMU (Corridor Mixed-use)

COMMISSION HEARING ON: 2/12/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 1/9/2026

LEGISLATIVE HEARING ON: 3/16/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/17/2026

APPLICANT'S ADDRESS: Scott Davis Mesana Investments LLC
PO Box: PO Box 11315
Knoxville, TN 37939

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, the rezoning is consistent with the CMU (Corridor Mixed-Use) and the RC (Rural Conservation) place types.

Consistent with Growth Plan? Yes, the rezoning is consistent with the Urban Growth Boundary of the Growth Policy Plan.



REZONING REPORT

▶ **FILE #:** 2-E-26-RZ

AGENDA ITEM #: 20

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** MESANA INVESTMENTS, LLC
OWNER(S): Scott Davis Mesana Investments LLC

TAX ID NUMBER: 62 164, 165 (PARTIAL) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7920 ASHEVILLE HWY (8014 ASHEVILLE HWY)

▶ **LOCATION:** South side of Asheville Hwy, east of Cash Rd

▶ **APPX. SIZE OF TRACT:** 3.7 acres

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

ACCESSIBILITY: Access is via Asheville Highway, a median-divided, 4-lane major arterial with a right-of-way width that varies between 145-162 ft.

UTILITIES:
Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek East

▶ **CURRENT ZONING:** CA (General Business)

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

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: In 2024, a portion of the subject property was part of a rezoning request from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 5 du/ac that was approved by the Planning Commission, but the subject property was excluded when the request was approved by County Commission (6-S-24-RZ).

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is predominantly large, undeveloped tracts of land, with some smaller single family developments mixed in. The commercial node at Asheville Highway and Andrew Johnson Highway is 1.25 miles east of the subject property, as is Carter Elementary School. There is a grocery store nearby to the west.

STAFF RECOMMENDATION:

- ▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.**

COMMENTS:

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

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

1. Since 2021, there have been three contiguous rezonings east of the subject property to the PR (Planned Residential) zone with densities ranging from 4.5 to 5 dwelling units per acre. This request to rezone a 3.7-acre parcel from CA (General Business) to PR up to 5 du/ac is consistent with rezoning trends in the vicinity.

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

1. The PR zone provides optional methods of development in response to environmental constraints on a property. It also prioritizes compatibility with adjacent zones.
2. The requested rezoning would be a minor extension of the same PR density from the east and would enable a cohesive residential development with adjoining property by the same owner. This is consistent with the intent of the PR zone.

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

1. There are no adverse impacts anticipated to occur with the proposed rezoning to the PR zone, as it aligns with surrounding zoning and planned development. Future development on the subject property will be subject to review by the Planning Commission, which provides an opportunity for public input.

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 has two place types in the Knox County Comprehensive Plan. The frontage is the CMU (Corridor Mixed Use) designation, and the rear half is the RC (Rural Conservation) designation. The intent of CMU is to provide for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. The intent of RC is to conserve forested areas, ridges, wetlands, and other open space by minimizing land disturbance.
2. Rezoning from the CA zone to the PR zone reduces the mixed-use potential of the property, since the CA zone allows both residential and commercial uses, whereas the PR zone is almost exclusively residential. However, the CA zone is misaligned with the RC portion of the subject property because it can be too intensive for the conservation purpose of that place type. The PR zone is considered partially related to both place types, so this request would more closely align zoning with the Comprehensive Plan overall. It meets the criteria for a partially related zone by being compatible with adjacent zoning to the west.
3. The subject property is in the Urban Growth Boundary of the Growth Policy Plan, which is designed to encourage a reasonably compact pattern of development and offer a wide range of housing choices in coordination with infrastructure capacity. This rezoning is consistent with that growth designation.
4. The subject property is also in the East Knox Community Plan, where it is located within a Development Corridor designation. Development Corridors are considered to be appropriate areas for a more intense development pattern with regulations that encourage connectivity, mixed use, complete streets, and integrate the rural context of East Knox. The PR zone's requirement that plans be reviewed by the Planning Commission will support these principles being incorporated into future development.

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

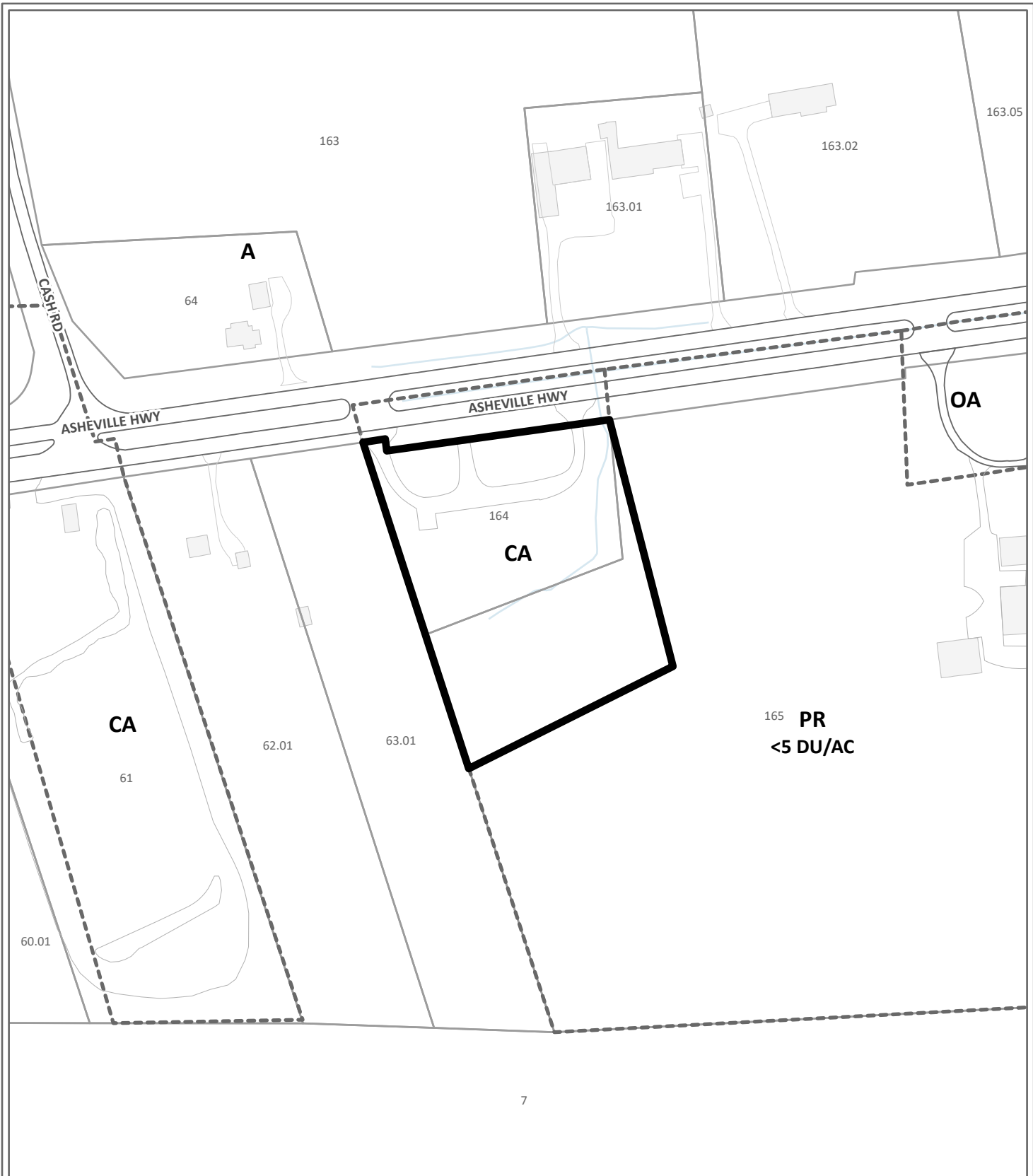
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

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

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

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. 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

2-E-26-RZ

Petitioner: Mesana Investments, LLC

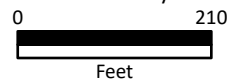


From: CA (General Business)

