

# 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

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

## 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 **MAY** ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON **WEDNESDAY, APRIL 29, 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 APRIL DUE TO NO-SHOW OF APPLICANT)** *(Previously Deferred from January to April by Majority Vote of Commission)*  
*(Commission District 3)*
  
2. 12-Q-25-RZ Request of Benjamin C. Mullins for rezoning CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006; 119JA001, 002, 003. **Withdraw Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone, by a vote of 13-0 Consent. (WITHDRAW AT REQUEST OF APPLICANT)** *(Previously Deferred from January to February and February to May at Request of Applicant)*  
*(Commission District 3)*
  
3. 4-U-26-RZ Request of Natalia Efremenko for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 768 S Gallaher View Road / Parcel ID 133 01801. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent.**  
*(Commission District 4)*
  
4. 4-T-26-RZ Request of Josh Haun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 510 Loop Road / Parcel ID 143 059. **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 12-0.**  
*(Commission District 5)*
  
5. 4-R-26-RZ Request of Ralph Smith / PLS for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4701 Messer Lane / Parcel ID 078 108. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code, by a vote of 12-0 Consent.**  
*(Commission District 6)*

6. 4-Q-26-RZ Request of Taylor D. Forrester for rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay). Property located at 0 Award Winning Way / Parcel ID 103MB00101. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 12-0 Consent. The TO (Technology Overlay) zone would be retained.**  
*(Commission District 6)*
7. 4-M-26-RZ Request of CPR for rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 dwelling units per acre. Property located at 2910, 2916, & 2920 E Emory Road / Parcel ID 038 035, 036, 03601. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5.1 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 12-0 Consent.**  
*(Commission District 7)*
8. 4-V-26-RZ Request of Benjamin C. Mullins for rezoning from PC (Planned Commercial) to CA (General Business). Property located at 6612 Clinton Highway / Parcel ID 067LB011. **Planning Commission Recommendation: Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development, by a vote of 12-0 Consent.**  
*(Commission District 7)*
9. 4-F-26-RZ Request of Billy R. Hensley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8616 and 8618 Mascot Road / Parcel ID 051DB016. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent.**  
*(Commission District 8)*
10. 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. (DEFERRED FROM APRIL BY MAJORITY VOTE OF COMMISSION)**  
*(Commission District 8)*

11. 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 APRIL AT REQUEST OF APPLICANT)** *(Previously Deferred from March to April at Request of Applicant)*  
*(Commission District 8)*
  
12. 4-J-26-RZ Request of Linda Shown for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 1515 Tipton Station Road / Parcel ID 137 059 (partial). **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area, by a vote of 12-0.**  
*(Commission District 9)*
  
13. 4-K-26-RZ Request of Eric White for rezoning from EC (Employment Center) to LI (Light Industrial). Property located at 8822 Valgro Road / Parcel ID 138 27406. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area, by a vote of 12-0.**  
*(Commission District 9)*
  
14. 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. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)**  
*(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 (May Preliminary Agenda)**

Meeting Date: 04/29/2026  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO            Funded in Current Budget: NO  
Appropriation Required: NO

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**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 APRIL DUE TO NO-SHOW OF APPLICANT)** *(Previously Deferred from January to April by Majority Vote of Commission)*  
*(Commission District 3)*

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**Attachments**

Karla Gourley 12-D-25-RZ

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**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**

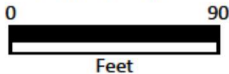
**12-D-25-RZ**

**Petitioner:** Karla Gourley



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

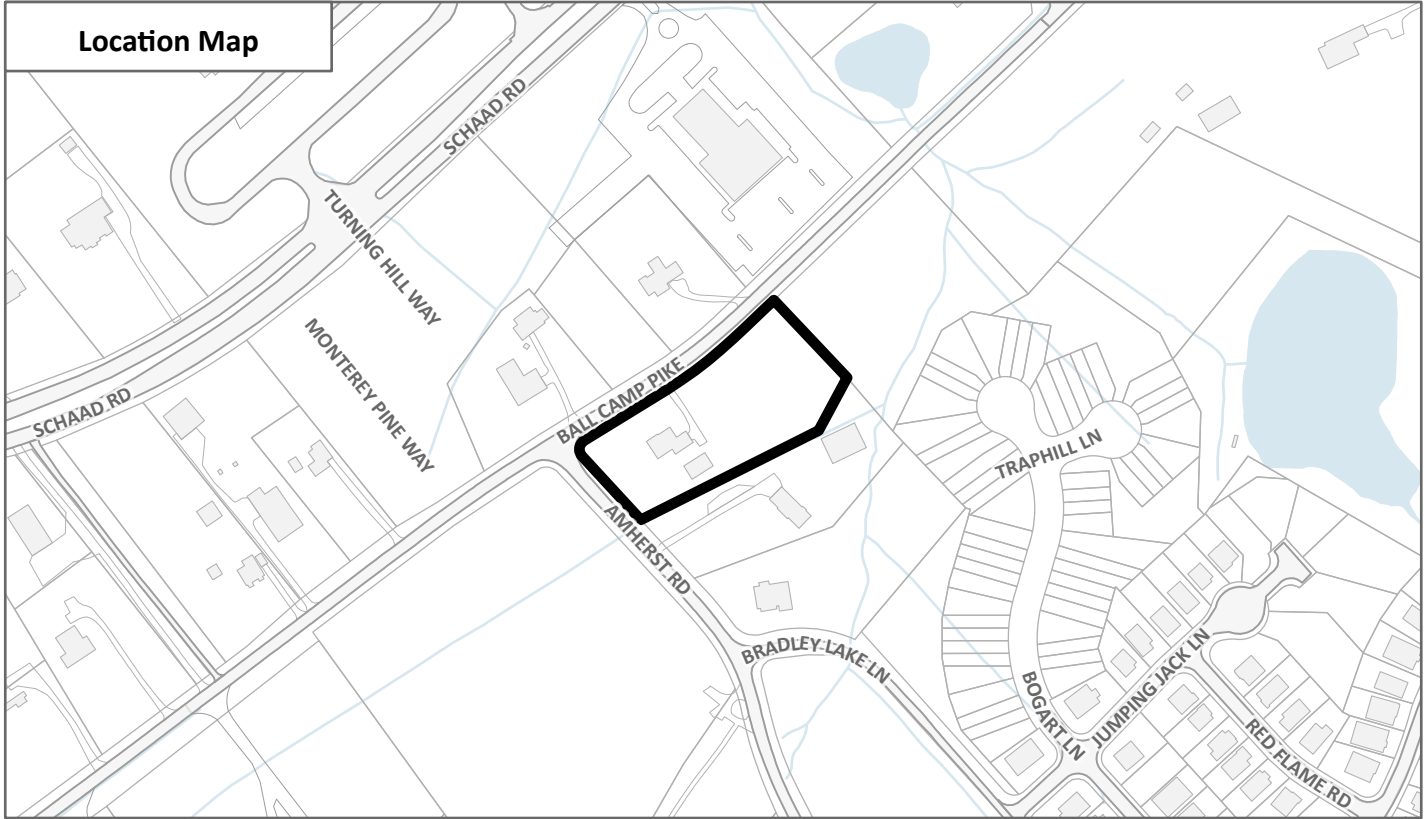
**Map No:** 92  
**Jurisdiction:** County



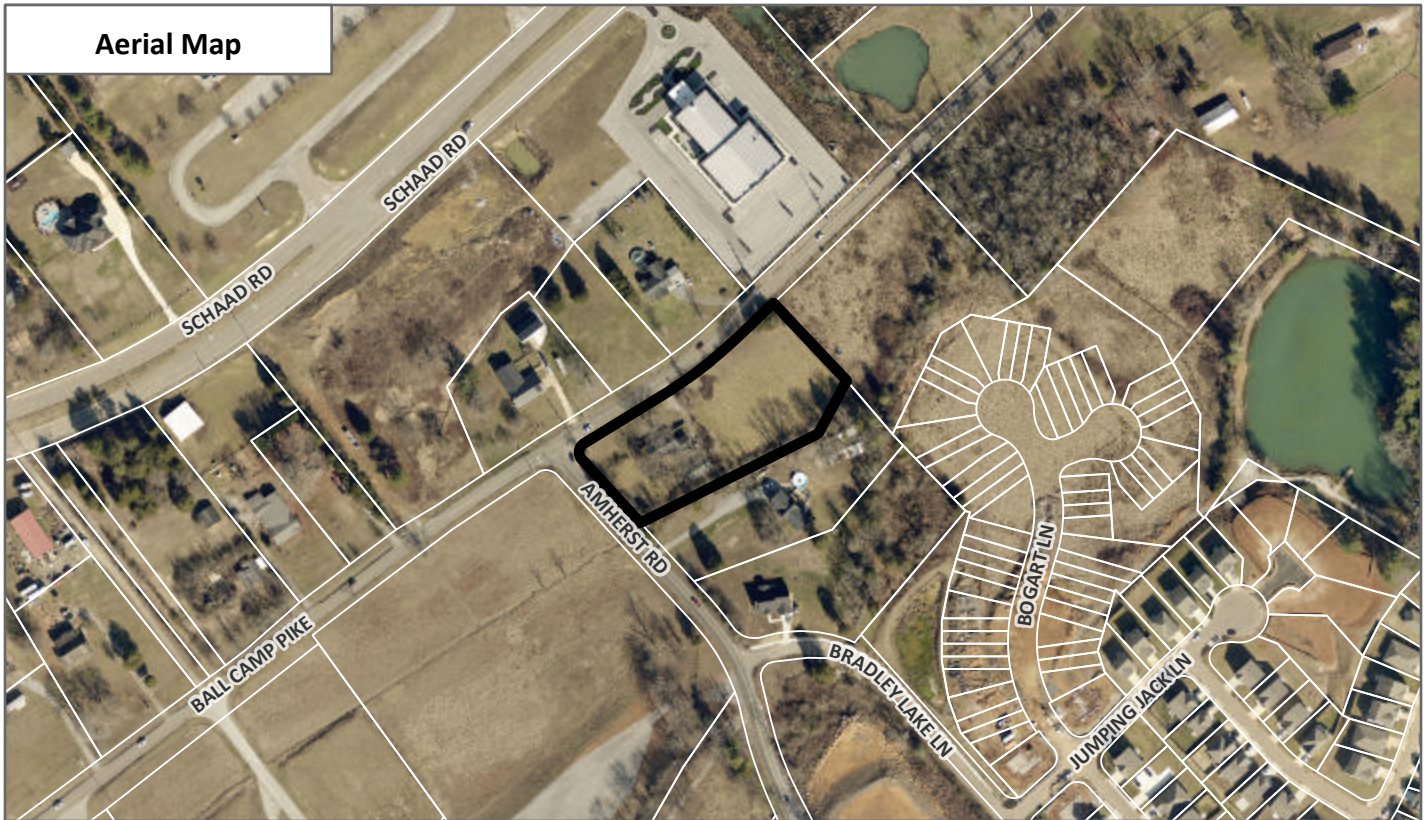
**Original Print Date:** 11/3/2025  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. Contextual Images