To: PR (Planned Residential) up to 5 du/ac

Map No: 62

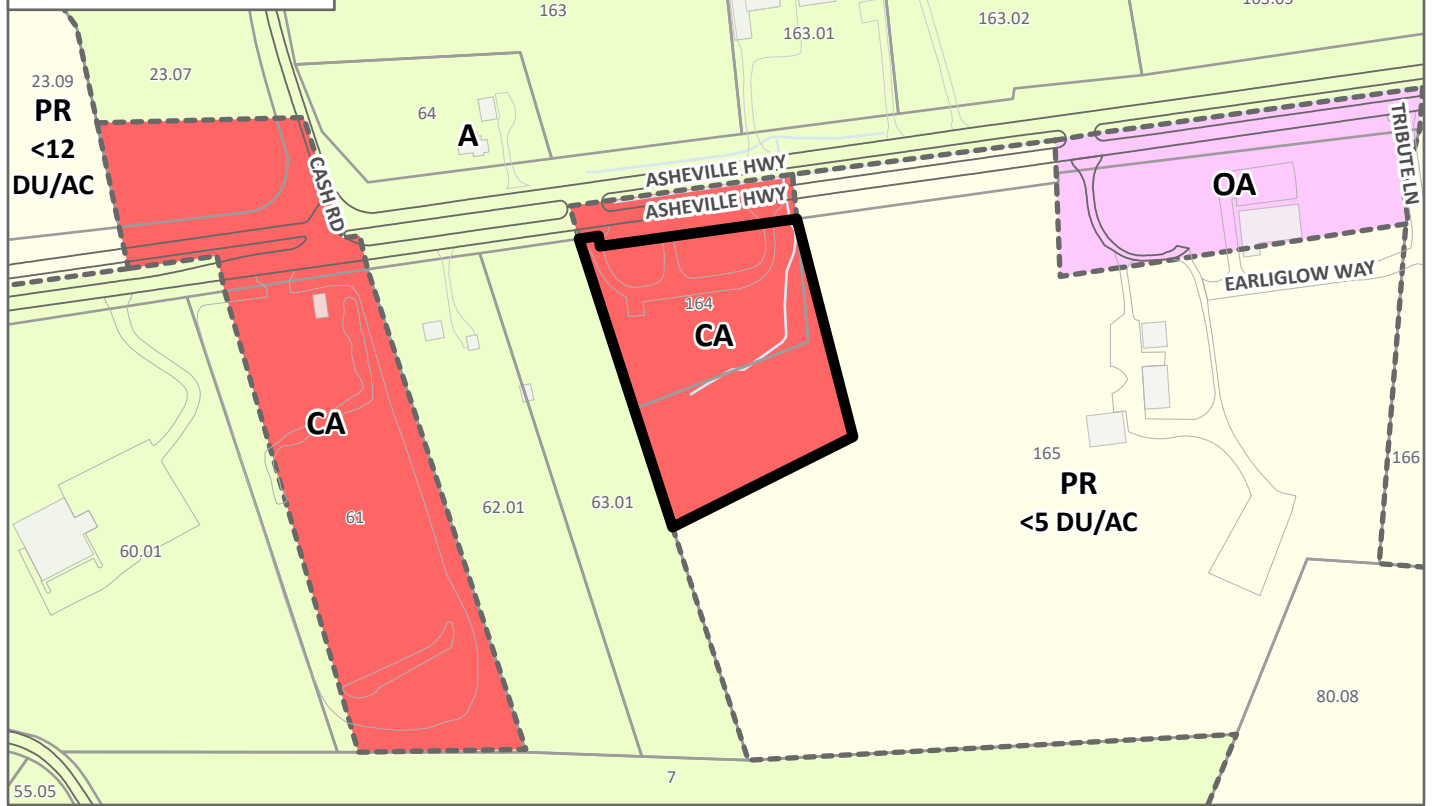
Jurisdiction: County



Original Print Date: 1/8/2026

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

Zoning Map



Comprehensive Plan Map

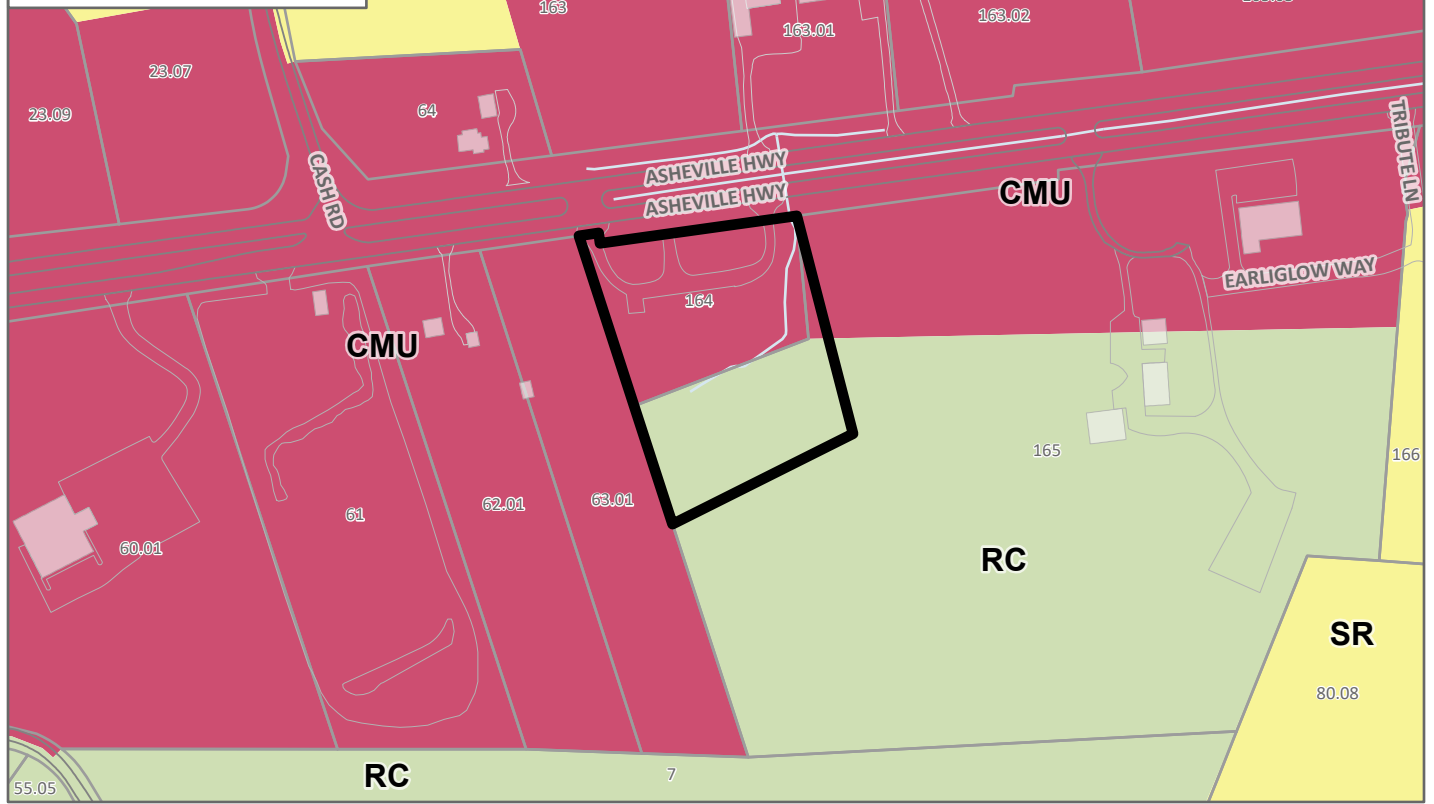


EXHIBIT A, CONTEXTUAL MAPS

2-E-26-RZ



Case boundary



Existing Land Use Map

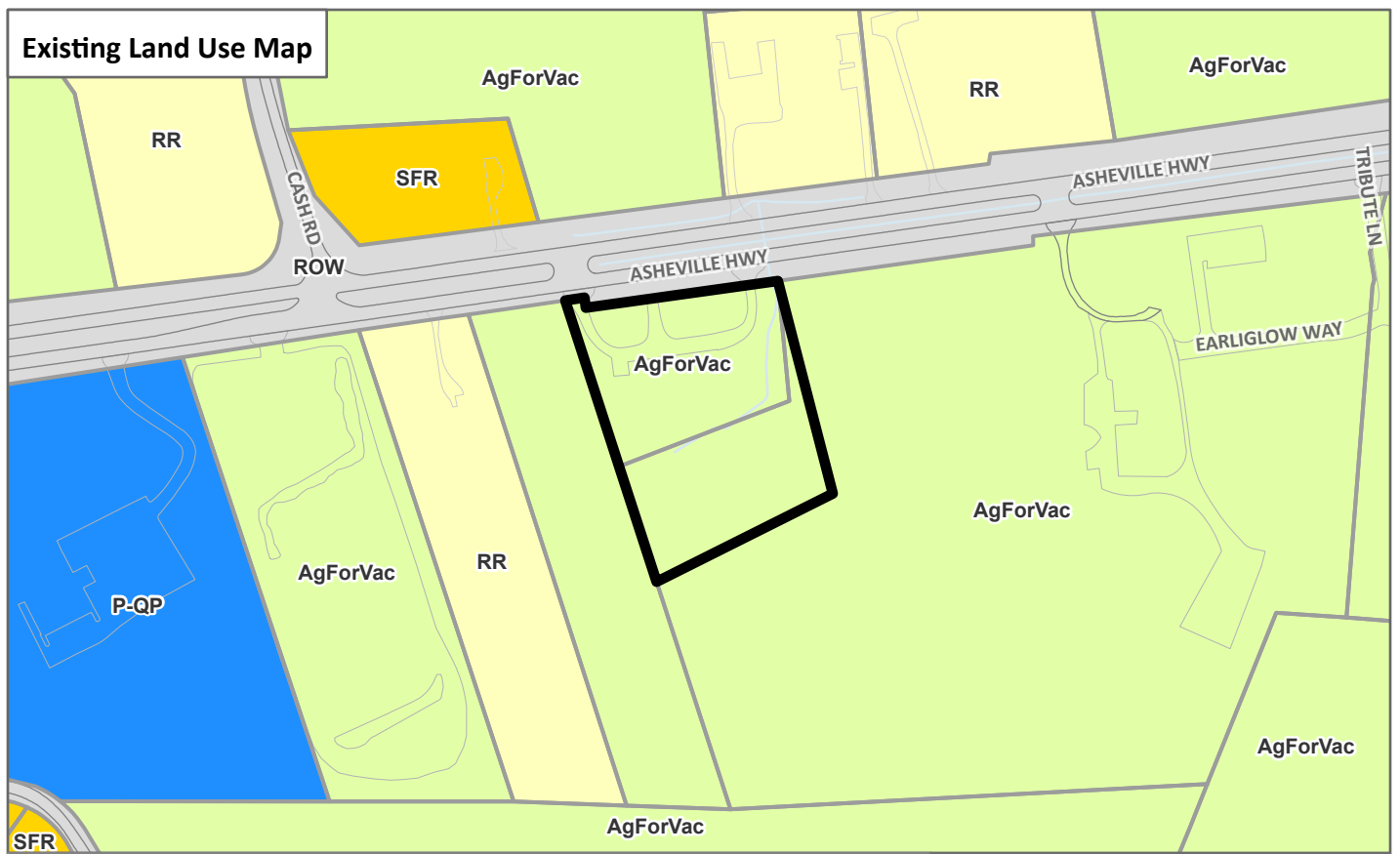


EXHIBIT A, CONTEXTUAL MAPS

2-E-26-RZ



Case boundary

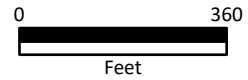


Exhibit A. Contextual Images



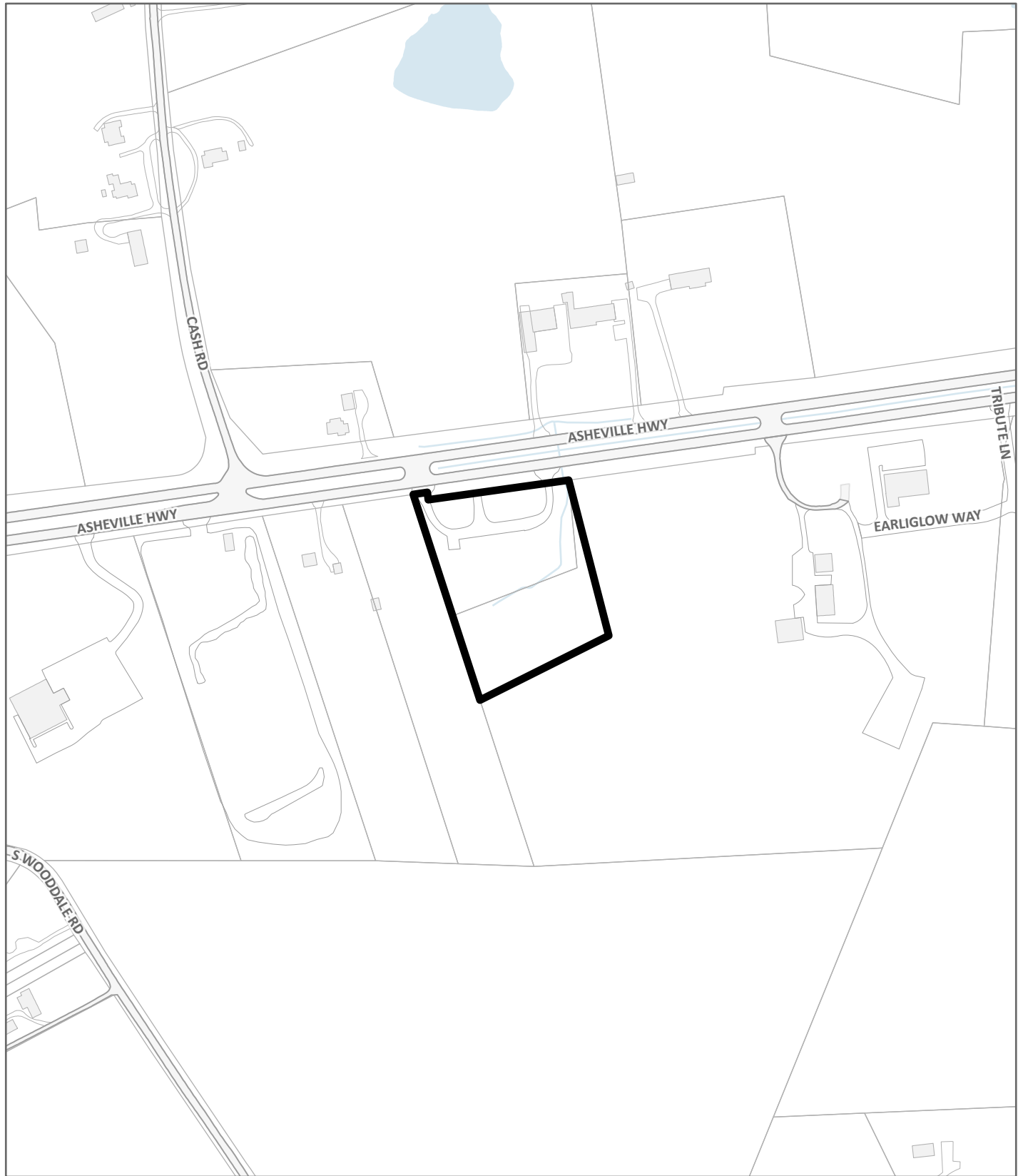
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

2-E-26-RZ



Case boundary



The Planning Commission met in regular session on February 12, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		Arrived 1:41 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Arrived 1:34 p.m.
Amy Midis		✓	
Cathy Shuck	✓		
John Huber, Chair	✓		

CONSENT ITEMS READ

- MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #30.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.

File No.

20. MESANA INVESTMENTS, LLC

2-E-26-RZ

7920, 8014 Asheville Highway / Parcel ID 062 164, 165 (partial),
Commission District 8. Rezoning from CA (General Business) to PR
(Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5
du/ac because it is consistent with adopted plans and
compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Public Notice and Community Engagement

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

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

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Acknowledgement

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

01/31/2026

02/13/2026

Date to be Posted

Date to be Removed

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

Yes No

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

Applicant Signature

Scott Davis

Applicant Name

12/23/2025

Date

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKRO460670
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
169.90
Payment Type:
Account Billed
User ID:
L0013876
External User ID:
676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
February 13, 2026 2:27:45 PM EST
Amount:
169.90

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKRO4606700

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on March 16, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

2-B-26-RZ - BALL HOMES LLC - 12412, 12434 Buttermilk Road. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 2 du/ac with one condition

2-E-26-RZ - MESANA INVESTMENTS, LLC- 7920, 8014 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 5 du/ac

2-F-26-RZ - CLOUDS REST DEVELOPMENT, LLC - 2713 BYINGTON BEAVER RIDGE RD. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone with up to 4.3 du/ac

2-H-26-RZ - ECG ACQUISITIONS, LLC - 608 LOVELL RD. Proposed rezoning. Planning Commission Action: Approve the OB (Office, Medical, and Related Services) zone

2-I-26-RZ - TRENT COLINS - 115 W HENDRON CHAPEL RD. Proposed rezoning. Planning Commission Action: Approve the CA (General Business) zone

2-K-26-RZ - KELLY GRAHAM- 7602 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve the CA (General Business) zone

2-B-26-PA AND 2-M-26-RZ - JAMES DEFENDERFER- 3320 BAKERTOWN RD. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to SMR (Suburban Mixed Residential) and rezoning to CN (Neighborhood Commercial)

February 17 2026
LOKRO460670

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

SCHEDULE FOR AD NUMBER LOKR04606700

February 17, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **March 16, 2026 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.**

Defer to
April

Drucilla Stills

From: Drew Staten <drew.staten2019@gmail.com>
Sent: Monday, March 16, 2026 9:35 AM
To: Drucilla Stills
Cc: Scott Davis; Commission
Subject: [External]Knox County Commission Agenda Item 2-E-26-RZ

Drucilla,

We hope you had a great weekend and that this finds you well. We respectfully request a **postponement** to the next County Commission Zoning Meeting **(4/20/2026)** for agenda item **2-E-26-RZ** as due to unforeseen circumstances, we are not able to attend the meeting this evening.

Please let us know if you have any questions and we appreciate your time.

Thank you,

--

Drew Staten
(865) 659-7311

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RLA-18297

3-A-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of 1222 Development LLC for rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 8005 Millertown Pike / Parcel ID 051 016 (partial).
Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area, by a vote of 11-0 Consent.
(Commission District 8)

Attachments

1222 Development 3-A-26-RZ

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

3/6/2026 02:50 PM

FILE NUMBER: 3-A-26-RZ

APPLICANT: 1222 DEVELOPMENT LLC

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: CR (Rural Commercial)

COMM. RECOMMENDATION: **Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 8005 MILLERTOWN PIKE / Parcel ID 51 016 (PARTIAL)

ACREAGE: 1.02 acres

DISTRICT: Commission District 8

PLACE TYPE: RCC (Rural Crossroads Commercial)

COMMISSION HEARING ON: 3/5/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/3/2026

LEGISLATIVE HEARING ON: 4/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 3/13/2026

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

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, the CR (Rural Commercial) zone is directly related to the RCC (Rural Crossroads Commercial) place type.

Consistent with Growth Plan? Yes, the CR zone is consistent with the rural area of the Growth Policy Plan.

REZONING REPORT

▶ **FILE #:** 3-A-26-RZ

AGENDA ITEM #: 22

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** 1222 DEVELOPMENT LLC

OWNER(S): Trout Landing LLC

TAX ID NUMBER: 51 016 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8005 MILLERTOWN PIKE

▶ **LOCATION:** North side of Millertown Pike, northeast of Ellistown Rd

▶ **APPX. SIZE OF TRACT:** 1.02 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial with a pavement width of 19 ft within a right-of-way which varies from 58 ft to 63 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Legg Creek

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

▶ **REQUESTED ZONING:** CR (Rural Commercial)

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

▶ EXTENSION OF ZONING: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR(k) (Planned Residential with conditions) up to 2 du/ac

South: Commercial - CR (Rural Commercial)

East: Agriculture/forestry/vacant land - PR(k) (Planned Residential with conditions) up to 2 du/ac

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

NEIGHBORHOOD CONTEXT: This area has a primarily rural character comprised of single family dwellings on a range of lot sizes and agricultural uses. There is a small commercial node at the intersection of Millertown Pike and Ellistown Road with retail storefronts and a church.

STAFF RECOMMENDATION:

▶ **Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.**

COMMENTS:

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

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

1. Since the early 2000s, there has been a gradual shift in zoning from the A (Agricultural) zone to PR (Planned Residential) from up to 1 to 4 du/ac, CA (General Business), and CR (Rural Commercial). Residential zoning has been concentrated along Millertown Pike, a minor arterial road, and commercial zoning has been concentrated at the intersection of Millertown Pike and Ellistown Road.
2. This is a partial rezoning request for the roughly 1.02-acre southwest corner portion of a larger 22.68-acre property. In February 2025, the remaining 21.68 acres were rezoned from A (Agricultural) to PR(k) (Planned Residential with conditions) with up to 2 du/ac (1-G-25-RZ), and a development plan for 43 single-family lots was approved in May 2025.
3. In 2022, approximately 900 ft east of the subject property, the final phase of the Ely Park 279-lot single-family subdivision was completed.
4. The intersection of Millertown Pike and Ellistown Road is a small commercial node that has steadily grown over the last 6 years with the construction of a Dollar General and a Contractor's office with a storage yard.

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

1. The CR zone provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas and is intended for the recurring shopping and personal service needs of nearby rural residential areas.
2. The CR zone should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The subject property meets the intent and recommended location criteria for the CR zone as it abuts the commercial node at the intersection of Millertown Pike, a minor arterial, and Ellistown Road, a major collector.
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 rezoning is compatible with the neighboring CA and CR zoning, and the permitted uses are limited to those generally patronized by area residents.

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

1. The CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding rural areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
2. The rezoning is not anticipated to negatively impact the surrounding area, as it would be a minor extension of a commercial node with direct access to Millertown Pike, and it would require landscape screening along shared lot lines with residential properties.

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

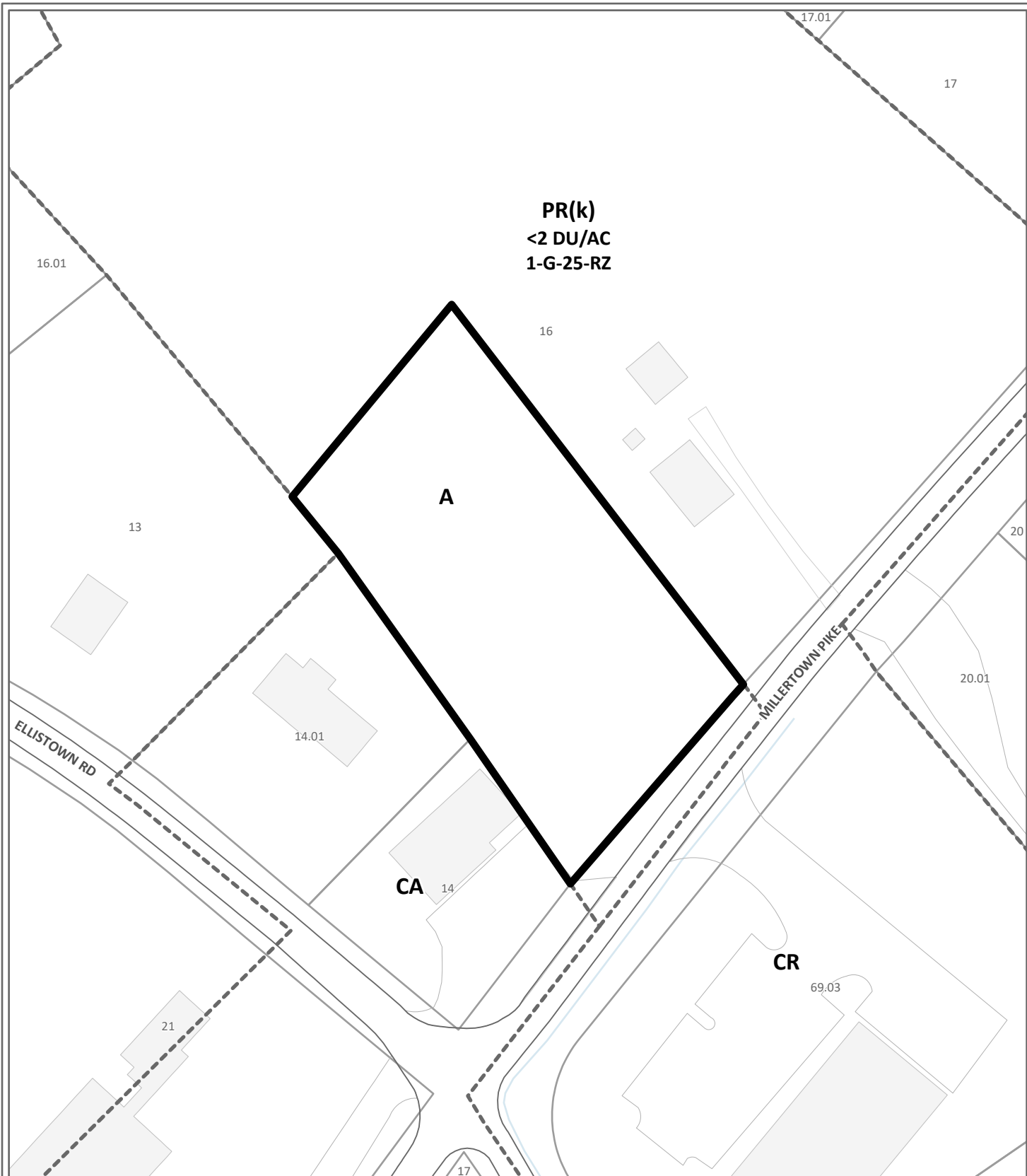
1. The subject property is designated RCC (Rural Crossroads Commercial) on the Future Land Use Map. The RCC place type is intended to provide rural communities with goods and services that meet day-to-day and agricultural needs. The CR zone is directly related to the RCC place type.
2. The RCC place type recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 4: Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development, and Implementation Policy 2: Ensure the development is sensitive to the existing community character. The CR zone at this location would support continued growth of a rural commercial node on a scale compatible with the area's rural character.
4. The subject property is within the Rural Area of the Growth Policy Plan. The requested zone is supported by the RCC place type, which is consistent with the Rural Area designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. 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