Location Map



Aerial Map

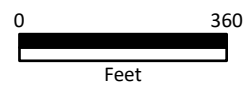


CONTEXTUAL MAPS 1

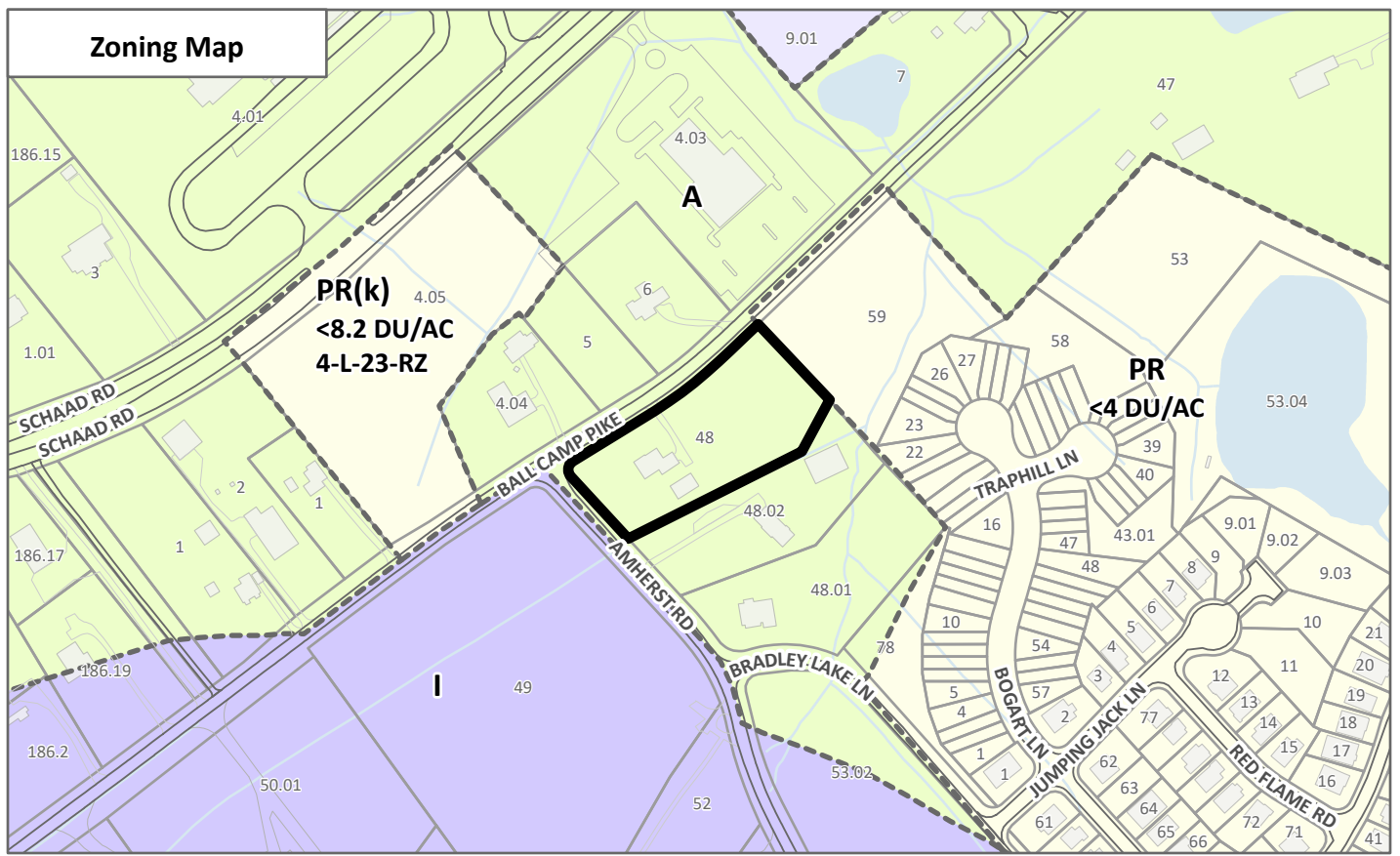
12-D-25-RZ



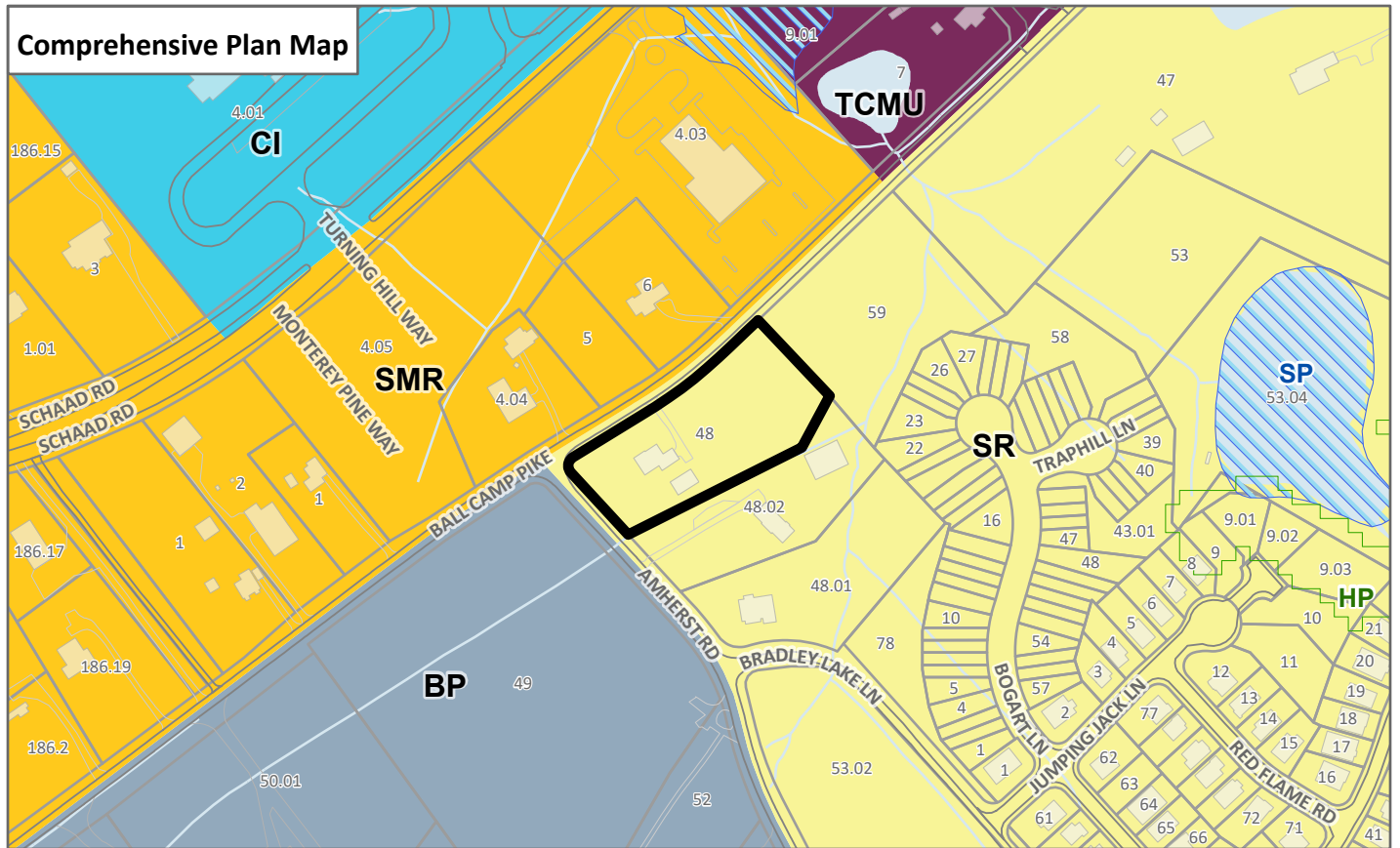
Case boundary



# Zoning Map



# Comprehensive Plan Map



## CONTEXTUAL MAPS 2

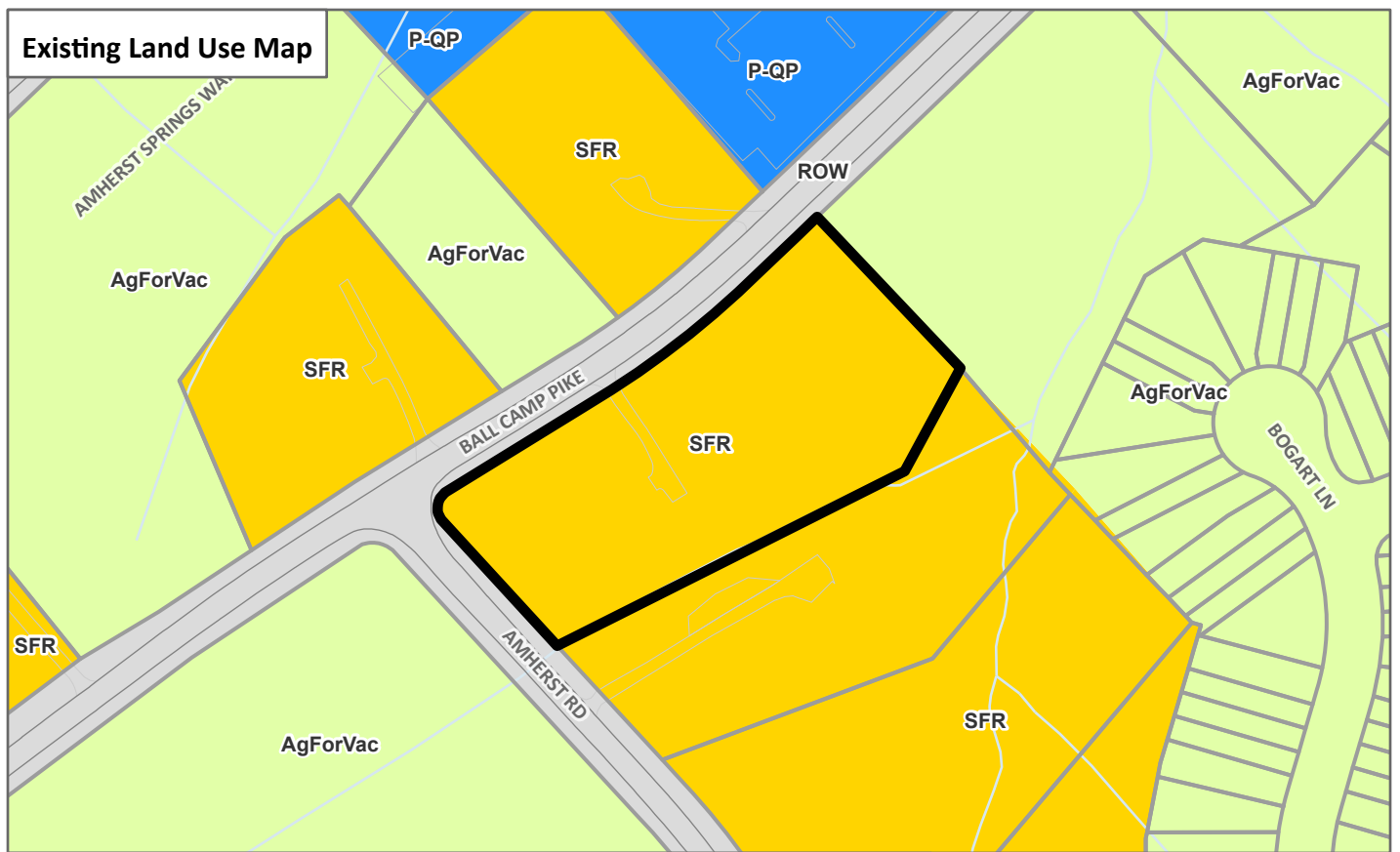
12-D-25-RZ



Case boundary



**Existing Land Use Map**

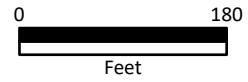


**CONTEXTUAL MAPS 3**

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.**

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**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:**  
**LOKRO424947**

**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 LOKRO4249470

#### 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **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  
LOKRO424947

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

**SCHEDULE FOR AD NUMBER LOKR04249470**

December 19, 2025  
Knoxville News Sentinel

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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-18014

12-Q-25-RZ

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

Meeting Date: 04/29/2026  
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 CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006; 119JA001, 002, 003. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone, by a vote of 13-0 Consent. (WITHDRAW AT REQUEST OF APPLICANT)** *(Previously Deferred from January to February and February to May at Request of Applicant)*  
*(Commission District 3)*

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Attachments

Ben Mullins 12-Q-25-RZ  
Letter to Defer to February  
Letter to Defer to May  
Letter to Withdraw

---

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

12/15/2025 08:36 AM

FILE NUMBER: 12-Q-25-RZ

*APPLICANT:* BENJAMIN C. MULLINS

*APPLICANT'S REQUEST:* REZONING

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

*TO:* OB (Office, Medical, and Related Services)

*COMM. RECOMMENDATION:* **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.**

*COMMISSION VOTE COUNT:* 13-0 Consent

*LOCATION:* 9247 FLOYD LN; 9226, 9228, 9232 DUTCHTOWN RD  
/ Parcel ID 119 006; 119JA001, 002, 003

*ACREAGE:* 2.62 acres

*DISTRICT:* Commission District 3

*PLACE TYPE:* CMU (Corridor Mixed-use)

*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:* 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.

*Consistent with Growth Plan?* Yes.

# REZONING REPORT

▶ **FILE #:** 12-Q-25-RZ

**AGENDA ITEM #:** 31

**AGENDA DATE:** 12/11/2025

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Dutchtown Land Partners, LLC

TAX ID NUMBER: 119 006 119JA001, 002, 003

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9247 FLOYD LN (9226, 9228, 9232 DUTCHTOWN RD)

▶ **LOCATION:** **South side of Dutchtown Rd and north side of Floyd Ln, west of N Cedar Bluff Rd**

▶ **APPX. SIZE OF TRACT:** **2.62 acres**

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

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with 40 ft of pavement width within a right-of-way width that varies from 50-68 ft. Access is also via Floyd Lane, an unstriped local street with 10 ft of pavement width within a right-of-way width that varies from 36-41 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** **CA (General Business), A (Agricultural)**

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

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

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

HISTORY OF ZONING: In 1983 the property was part of a larger rezoning to add the TO (Technology Overlay) (12-FF-83-RZ).