3-A-26-RZ

Petitioner: 1222 Development LLC

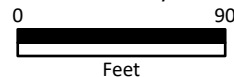


From: A (Agricultural)

To: CR (Rural Commercial)

Map No: 51

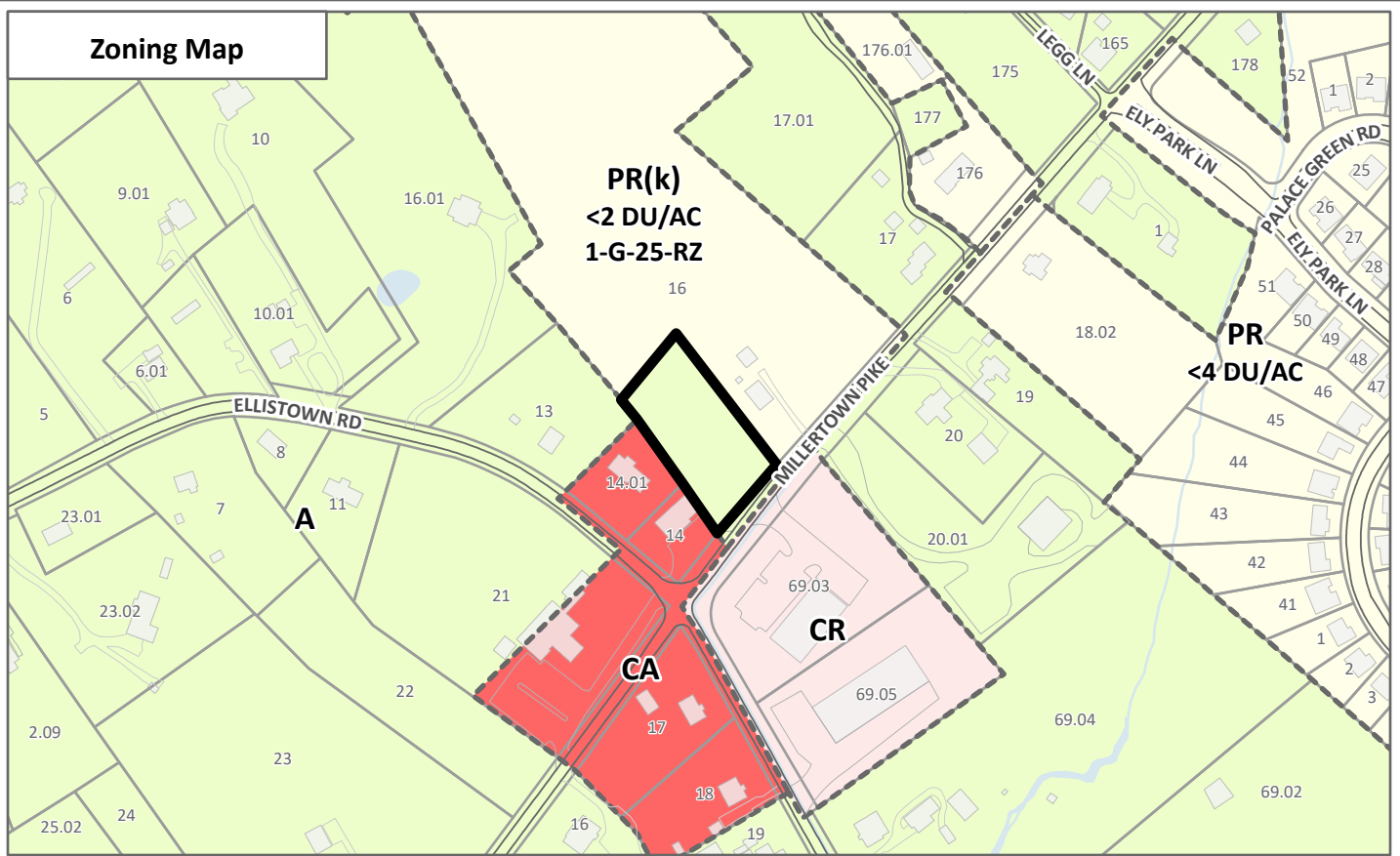
Jurisdiction: County



Original Print Date: 1/28/2026

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

Zoning Map



Comprehensive Plan Map

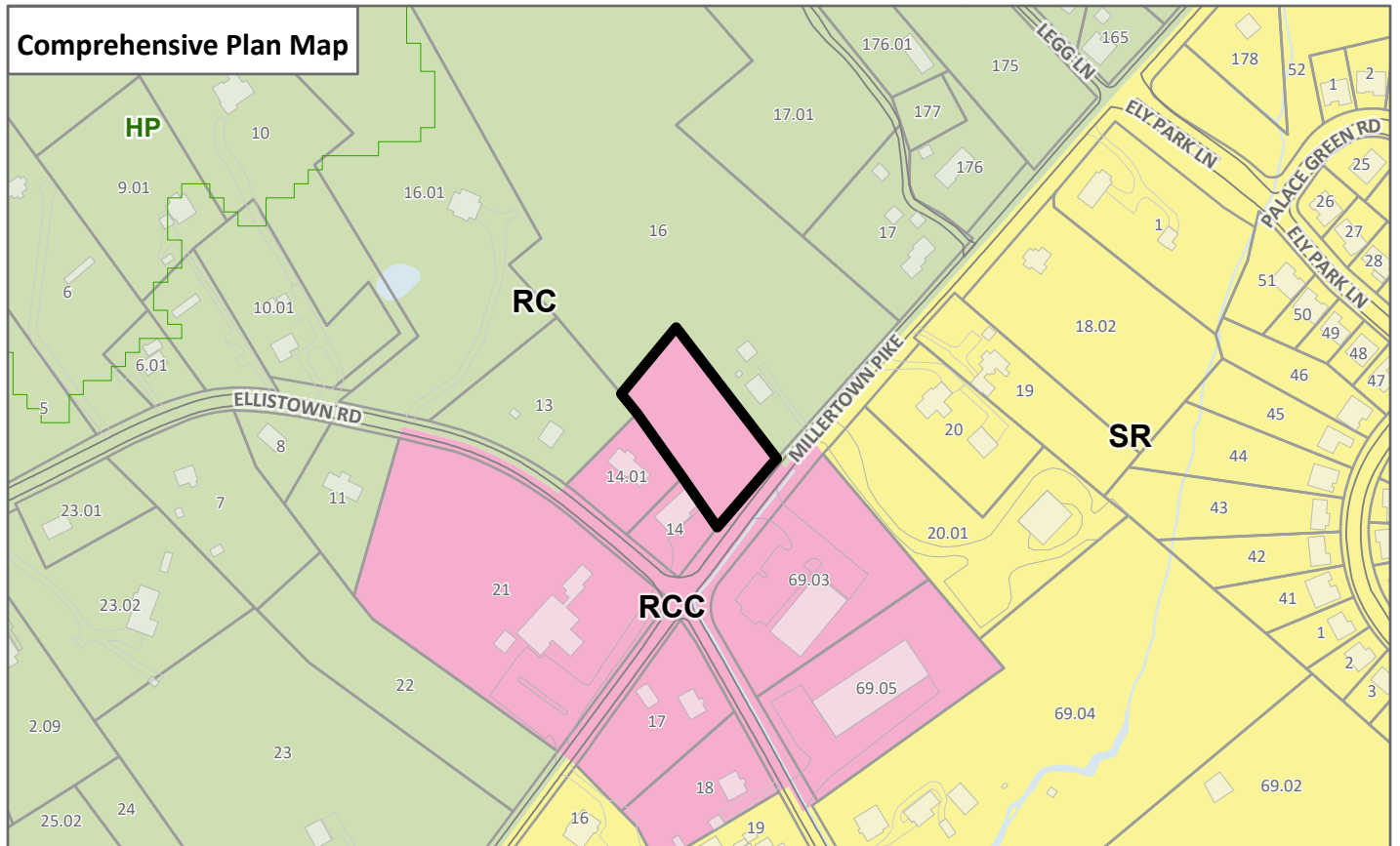
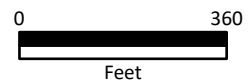


EXHIBIT A, CONTEXTUAL MAPS

3-A-26-RZ



Case boundary



Existing Land Use Map

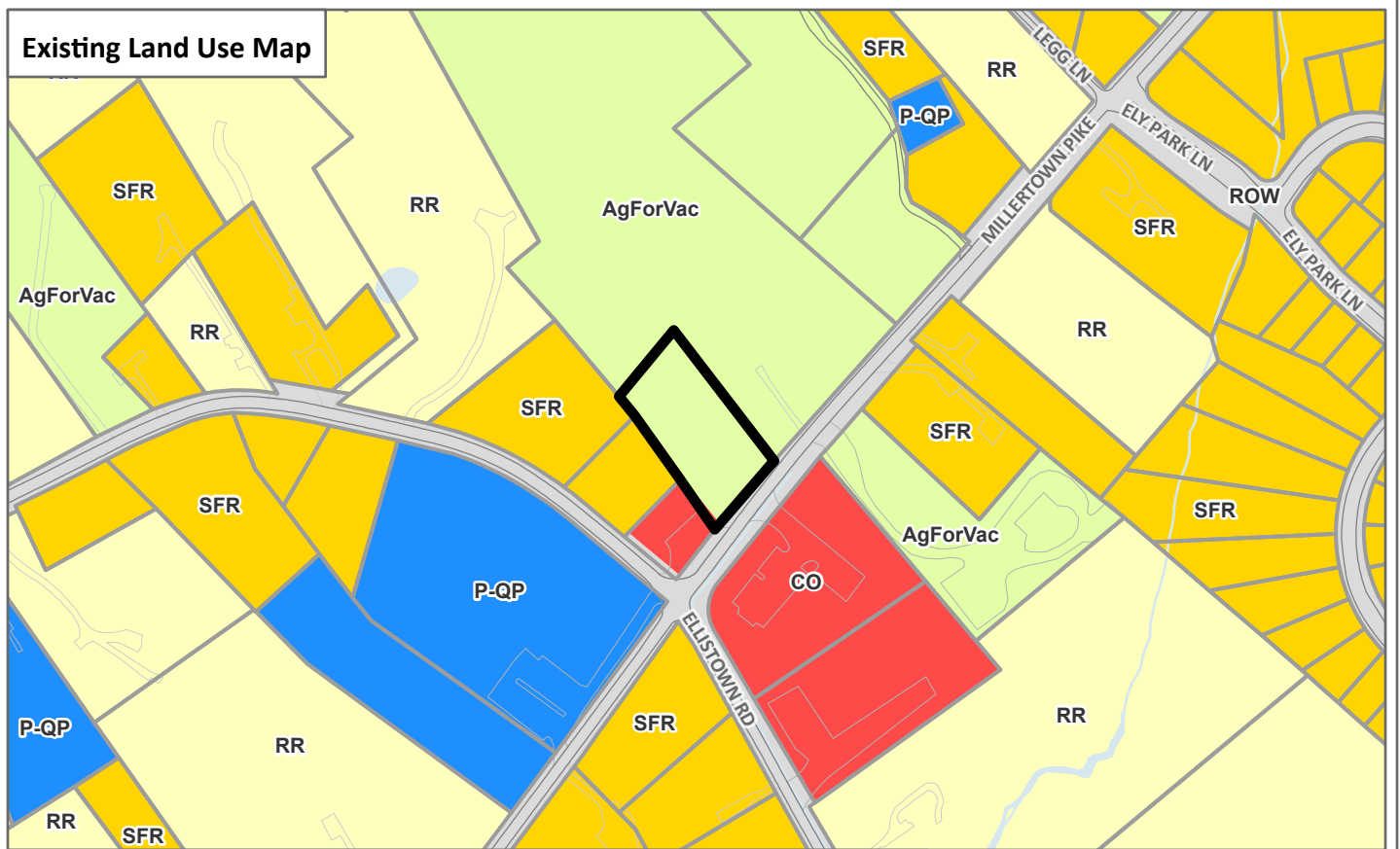


EXHIBIT A, CONTEXTUAL MAPS

3-A-26-RZ



Case boundary

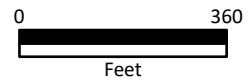
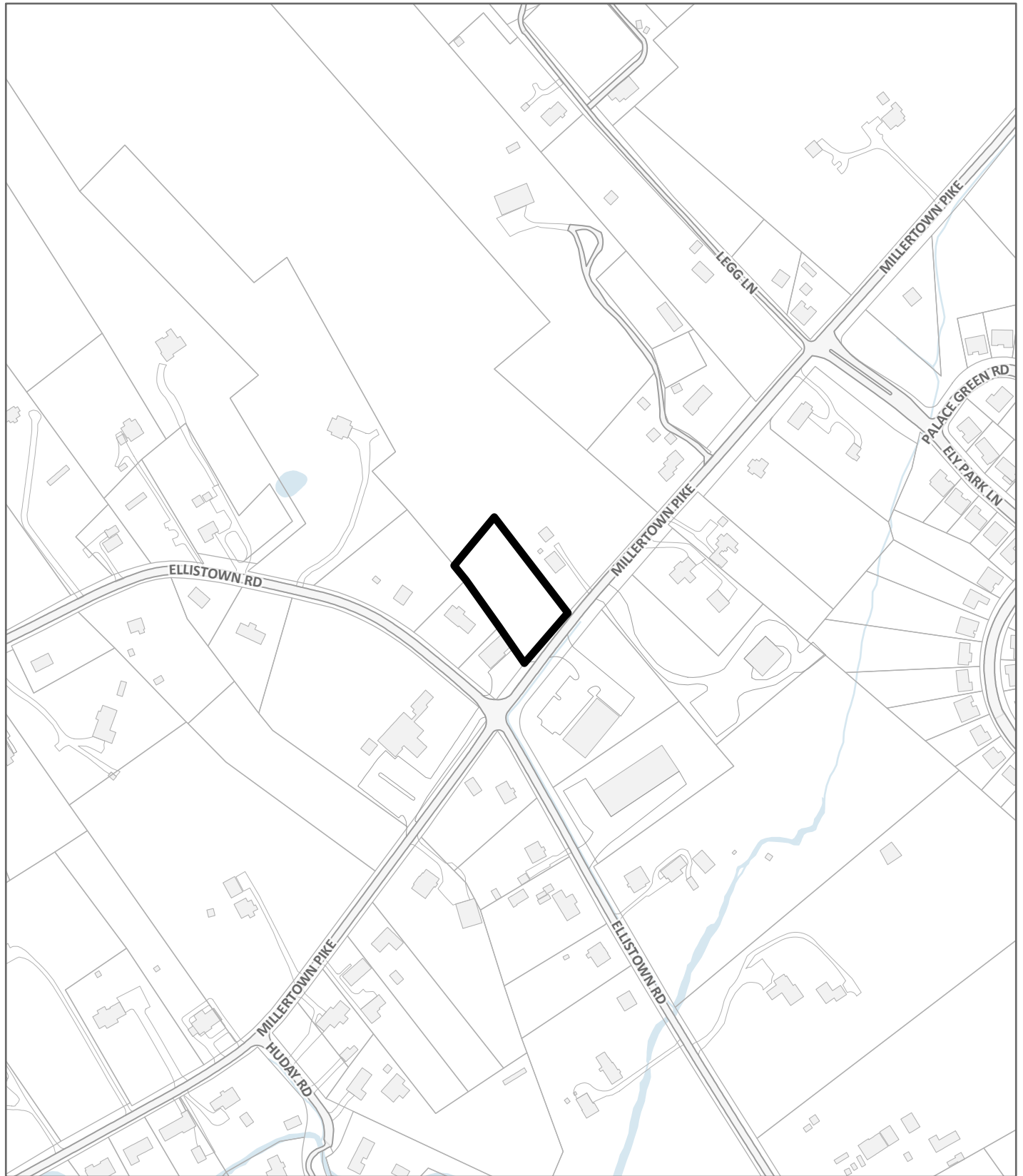