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

South: Agriculture/forestry/vacant land - C-G-2 (General Commercial) in the City

East: Office, public/quasi public land (church) - CA (General Business), OB (Office, Medical, and Related Services) in the County

West: Agriculture/forestry/vacant land - OB(k) (Office, Medical, and Related Services, with conditions) in the County

NEIGHBORHOOD CONTEXT: The subject property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road and is within a mile of the road's interchange with I-40/I-75. The Christian Academy of Knoxville, Catholic High School, Webb School, and Cedar Bluff Middle and Elementary Schools are all within a mile of the subject property. The area to the north of the property primarily features a mix of single family and multifamily residential uses, and Dead Horse Lake and Golf Course is to the south.

---

**STAFF RECOMMENDATION:**

- ▶ **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.**

**COMMENTS:**

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

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

1. The area south of Dutchtown Road has experienced a transition from the Agricultural and Planned Residential zones to non-residential zones since the 1990s, including OB, CA, and CN (Neighborhood Commercial) in the County, and C-G-2 in the City. There are several nearby properties with the OB zone, including the abutting properties on the western and eastern sides. The proposed OB zone is an extension of the zone from both sides, so the requested rezoning would allow for developments that are compatible with the surrounding area.
2. Between 2012 and 2014, this section of Dutchtown Road was widened to include a center turn lane and sidewalks on both sides. The road infrastructure and its proximity to transit and major thoroughfares support the development potential under the proposed OB zone.

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

1. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. This zone is suitable for consideration here, as it is intended to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The OB zone also allows any use permitted in the RB (General Residential) zone, including multi-dwelling structures and developments with a density of up to 12 du/ac as a permissible use by right and a density of up to 24 du/ac as a use on review. If developed as a residential use, the entire 2.62-acre property could yield up to 62 dwelling units.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 OB zone is compatible with nearby OB, CA, and C-G-2 zones and is not anticipated to have a significant adverse impact here. The OB zone and the existing CA zone allow similar uses, including a maximum residential density of up to 24 du/ac with use on review approval. The main difference between the two zones is that the CA zone allows a wider range of commercial uses and has parameters for density based on the Growth Policy Plan and the road classification that the OB zone does not have.

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:

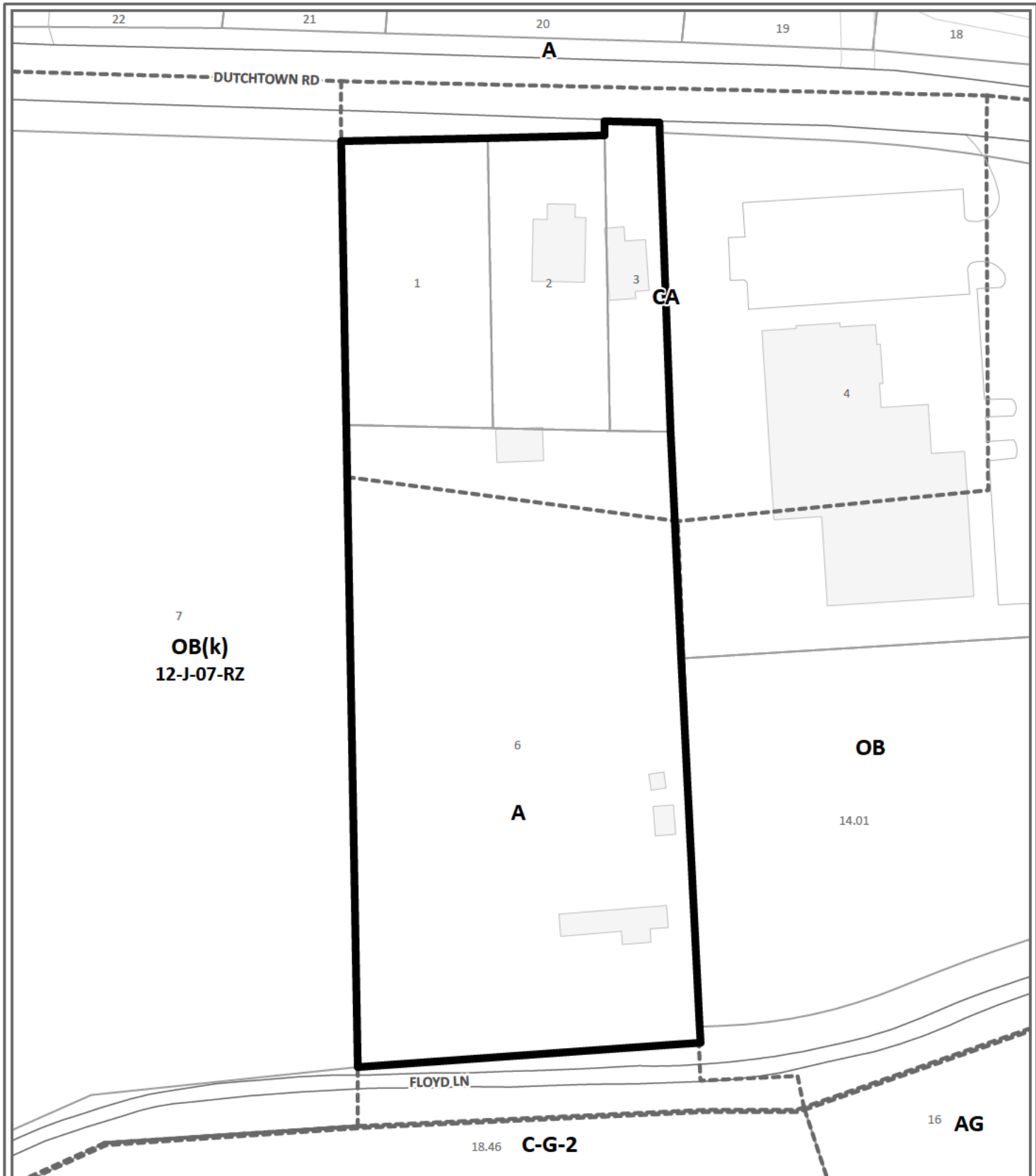
1. The OB zone aligns the zoning with the Knox County Comprehensive Plan, as it is directly related to the CMU (Corridor Mixed Use) place type designation of the property. In comparison, the existing A zone is not permitted in the CMU place type, and the CA zone is partially related to it, subject to meeting additional qualifications for consideration.
2. The proposed rezoning is consistent with Implementation Policy 9.3 of the Knox County Comprehensive Plan, which encourages growth in areas already served by adequate infrastructure. This is an urbanized area with adequate utility infrastructure provided by three major utility providers. Dutchtown Road is a minor arterial street that provides easy access to Interstate 40 and Pellissippi Parkway. There are sidewalks on both sides of the road, and a transit stop is within walking distance along N Cedar Bluff Road. Additionally, the property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road, and a major commercial corridor south of I-40 is within one mile.
3. The rezoning is also aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville-Knox County economy.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