Exhibit A. Contextual Images



LOCATION MAP

3-A-26-RZ



Case boundary

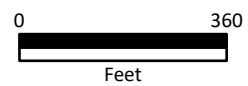


Exhibit A. Contextual Images



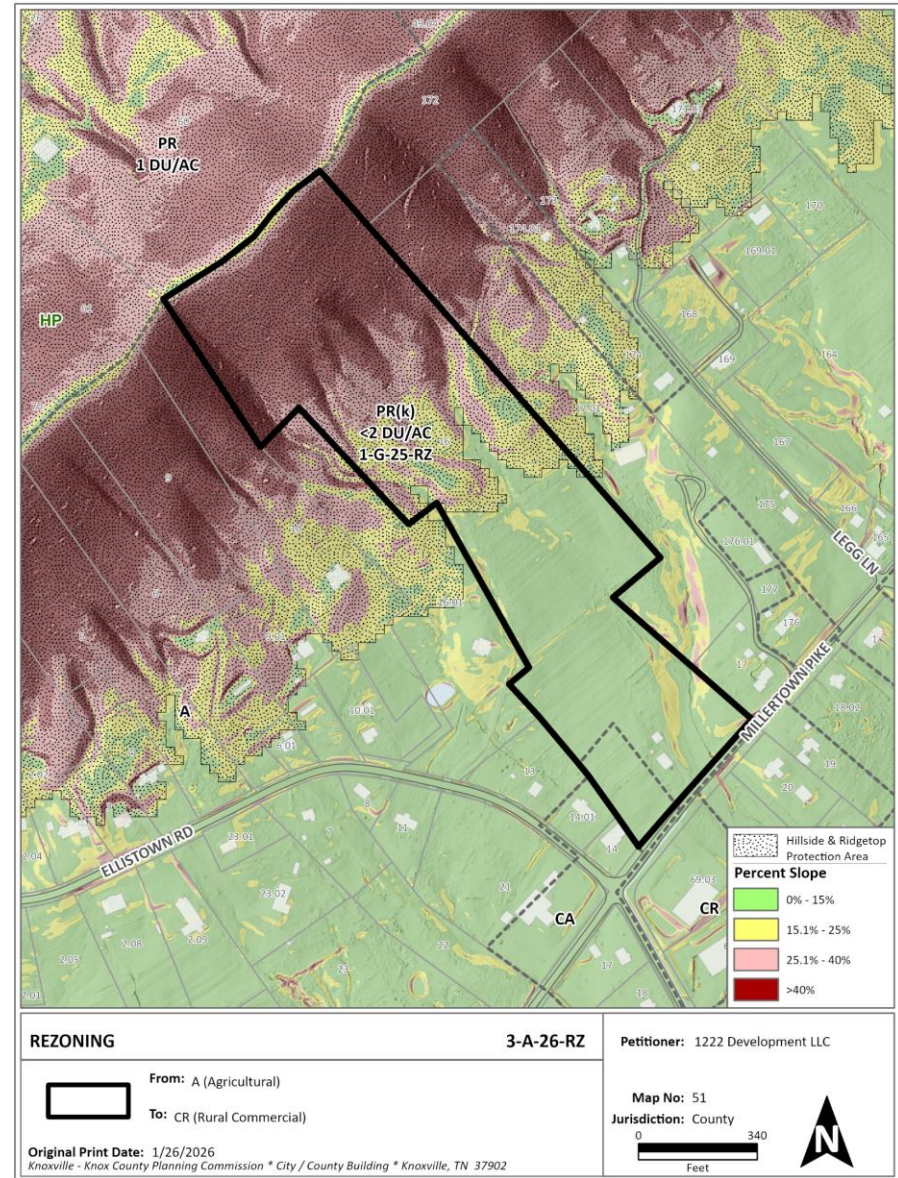
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	22.68		
Non-Hillside	10.18	N/A	
0-15% Slope	0.53	100%	0.53
15-25% Slope	2.32	50%	1.16
25-40% Slope	2.80	20%	0.56
Greater than 40% Slope	6.85	10%	0.68
Ridgetops			
Hillside Protection (HP) Area	12.49	Recommended disturbance budget within HP Area (acres)	2.93
		Percent of HP Area	23.5%



Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

~~12/24~~ 02/20/2026
Date to be Posted

~~1/10/26~~ 03/05/2026
Date to be Removed

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

Yes No

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

Applicant Signature

Stefan Claar

Applicant Name

11/12/25

Date

March 5, 2026

Planning Commission meeting

Public Comments

1 Comment for 3-A-26-RZ and

Jerry (37924), February 25, 2026 at 6:09 PM

Why is the up for rezoning again? This was just approved for 2 hours per acre on 23 acres. What are they trying to put in here now?

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

29. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.

File No.

22. 1222 DEVELOPMENT LLC

3-A-26-RZ

8005 Millertown Pike / Parcel ID 051 016 (partial), Commission District 8. Rezoning from A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

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: LOKR0476386
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 7.50
Total payment: 133.36
Payment Type: Account Billed
User ID: L0013876
External User ID: 676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date March 10, 2026
9:34:27 AM EDT
Amount: 133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on April 20 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.

3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).

3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

March 13 2026

LOKR0476386

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

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **April 20, 2026 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-18170

2-I-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Trent Collins for rezoning from A (Agricultural) to CA (General Business).
Property located at 115 W Hendron Chapel Road / Parcel ID 138 049 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent. (DEFERRED FROM MARCH BY MAJORITY VOTE OF COMMISSION)**
(Commission District 9)

Attachments

Trent Collins 2-I-26-RZ

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

2/17/2026 10:44 AM

FILE NUMBER: 2-I-26-RZ

APPLICANT: TRENT COLINS

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: CA (General Business)

COMM. RECOMMENDATION: **Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan.**

COMMISSION VOTE COUNT: 14-0 Consent

LOCATION: 115 W HENDRON CHAPEL RD / Parcel ID 138 049 (Partial)

ACREAGE: 1.84 acres

DISTRICT: Commission District 9

PLACE TYPE: CMU (Corridor Mixed-use)

COMMISSION HEARING ON: 2/12/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 1/9/2026

LEGISLATIVE HEARING ON: 3/16/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/17/2026

APPLICANT'S ADDRESS: Matthew Loser Valley CDG
65 Enterprise
Aliso Viejo , CA 92656

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes. The CA zone is partially related to the CMU (Corridor Mixed-Use) place type, and the property meets additional criteria for partially related zones as provided in Appendix H of the Comprehensive Plan.

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

REZONING REPORT

▶ **FILE #:** 2-I-26-RZ

AGENDA ITEM #: 24

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** TRENT COLINS
OWNER(S): Jim Caughorn & Deborah Billings

TAX ID NUMBER: 138 049 (PARTIAL) [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 115 W HENDRON CHAPEL RD

▶ **LOCATION:** **South side of Chapman Hwy, north side of W Hendron Chapel Rd, east of Tipton Station Rd**

▶ **APPX. SIZE OF TRACT:** 1.84 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Hendron Chapel Road, a major collector with 19 ft of pavement width within a 30-ft right-of-way. Access is also via Chapman Highway, a state-owned major arterial with four lanes within a 120-127 ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

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

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **EXTENSION OF ZONING:** Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - CA (General Business)

South: Single family residential - A (Agricultural)

East: Commercial - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property lies along the Chapman Highway corridor, which features a mix of commercial, office, and residential uses. There are single family houses on large lots to the north and south of Chapman Highway interspersed with large tracts of undeveloped, forested slopes. The Chapman Highway and E Governor John Sevier Highway intersection and commercial node are 1 mile to the northwest.

STAFF RECOMMENDATION:

▶ **Approve the CA (General Business) zone 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 COUNTY GENERALLY:

1. This segment of W Hendron Chapel Road includes several residential properties in a rural setting and two commercial properties that are primarily accessed from Chapman Highway. The 2024 amendment to the Growth Policy Plan expanded the Planned Growth Area designation to properties south of W Hendron Chapel Road and Chapman Highway, indicating that this area is anticipated to experience growth.
2. The northern portion of the subject parcel has been zoned CA since at least the late 1970s, and the proposed rezoning will be an expansion of the zone.

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

1. The CA zone is intended to accommodate general retail business and services. The neighboring properties to the east include commercial uses, and the area meets the intent of the zoning ordinance.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. Although the property has frontage on Chapman Highway, access to the major arterial street may be limited due to an existing guardrail along the front and the lack of a center turn lane on this segment. Access to Chapman Highway would also require TDOT approval. The existing access point off of W Hendron Chapel Road would likely need to remain. While the proposed rezoning may increase commercial traffic on this road, it would likely be contained to the first 1,000 feet since this parcel is so close to Chapman Highway. Additionally, Hendron Chapel Road has a signalized intersection at Chapman Highway, and it is a major collector street expected to handle such traffic.

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:

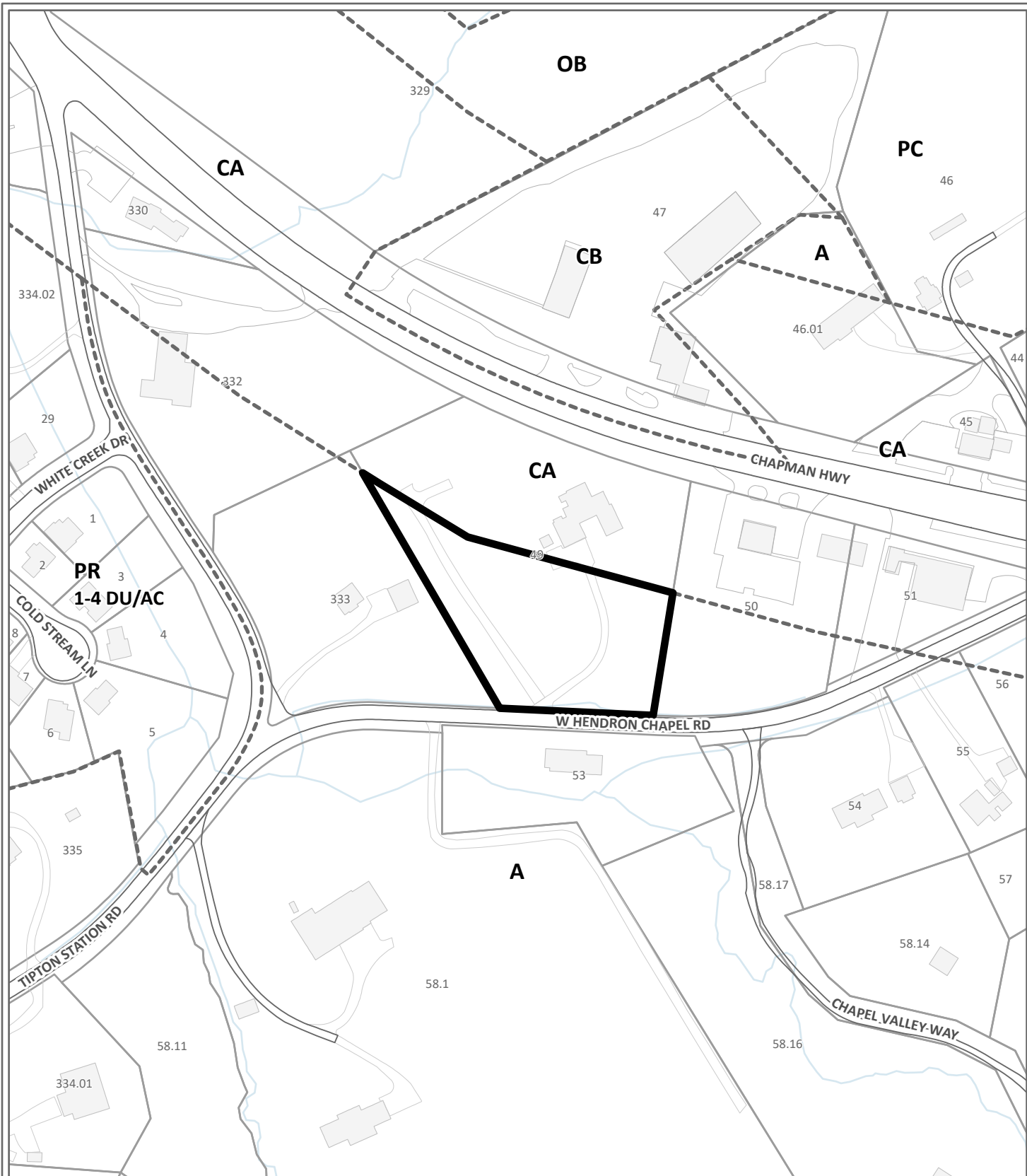
1. The CA zone would bring zoning into compliance with the CMU (Corridor Mixed-Use) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the CMU place type, but the requested CA zone is partially related to it.
2. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The CA zone is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1), and it is compatible with the current zoning of adjacent sites (criterion 2), particularly the eastern commercial property with dual CA and A zones.
3. The property's location on a commercial and office corridor along a major arterial street is consistent with the Comprehensive Plan's Action 9.3, which recommends growth in areas that are already served by adequate infrastructure.
4. The Chapman Highway Corridor Study (2006) recommends small-scale, neighborhood-serving commercial uses at the highway's intersection with Hendron Chapel Road (p. 38 of the study). The subject property is close to the intersection, and the CA zone is the least intensive commercial zone allowed in the CMU place type.
5. The rezoning is also aligned with the property's location in the Planned Growth Area of the Growth Policy Plan and is consistent with the policies related to the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. 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

2-I-26-RZ

Petitioner: Trent Colins

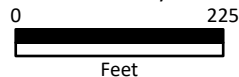


From: A (Agricultural)

To: CA (General Business)

Map No: 138

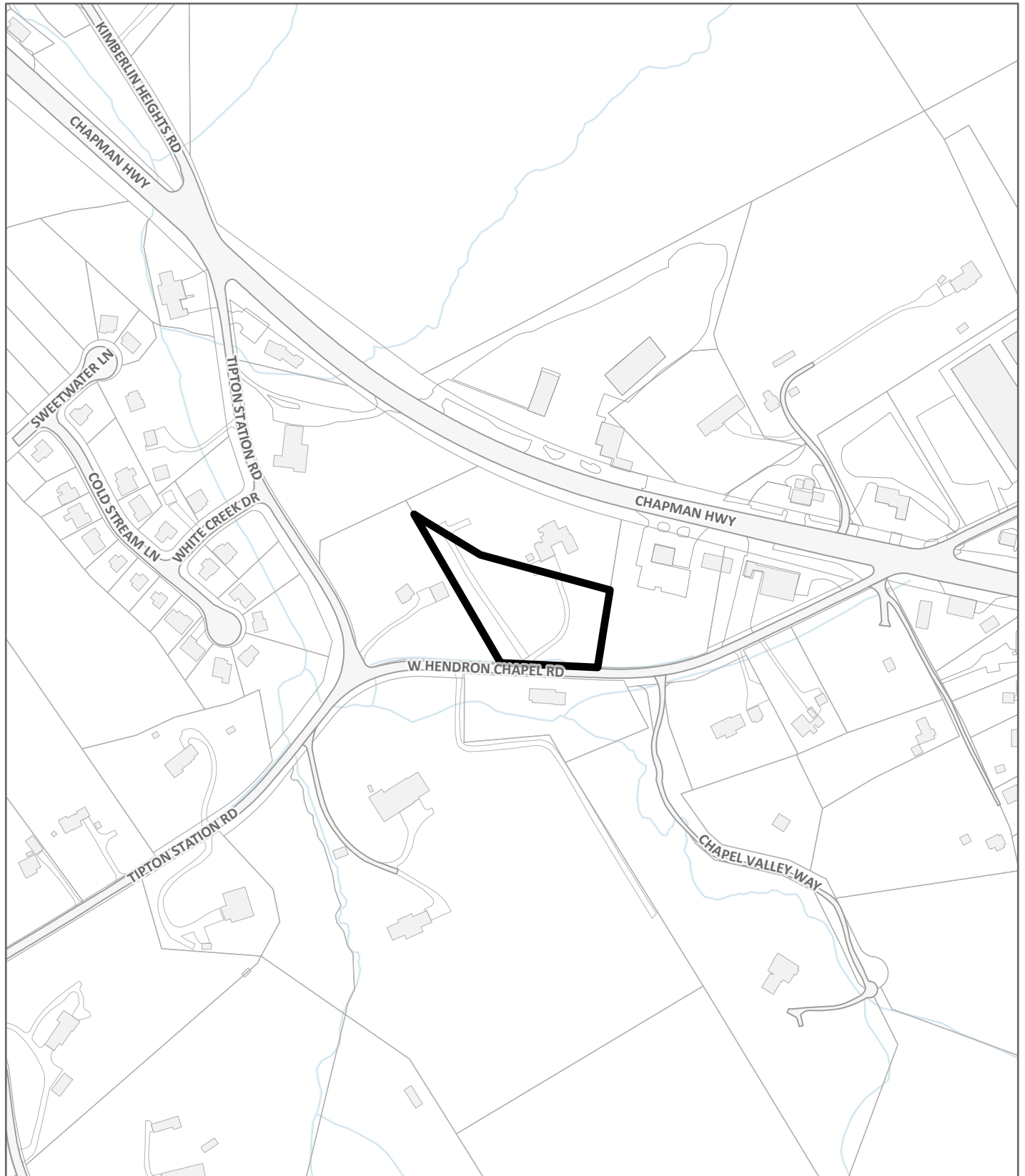
Jurisdiction: County



Original Print Date: 1/13/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-I-26-RZ



Case boundary



Exhibit A. Contextual Images



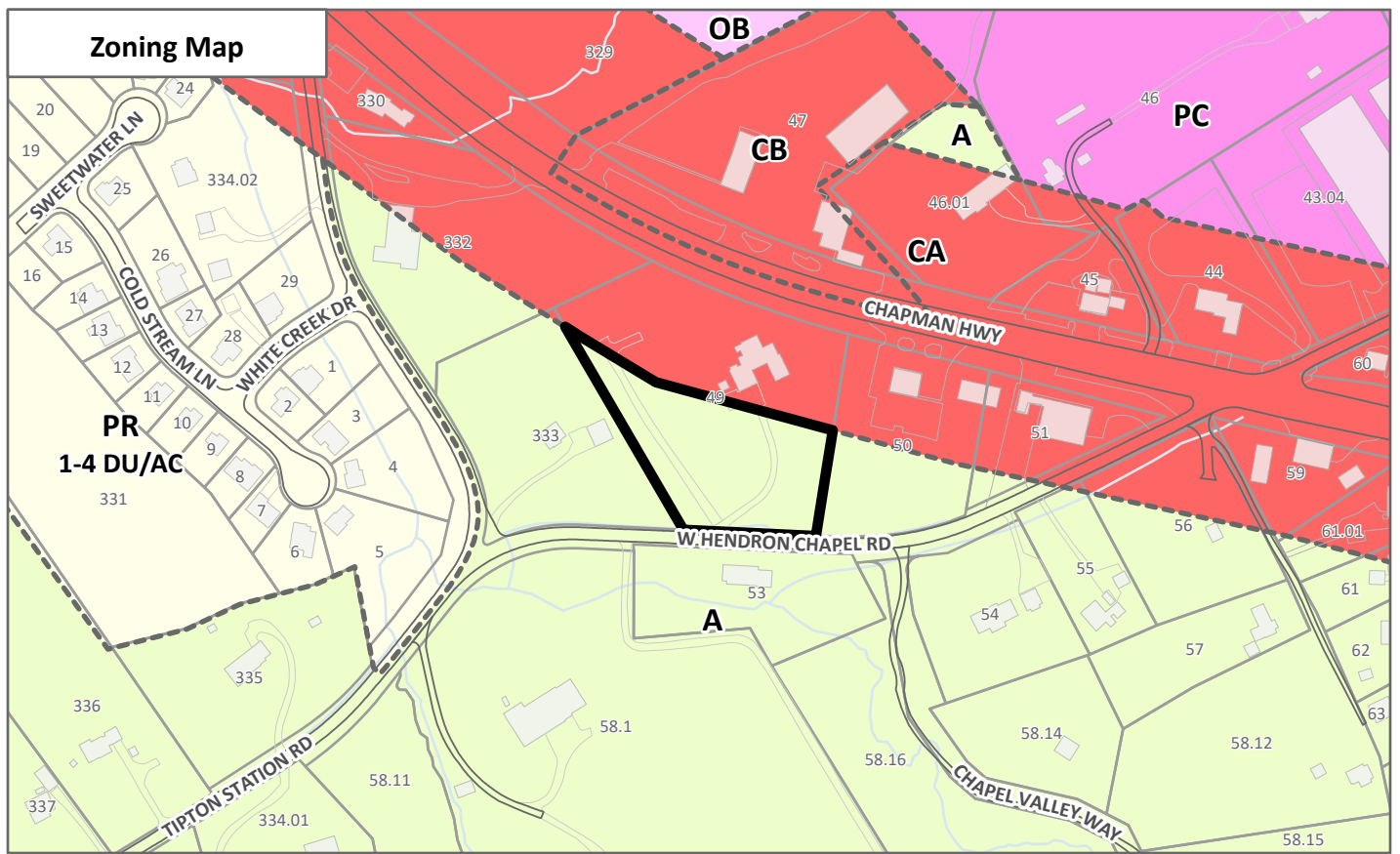
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

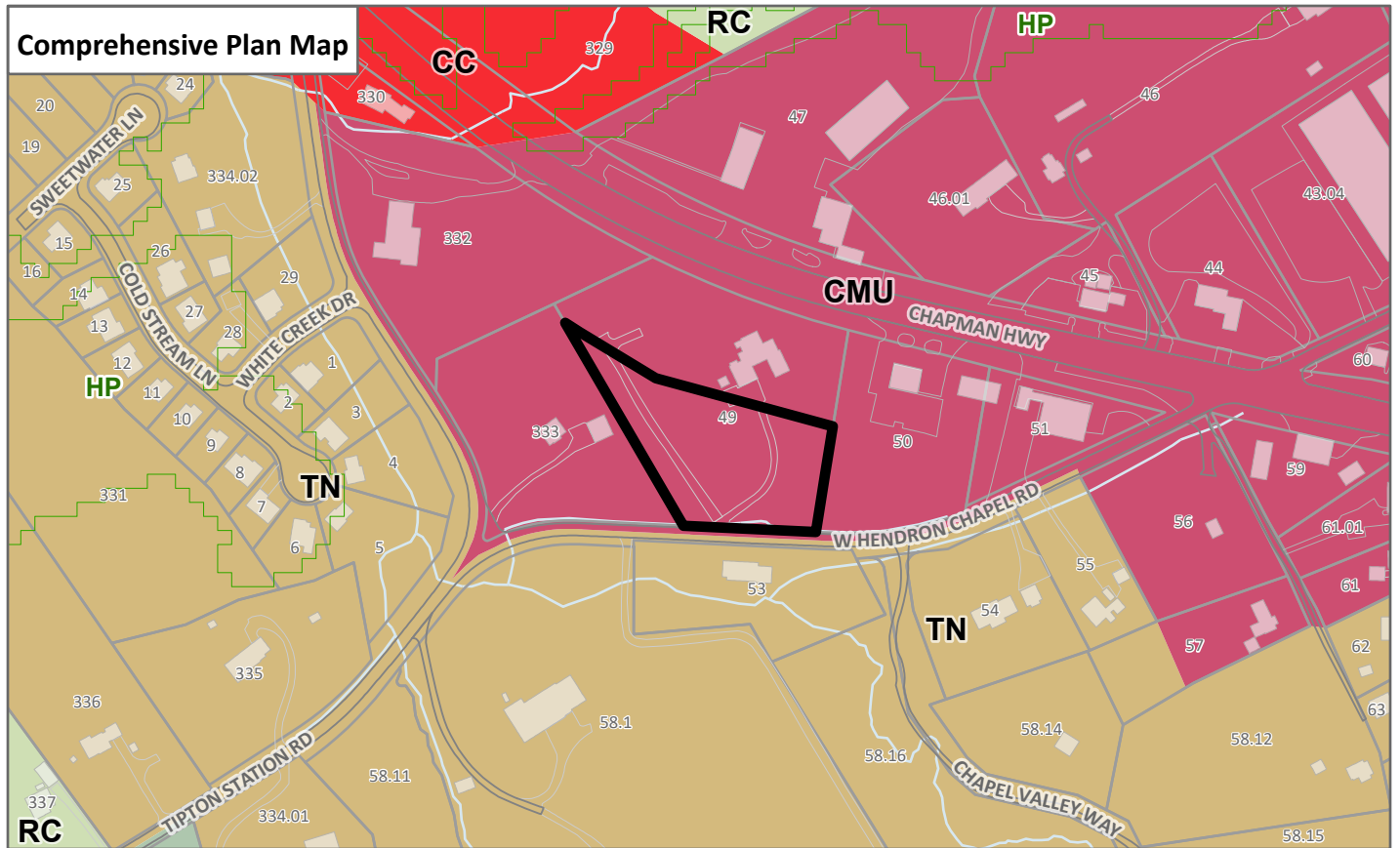
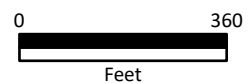


EXHIBIT A, CONTEXTUAL MAPS

2-I-26-RZ



Case boundary



Existing Land Use Map

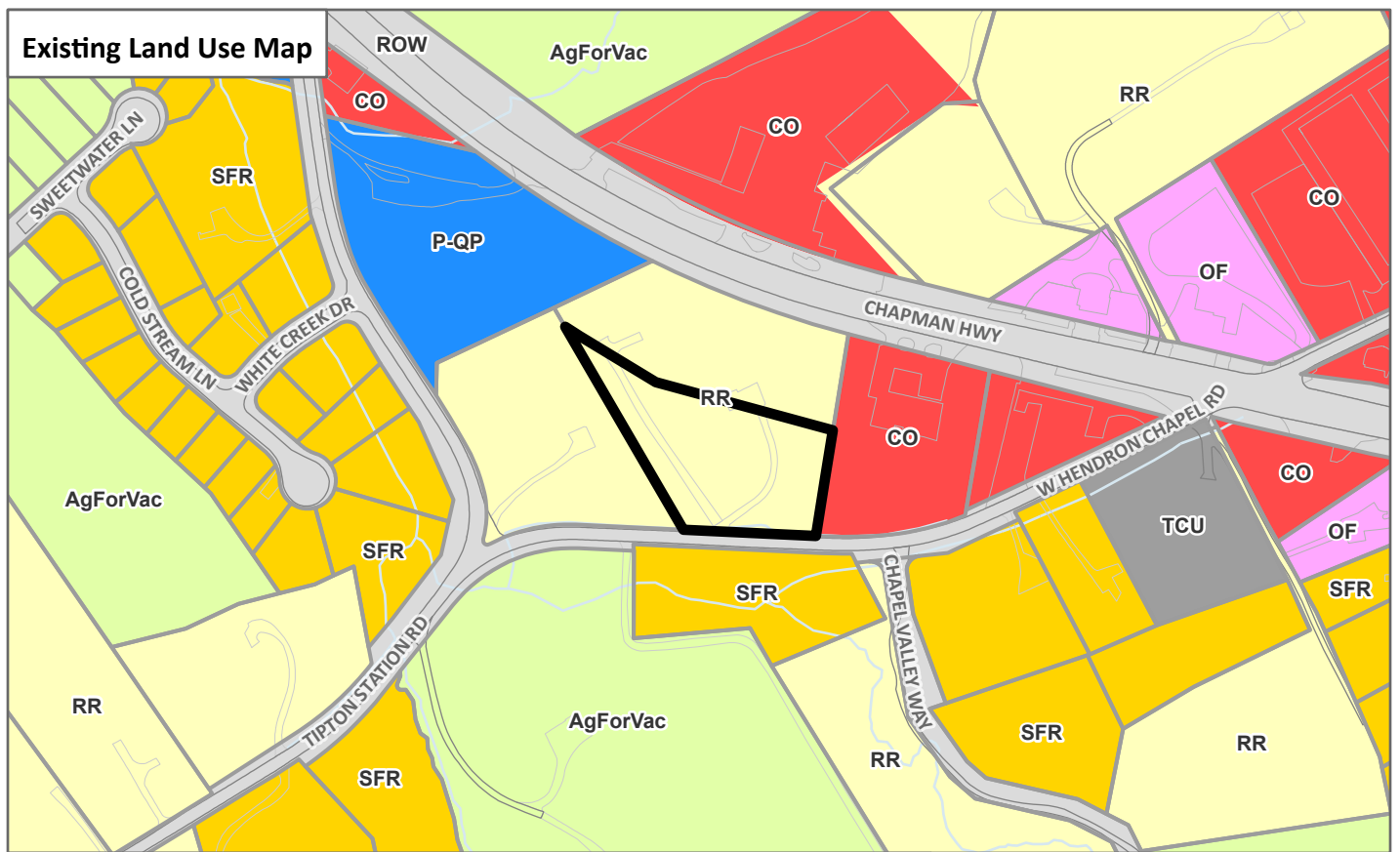
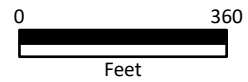


EXHIBIT A, CONTEXTUAL MAPS

2-I-26-RZ



Case boundary



February 12, 2026
Planning Commission meeting

Public Comments

2 Comments for 2-I-26-RZ and

Robert (37920), February 10, 2026 at 2:49 PM

Please see comments in attached PDF.

[View Attachment](#)

Robert (37920), February 12, 2026 at 10:03 AM

I cannot attend the meeting today, but I oppose the requested rezoning without consideration of the comments I submitted previously. I request that this item not be placed on the consent list.

Thank you

The Planning Commission met in regular session on February 12, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		Arrived 1:41 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Arrived 1:34 p.m.
Amy Midis		✓	
Cathy Shuck	✓		
John Huber, Chair	✓		

CONSENT ITEMS READ

- MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #30.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.

File No.

24. TRENT COLINS

2-I-26-RZ

115 W Hendron Chapel Road / Parcel ID 138 049 (Partial),
Commission District 9. Rezoning from A (Agricultural) to CA
(General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is
consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

01/31/2026

Date to be Posted

02/13/2026

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

Debbie Billings
Applicant Signature

Debbie Billings
Applicant Name

12-24-25
Date

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKRO460670
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
169.90
Payment Type:
Account Billed
User ID:
L0013876
External User ID:
676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
February 13, 2026 2:27:45 PM EST
Amount:
169.90

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKRO4606700

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on March 16, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

2-B-26-RZ - BALL HOMES LLC - 12412, 12434 Buttermilk Road. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 2 du/ac with one condition

2-E-26-RZ - MESANA INVESTMENTS, LLC- 7920, 8014 ASHEVILLE HWY. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone up to 5 du/ac

2-F-26-RZ - CLOUDS REST DEVELOPMENT, LLC - 2713 BYINGTON BEAVER RIDGE RD. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) zone with up to 4.3 du/ac

2-H-26-RZ - ECG ACQUISITIONS, LLC - 608 LOVELL RD. Proposed rezoning. Planning Commission Action: Approve the OB (Office, Medical, and Related Services) zone

2-I-26-RZ - TRENT COLINS - 115 W HENDRON CHAPEL RD. Proposed rezoning. Planning Commission Action: Approve the CA (General Business) zone

2-K-26-RZ - KELLY GRAHAM- 7602 STRAWBERRY PLAINS PIKE. Proposed rezoning. Planning Commission Action: Approve the CA (General Business) zone

2-B-26-PA AND 2-M-26-RZ - JAMES DEFENDERFER- 3320 BAKERTOWN RD. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to SMR (Suburban Mixed Residential) and rezoning to CN (Neighborhood Commercial)

February 17 2026
LOKRO460670

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

SCHEDULE FOR AD NUMBER LOKR04606700

February 17, 2026
Knoxville News Sentinel

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[Contact Us](#)

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This case is scheduled to be heard by County Commission on **March 16, 2026 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-18298

3-B-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Steven and Linda Gordon for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 509 and 511 Kimberlin Heights Road / Parcel ID 124 209. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 11-0 Consent.**
(Commission District 9)

Attachments

Steven and Linda Gordon 3-B-26-RZ

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

3/9/2026 08:47 AM

FILE NUMBER: 3-B-26-RZ

APPLICANT: STEVEN/LINDA GORDON

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

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

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 509, 511 KIMBERLIN HEIGHTS RD / Parcel ID 124 209

ACREAGE: 0.61 acres

DISTRICT: Commission District 9

PLACE TYPE: SMR (Suburban Mixed Residential), SP (Stream Protection)

COMMISSION HEARING ON: 3/5/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/3/2026

LEGISLATIVE HEARING ON: 4/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 3/13/2026

APPLICANT'S ADDRESS: Steven/Linda Gordon
4400 Lakeridge Dr
Melbourne, FL 32934

LEGISLATIVE BODY: Knox County Commission

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

Consistent with Growth Plan? Yes, within the planned growth area.

REZONING REPORT

▶ **FILE #:** 3-B-26-RZ

AGENDA ITEM #: 23

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** STEVEN/LINDA GORDON

OWNER(S): Steven/Linda Gordon

TAX ID NUMBER: 124 209

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 509 KIMBERLIN HEIGHTS RD (511 KIMBERLIN HEIGHTS RD)

▶ **LOCATION:** **West side of Kimberlin Heights, north of Sevierville Pike**

▶ **APPX. SIZE OF TRACT:** **0.61 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Kimberlin Heights Road, a major collector with a pavement width of 22 ft within a right-of-way which varies from 45 ft to 50 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

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

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - CA (General Business)

South: Single family residential - A (Agricultural)

East: Single family residential, water - A (Agricultural)

West: Single family residential, water - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is comprised mostly of detached single family dwellings on medium sized rural lots. There is a small commercial node at the intersection of Sevierville Pike and Kimberlin Heights Road with retail and office uses, but commercial uses are more heavily concentrated along E Governor John Sevier Highway to the north. New Hopewell Elementary School is just under a mile to the east of the site.

STAFF RECOMMENDATION:

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

COMMENTS:

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

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

1. Development in the area has historically been residential in nature. Development in recent years has included commercial uses concentrated on E Governor John Sevier Highway.
2. In 2022, a concept plan and development plan for an attached residential subdivision were approved approximately .25 miles from the subject site (12-SA-22-C/12-A-22-DP).
3. The Knox County Comprehensive Land Use and Transportation plan was adopted in Spring of 2024. This plan assigned a new future land use place type of SR (Suburban Residential) to the subject site, amending the former future land use classification of AG (Agricultural).

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

1. The RA zone is intended to provide for areas with low population densities and is compatible with the surrounding residential uses in the area. The subject site has historically been developed in a manner which is more in line with the provisions of the RA zone than with the existing A zone. An amendment of the zoning to the RA zone would not permit more intensive development than that which the property has already seen.

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

1. The RA zone is a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of single-family dwellings.
2. Approximately 7,400 sq ft at the rear of the subject site is comprised of a blue-line stream called Six Mile Branch and is within the FEMA floodway and the 100- and 500- year floodplains. The existing F (Floodway) zoning would remain with the property, and any development of the lot would be subject to Stormwater Ordinance regulations.

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

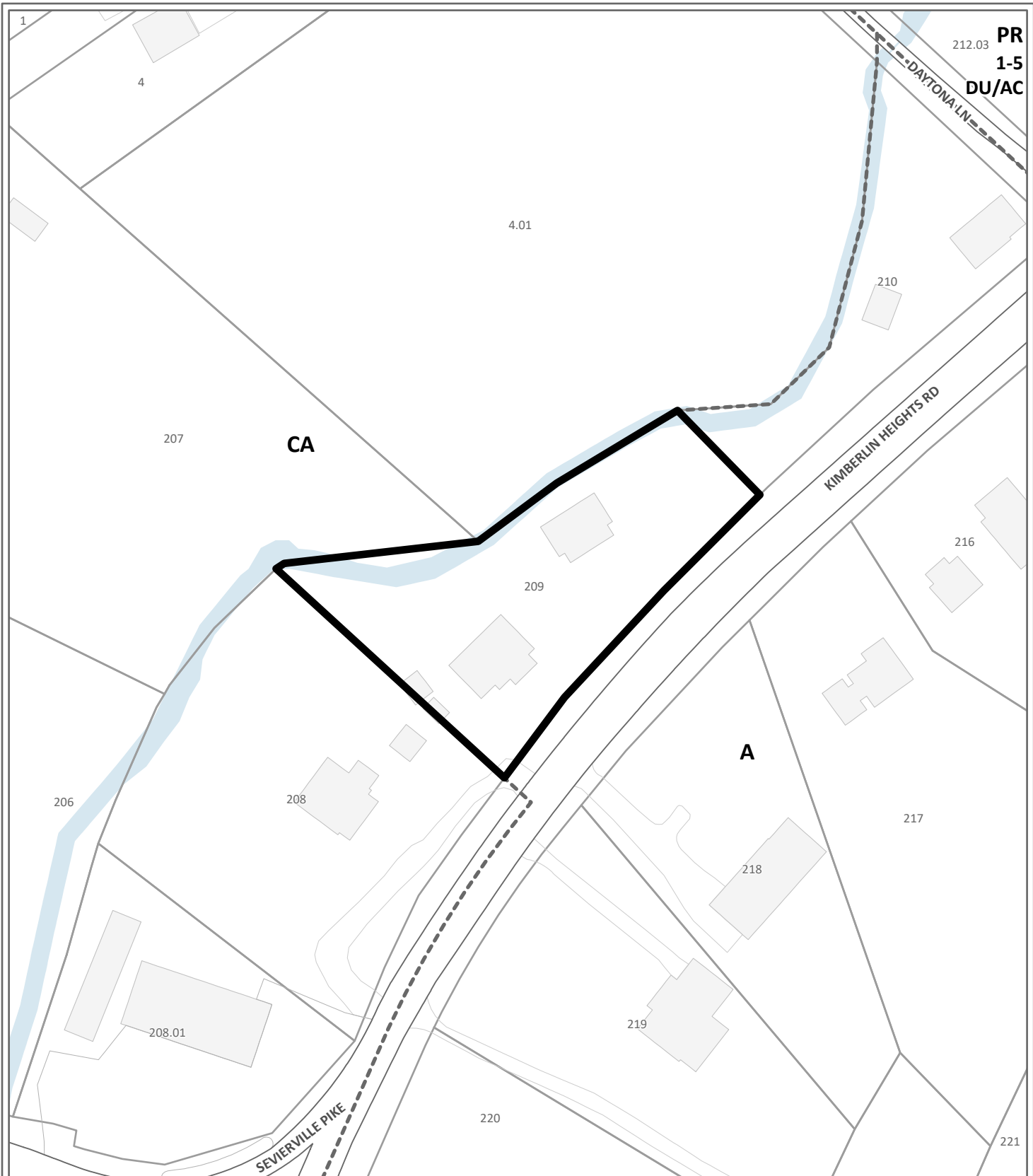
1. The RA zone is directly related to the Comprehensive Plan's SR (Suburban Residential) place type designation for the property. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted within the RA zone.
2. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, and a wide range of housing choices. The RA zone supports these policies.
3. Kimberlin Heights Road is classified as a major collector street. This rezoning would not result in excess traffic on local unclassified roads.
4. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. 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.



PR
1-5
DU/AC

REZONING

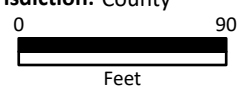
3-B-26-RZ

Petitioner: Steven/Linda Gordon



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

Map No: 124
Jurisdiction: County



Original Print Date: 2/26/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

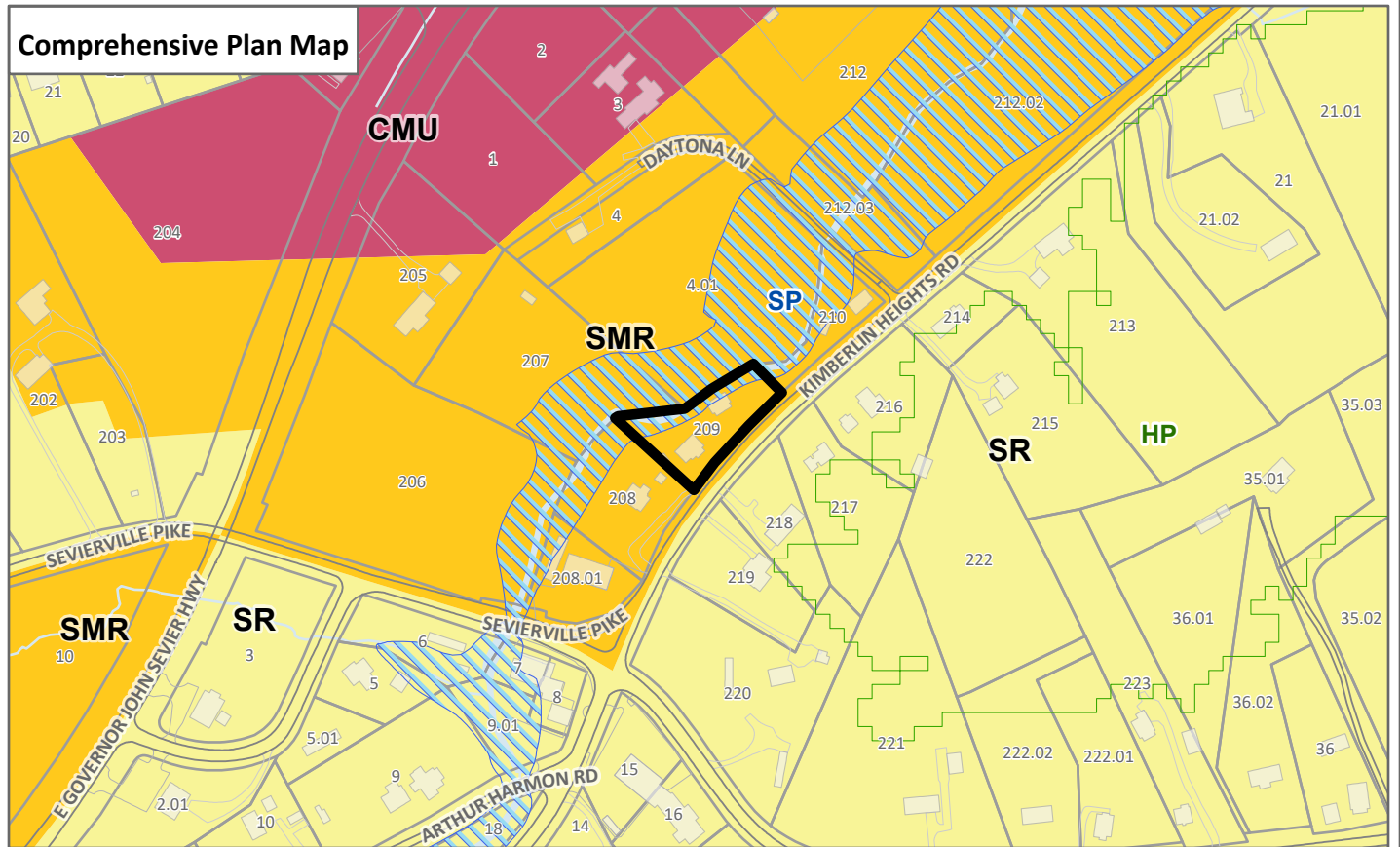
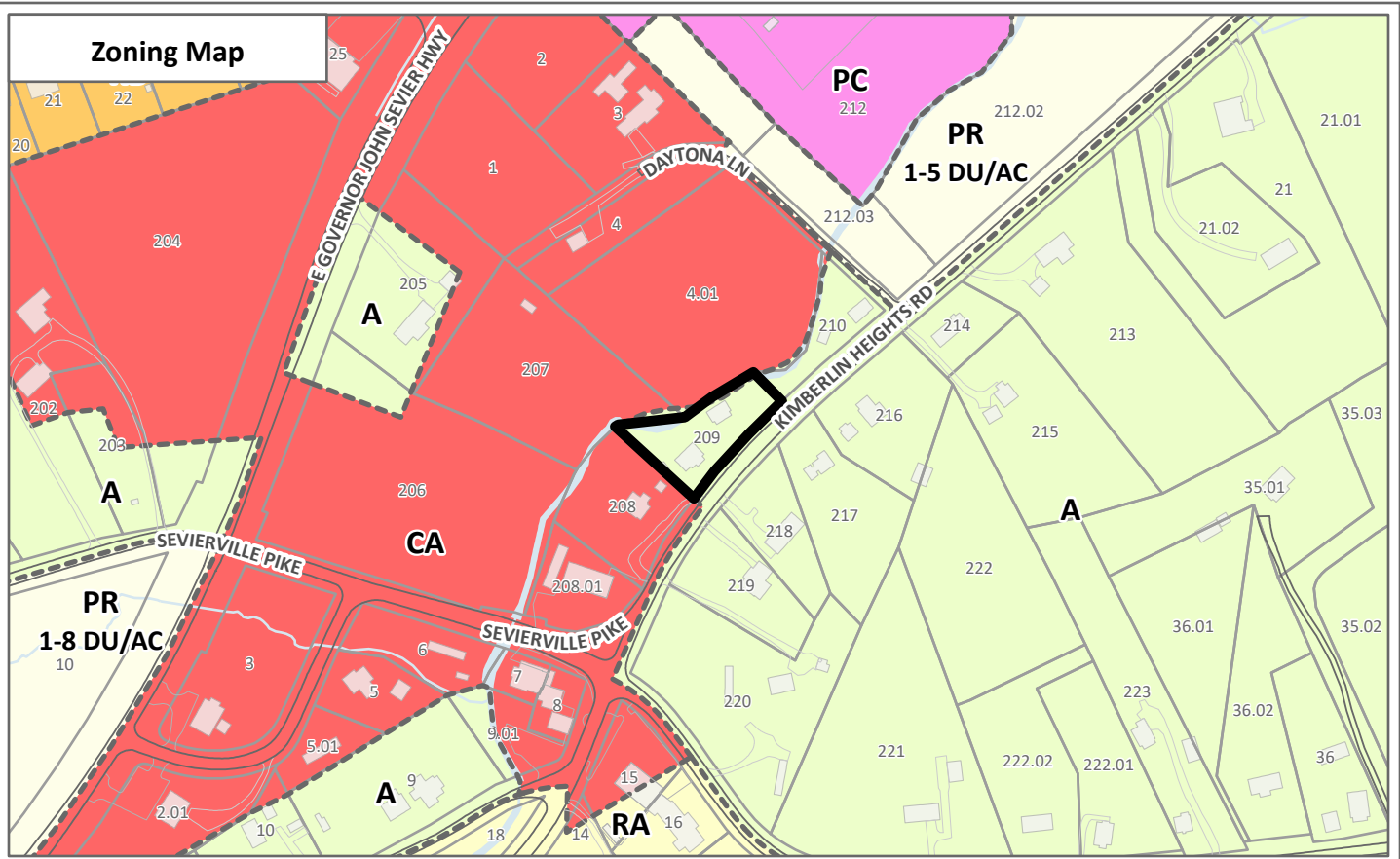


EXHIBIT A, CONTEXTUAL MAPS **3-B-26-RZ**

Case boundary

0 360

Feet

Existing Land Use Map

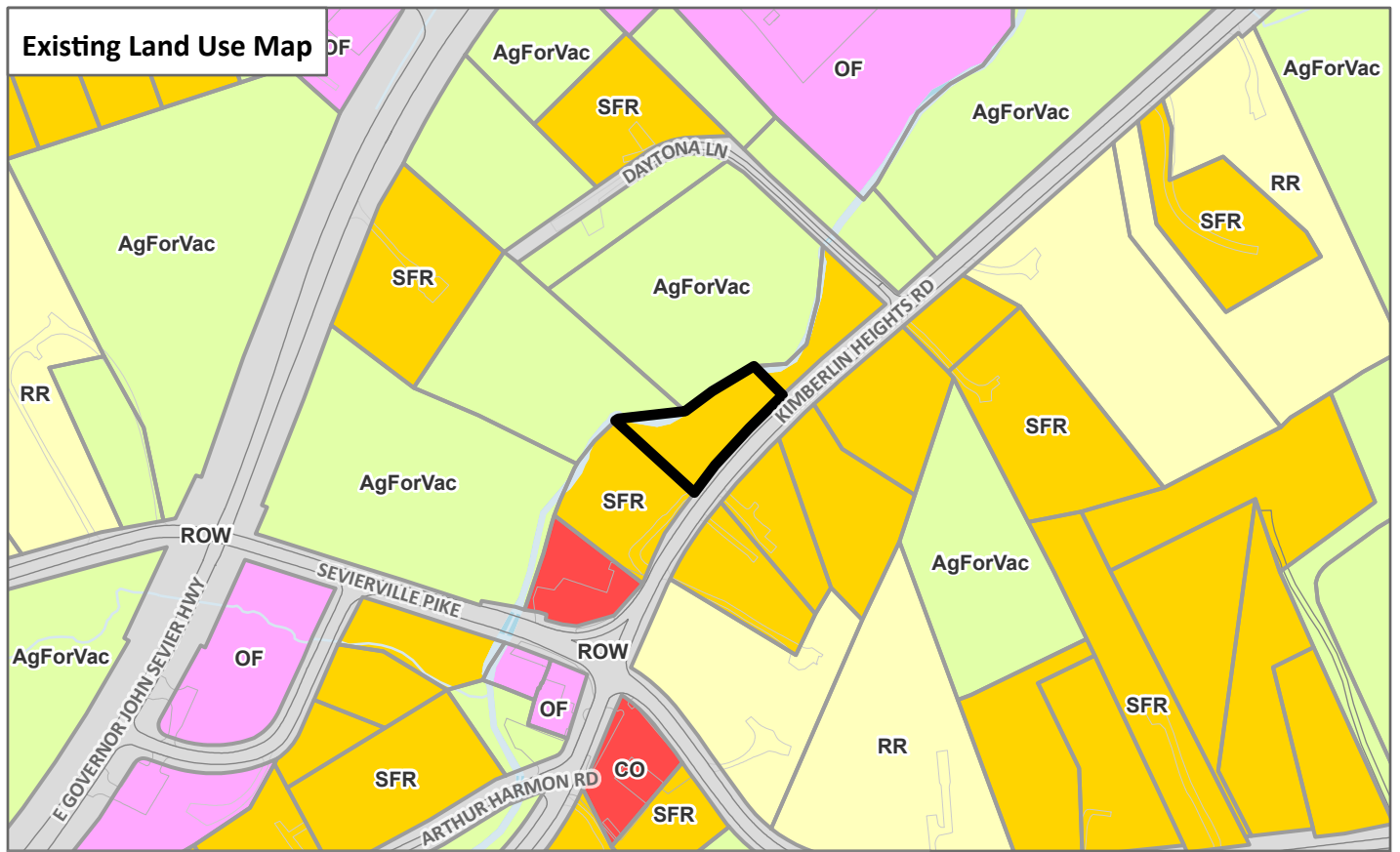


EXHIBIT A, CONTEXTUAL MAPS

3-B-26-RZ



Case boundary

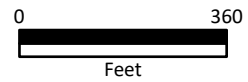
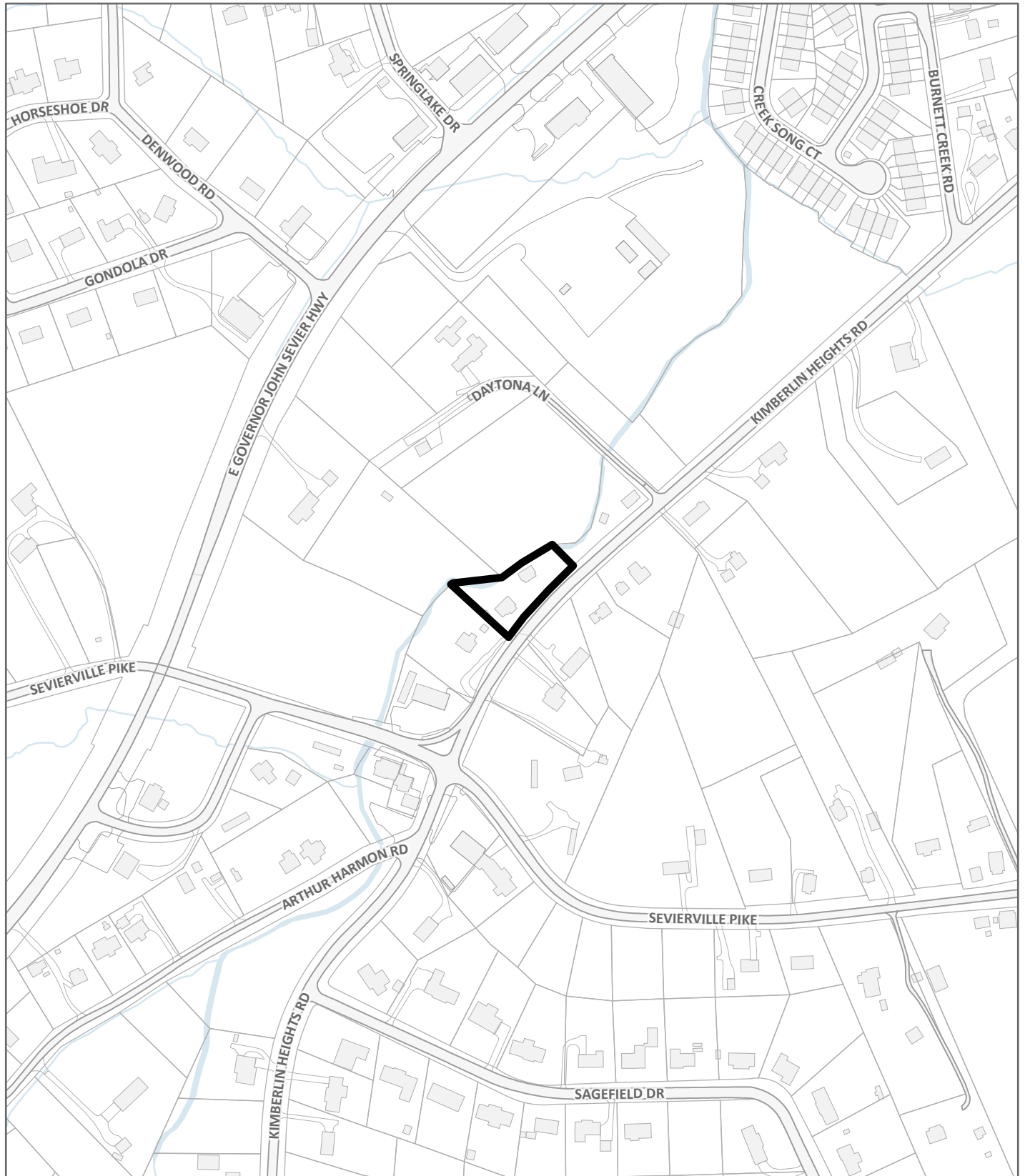


Exhibit A. Contextual Images



LOCATION MAP

3-B-26-RZ



Case boundary



Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Public Notice and Community Engagement

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

Sign Posting and Removal

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Timing

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

Acknowledgement

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

02/20/2026

03/06/2026

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

Steven Gordon / Linda Gordon
Applicant Signature

Steven Gordon
Applicant Name
Linda Gordon

1-9-2026
Date

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

4. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

23. STEVEN AND LINDA GORDON

3-B-26-RZ

509, 511 Kimberlin Heights Road / Parcel ID 124 209, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

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: LOKR0476386
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 7.50
Total payment: 133.36
Payment Type: Account Billed
User ID: L0013876
External User ID: 676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date March 10, 2026
9:34:27 AM EDT
Amount: 133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on April 20 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.

3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).

3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

March 13 2026

LOKR0476386

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

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **April 20, 2026 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-18300

3-F-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 04/08/2026
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION
Department: METROPOLITAN PLANNING COMMISSION
Requires Expenditure of Funds: NO Funded in Current Budget: NO
Appropriation Required: NO

CAPTION

Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial). **Planning Commission**

Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to conditions #1 & #3, by a vote of 12-0.

(Commission District 9)

Attachments

Taylor D. Forrester 3-F-26-RZ

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

3/6/2026 02:57 PM

FILE NUMBER: 3-F-26-RZ

APPLICANT: TAYLOR D. FORRESTER

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 5 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to conditions #1 & #3.**

COMMISSION VOTE COUNT: 12-0

LOCATION: 2131 E GOVERNOR JOHN SEVIER HWY / Parcel ID 111 01602
(PARTIAL)

ACREAGE: 8.6 acres

DISTRICT: Commission District 9

PLACE TYPE: RC (Rural Conservation), SP (Stream Protection)

COMMISSION HEARING ON: 3/5/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 2/3/2026

LEGISLATIVE HEARING ON: 4/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 3/13/2026

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 Comp. Plan? Yes, the PR (Planned Residential) zone up to 5 du/a is partially related to the RC (Rural Conservation) place type.

Consistent with Growth Plan? Yes, this is within the Planned Growth Area.

REZONING REPORT

▶ **FILE #:** 3-F-26-RZ

AGENDA ITEM #: 26

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Crosswalk Community Church

TAX ID NUMBER: 111 01602 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2131 E GOVERNOR JOHN SEVIER HWY

▶ **LOCATION:** Southwest side of E. Governor John Sevier Hwy, west of Old French Rd

▶ **APPX. SIZE OF TRACT:** 8.6 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Governor John Sevier Highway, a major arterial with a pavement width which varies from 23 ft to 38 ft within a right-of-way which varies from 102 ft and 167 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Holston River and French Broad River

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

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

▶ **EXISTING LAND USE:** Public/Quasi Public Land, Water

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONING: This would not be an extension, but there is PR zoning to the north and south of the property at densities of up to 3 du/ac and 3.9 du/ac, respectively.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (cemetery) - PR (Planned Residential) up to 3 du/ac

South: Single family residential (under construction) - PR(k) (Planned Residential with conditions) up to 3.9 du/ac

East: Public/quasi-public land (church) - A (Agricultural)

West: Water - F (Floodway)

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on large rural lots. The French Broad River runs adjacent to the subject property to the northwest and the East Tennessee State Veterans Cemetery is directly north.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to 3 conditions.**

1) Providing street connectivity to the abutting property to the south, subject to review and approval

- by the Knox County Engineering & Public Works Department during the development plan phase.
- 2) Maintaining a 100-ft vegetative buffer on the western side of the property with plantings composed of a mix of native trees and grasses.
 - 3) Providing a 50-ft depth buffer yard for tree and vegetation planting 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 shall be maintained until site and building construction are complete.

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 2022, two rezoning requests were approved adjacent to the subject property from the A (Agricultural) zone to PR(k) (Planned Residential with conditions) with up to 4.5 du/ac (4-E-22-RZ) and PR(k) up to 3.9 du/ac (5-O-22-RZ).
2. Since 2010, this section of E Governor John Sevier Highway, between the French Broad River and Grand Valley Road, has seen a trend in the development of public/quasi-public and residential uses. Public/quasi-public uses include the opening of a new water treatment plant to the south, and the East Tennessee State Veterans Cemetery directly to the north.
3. The Serenity River 47-lot single-family subdivision is nearing completion roughly 0.75 miles south of the subject property, and the construction of a 145-lot single-family subdivision is underway directly abutting the subject property.
4. The French Broad Veterans' Memorial Park opened in May 2025 on the other side of the French Broad River.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The west side of the property bordering the French Broad River is in the 100-year and 500-year floodplains. The PR zone would be appropriate to consider here, as it would allow for development to be clustered away from the flood zone on more optimal sections of the property.

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

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The PR zone with a density of 5 du/ac would yield a maximum of 43 dwelling units.

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 has the RC (Rural Conservation) place type on the Future Land Use Map. The RC place type is intended to conserve significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50% to 70% open space, though this place type requires 50% conservation of land for single family developments.
2. The PR zone is partially related to the RC place type. Partially related zones must meet additional criteria. The proposed rezoning meets the second criterion, as the PR zone with up to 5 du/ac is compatible with the surrounding residential zoning, which consists of properties zoned PR with up to 3 to 4.5 du/ac.
3. The subject property is within the French Broad River Corridor Study, which recommends clustering development to preserve natural features and protect environmentally sensitive areas. As previously mentioned, the PR zone allows development to be clustered on more optimal sections of the property away from natural features such as the floodplain and riverbank to the west.
4. The recommended condition to maintain a 100-ft vegetative buffer along the western side of the property adjacent to the river supports the intent of the RC place type to conserve natural areas and minimize land disturbance. This condition is further supported by the Comprehensive Plan's Implementation Policy 7: Encourage development practices that conserve and connect natural features and habitat.
5. The recommended condition to provide street connectivity to the abutting property to the south supports the Comprehensive Plan's Implementation Policy 11: Promote connectivity with new development, and Implementation Policy 14: Promote network efficiency to reduce congestion and improve redundancy. This

condition is further supported by the Knoxville-Knox County Subdivision Regulations, Section 3.04.C, which also recommends street connectivity and an interconnected street system as an important component in sound neighborhood development.

6. The proposed rezoning is consistent with Implementation Policy 9.3: Focus growth in areas already served by adequate infrastructure. The subject property has direct access to E Governor John Sevier Highway, a major arterial road, with connections to public sewer nearby. With the recommended conditions, the PR zone with up to 5 du/ac would allow opportunities for residential development compatible with changing conditions in the area, supported by available amenities, and align with the recommendations of the French Broad River Corridor Study, Governor John Sevier Scenic Highway Corridor Study, and the intent of the RC place type.

7. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and offering a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 464 (average daily vehicle trips)

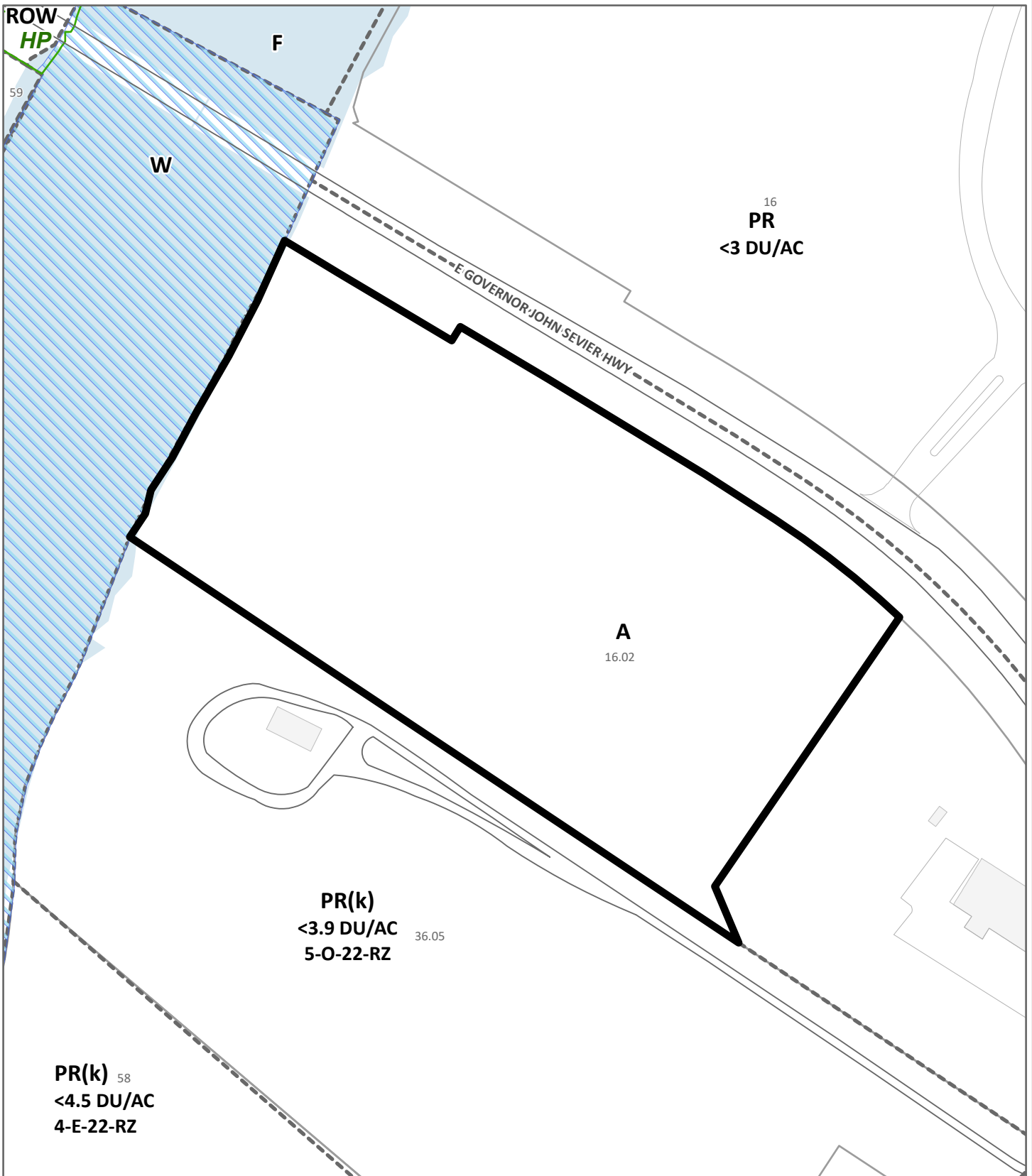
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 9 (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 4/20/2026. 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

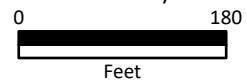
3-F-26-RZ

Petitioner: Taylor D. Forrester



From: A (Agricultural)
To: PR (Planned Residential) up to 5 du/ac

Map No: 111
Jurisdiction: County



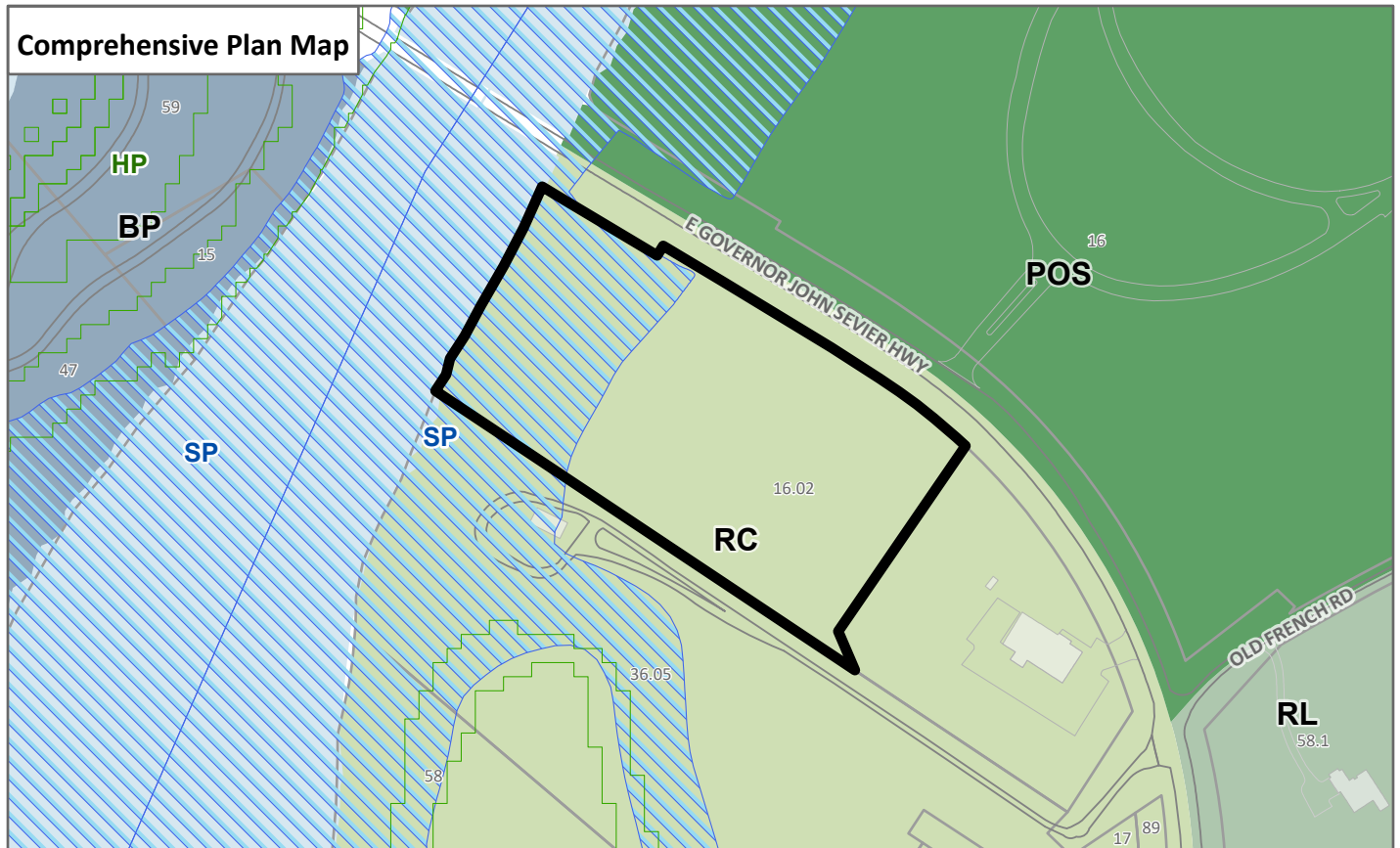
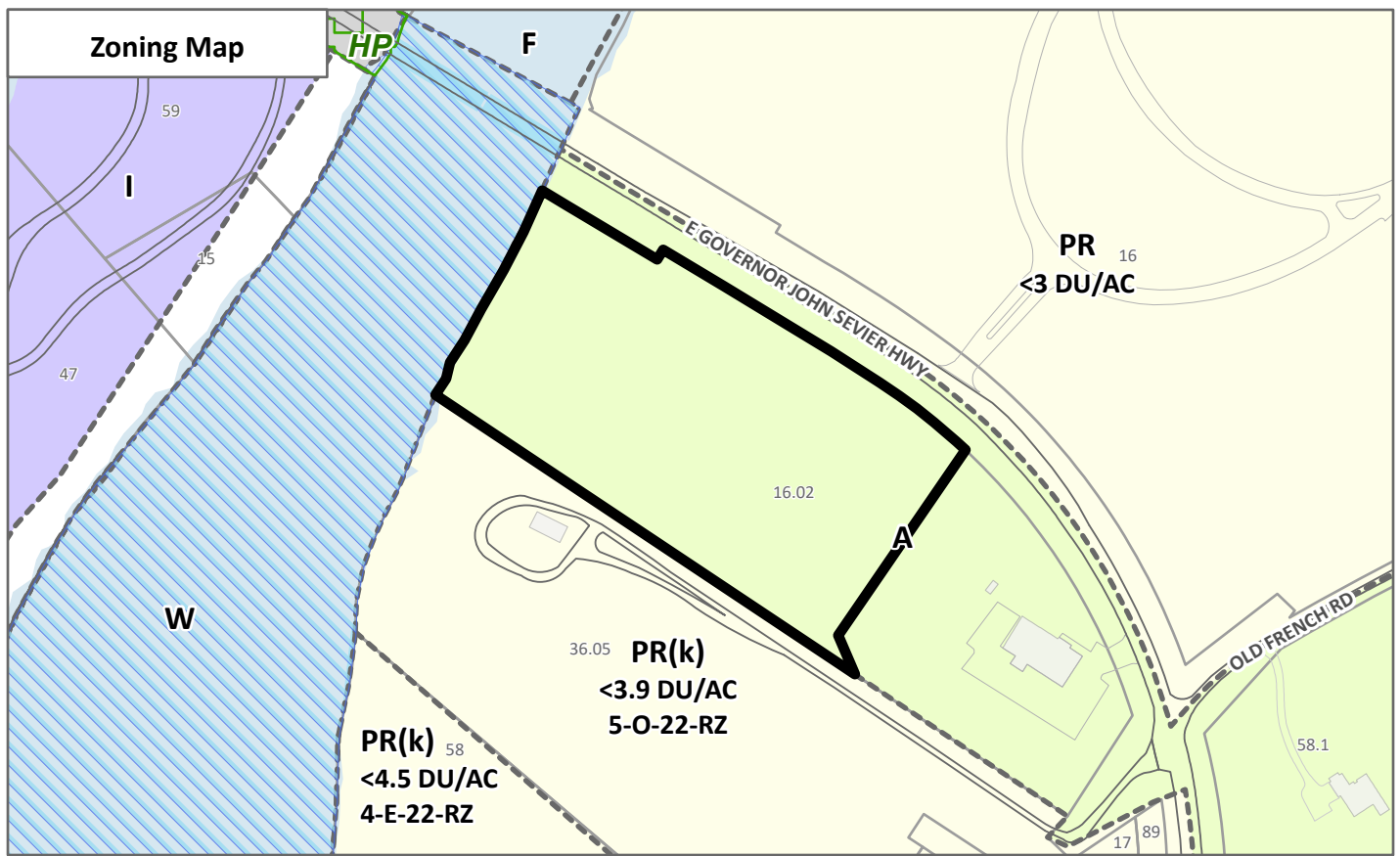





EXHIBIT A, CONTEXTUAL MAPS **3-F-26-RZ**

 Case boundary

0  360
Feet



Existing Land Use Map

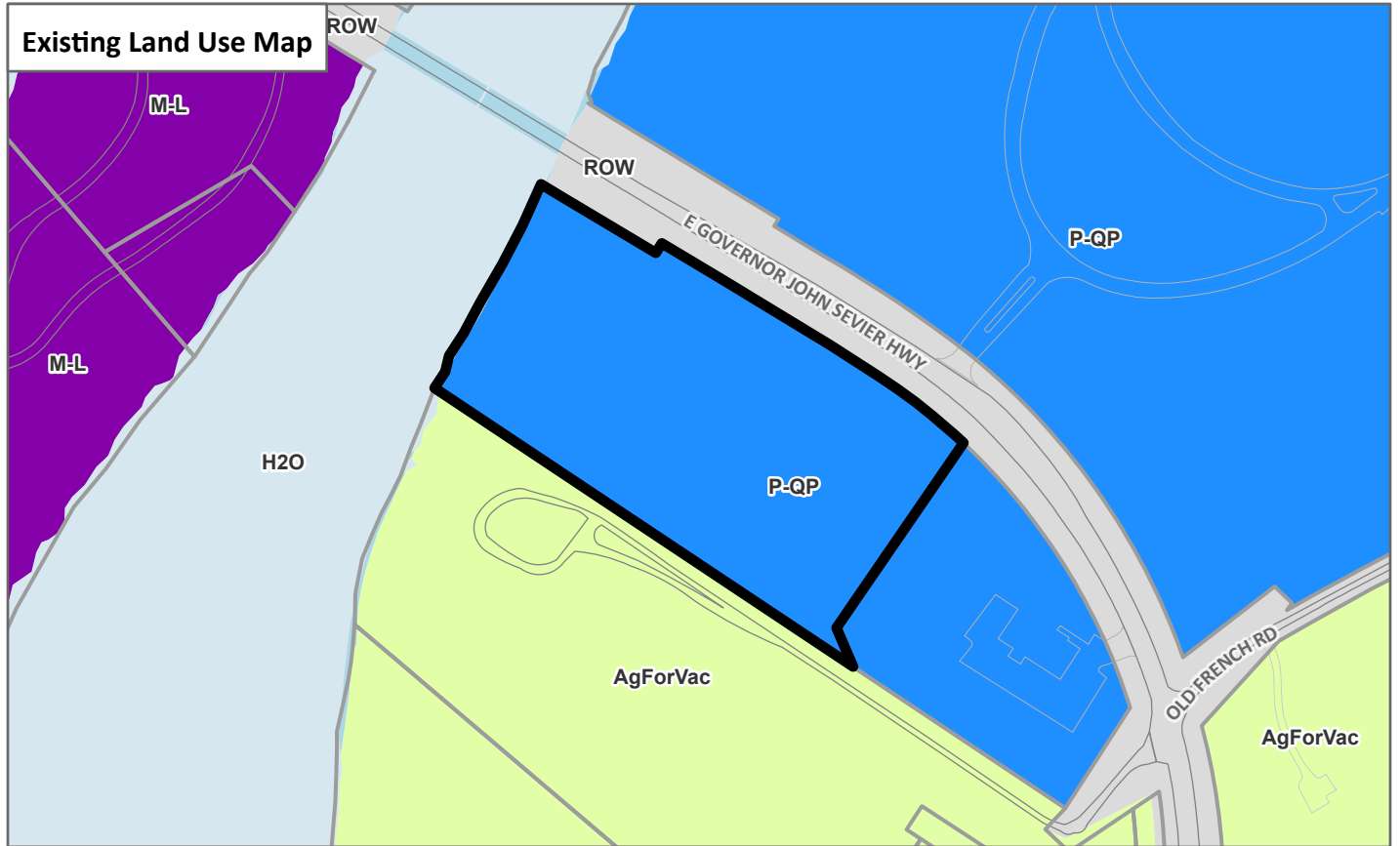


EXHIBIT A, CONTEXTUAL MAPS

3-F-26-RZ



Case boundary

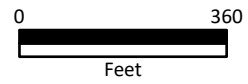
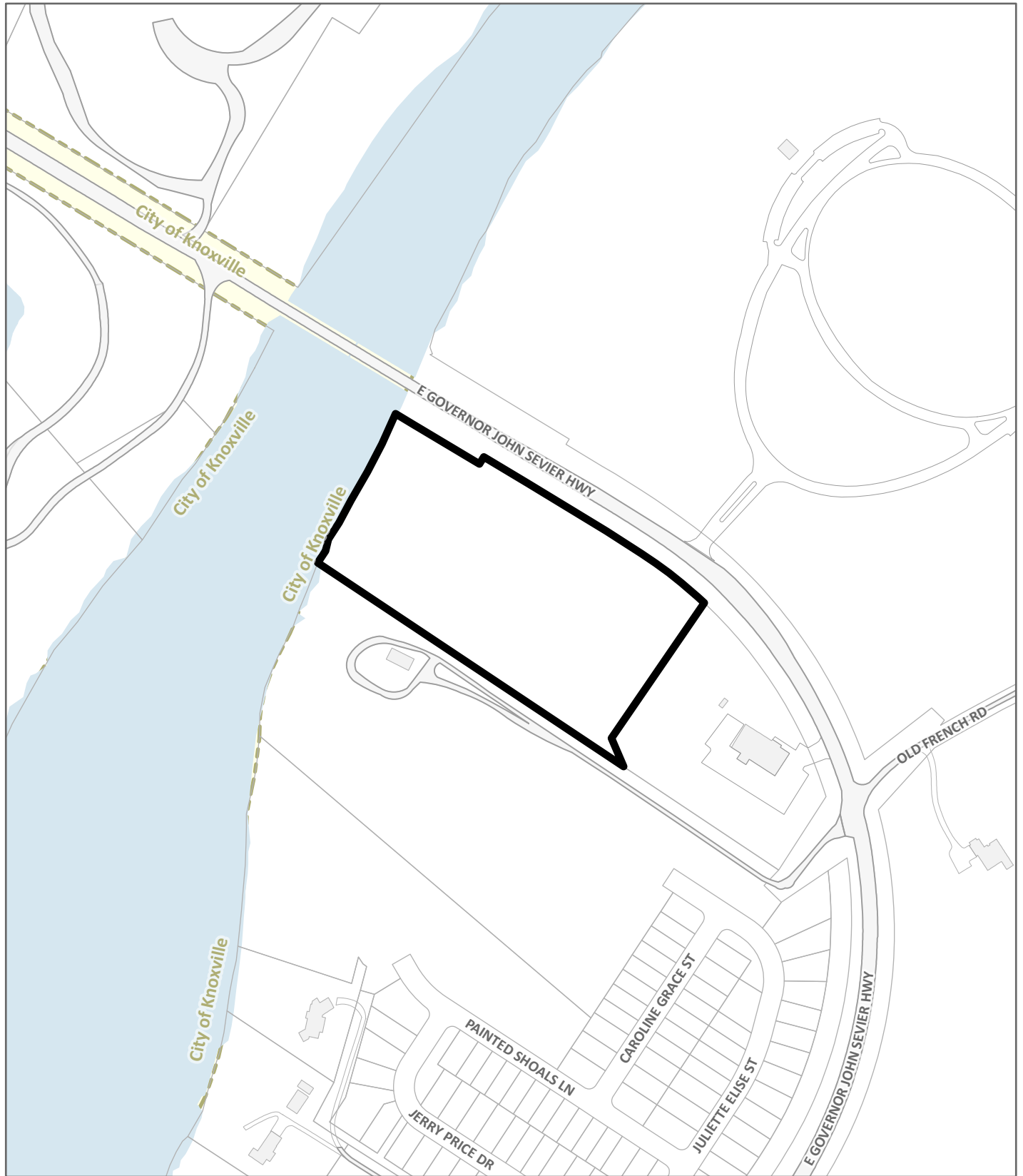


Exhibit A. Contextual Images



LOCATION MAP

3-F-26-RZ



Case boundary



Exhibit A. Contextual Images



AERIAL MAP



Case boundary



Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

02/202/206

03/06/2026

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

Taylor D. Forrester

Digitally signed by Taylor D. Forrester
DN: cn=Taylor D. Forrester, o=United States of America, ou=Knox County, email=tdforrester@knox.gov, c=US
Reason: I am the author of this document
Location:
Date: 2025-11-19 18:26-05:00

Taylor D. Forrester

1/19/2026

Applicant Signature

Applicant Name

Date

March 5, 2026

Planning Commission meeting

Public Comments

6 Comments for 3-F-26-RZ and

Paul (37920), February 25, 2026 at 9:34 AM

This development represents a logical expansion of an identical project right next door. The transportation infrastructure is immediately available and will not be adversely affected. Utilities are readily available and there is a level, graded lot next door already zoned for neighborhood commercial development. A majority of the members of Crosswalk Community Church voted in favor of selling this property for development. There is no logical reason for opposition to this rezoning.

William (37920), March 1, 2026 at 1:20 PM

We, the neighborhood, other than builder D R Horton home owners, that recently starting selling homes (approximately 10-15 homes sold of 145 homes being built), who are property owners within 1/4 mile of this development ask for the support of Knox planning commission to deny this density from 5 units per acre to 1 1/2-2 units per acre. A petition is now being signed from home owners and available to commission prior to meeting. Thank you for your support.

Sharon (37920), March 1, 2026 at 6:11 PM

Please deny the density of 5 units per acre to no more than 2 units per acre. All of my family including 7 grand children are driving and pull out on French rd several times daily. I have already had an accident with one of my grand daughters and my car was totaled, this exit is within 50 feet directly across Governor John Sevier highway from French road. Just recently D R Horton started building 145 houses and neighborhood rejects density, entrance placement on dangerous curve, and minimum view of sight.

Rebecca (37920), March 2, 2026 at 9:41 PM

I, Rebecca D., am asking that you deny D.R. Horton from changing our community. Please deny this density of 5 units per acre to 1 1/2-2 units per acre! We have spent our livelihoods on building our homes here and do not want our property value to decline in any way. Also, more importantly, the traffic in this area is already at a maximum. There is a curve on John Sevier Highway that is greater than 90 degrees and my child has been in an accident there. There have also been several deaths in this curve of the road. Please help us by protecting our neighbors and family! Thank you!

Dale (37920), March 3, 2026 at 1:26 PM

See attached

[View Attachment](#)

Tyler (37920), March 3, 2026 at 2:54 PM

Dear Planning Commission,

This email is in reference to file #3-F-26-RZ. As a family living close to this proposed rezone, I would like to share some concerns regarding this potential development. First, I would like too strongly urge the commission to think about the traffic congestion and safety along this stretch of John Sevier Hwy. This proposed development sits withing a curve on John Sevier hwy. that has seen many accidents due to its location. In addition, this development sits directly across from the East Tennessee Veterans Cemetery. The East Tennessee Veterans Cemetery is a well-maintained site that honors those who have served in our armed forces. Having a neighborhood with 5 dwellings per acre would take away from the beauty of this sacred environment and could invite potential issues like vandalism and littering. My request is that you keep this development at 2 dwelling per acre to minimize the impact of stated concerns. Thank you for your time and consideration.

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

4. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

26. TAYLOR D. FORRESTER

3-F-26-RZ

2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speakers:

- Taylor D. Forrester, 1111 N Northshore Dr., Knoxville, TN
- Paul Huff, 6906 Neubert Springs Rd., Knoxville, TN
- Jim Ogle, 1545 Western Ave., Knoxville, TN
- Dale Rhoton, 4315 French Rd., Knoxville, TN

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to 3 conditions.

2. MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, STRIKING CONDITION #2.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

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: LOKR0476386
Order Status: Submitted
Classification: Public Notices
Package: General Package
1 Affidavit: 7.50
Total payment: 133.36
Payment Type: Account Billed
User ID: L0013876
External User ID: 676064

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date March 10, 2026
9:34:27 AM EDT
Amount: 133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on April 20 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.
3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).

3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

March 13 2026
LOKR0476386

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

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026

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This case is scheduled to be heard by County Commission on **April 20, 2026 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.**