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.



**REZONING**

**12-Q-25-RZ**

**Petitioner:** Benjamin C. Mullins

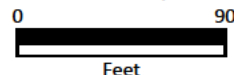


**From:** CA (General Business), A (Agricultural)

**To:** OB (Office, Medical, and Related Services)

**Map No:** 119

**Jurisdiction:** County

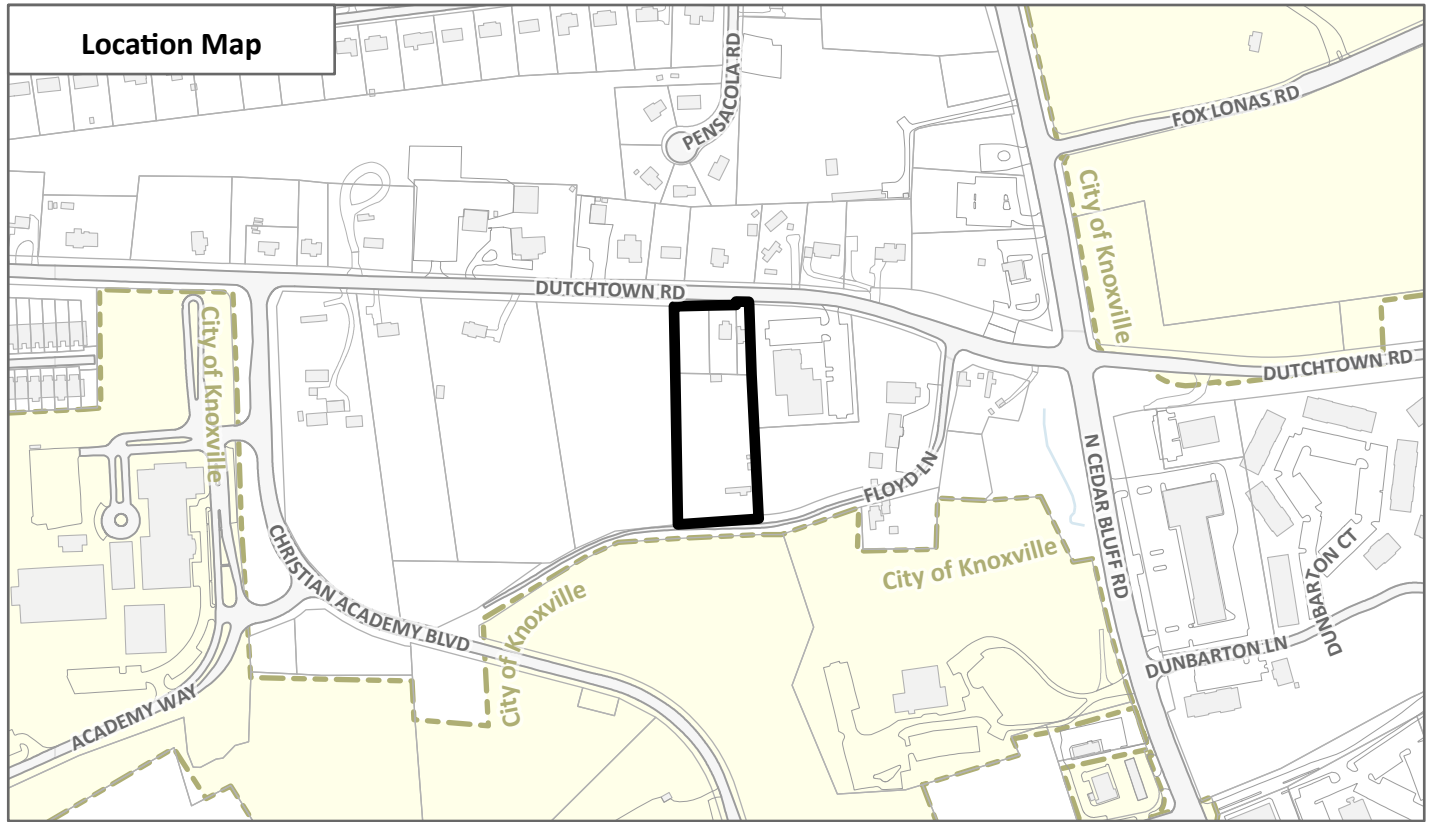


**Original Print Date:** 11/3/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

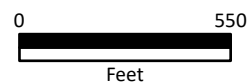


CONTEXTUAL MAPS 1

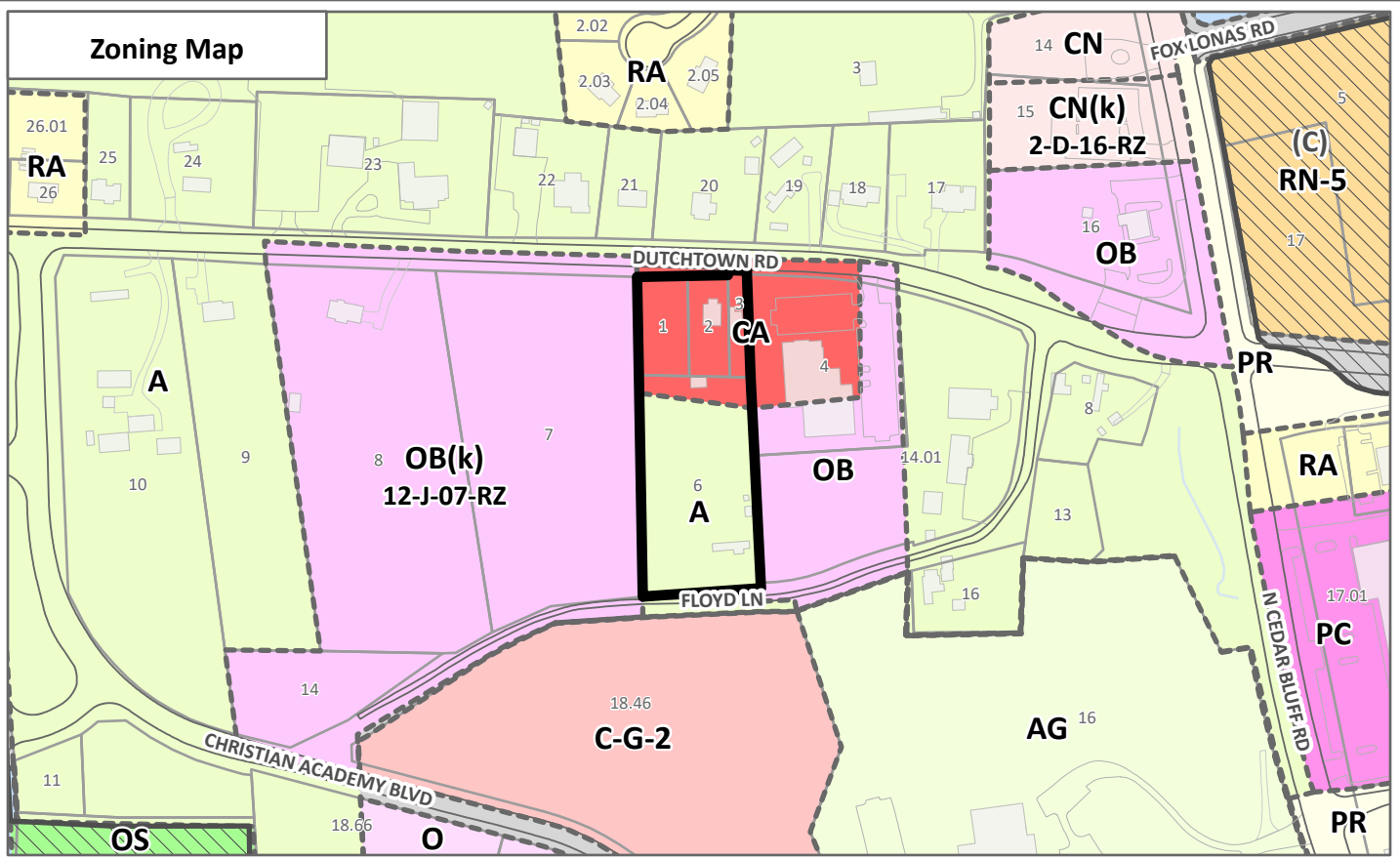
12-Q-25-RZ



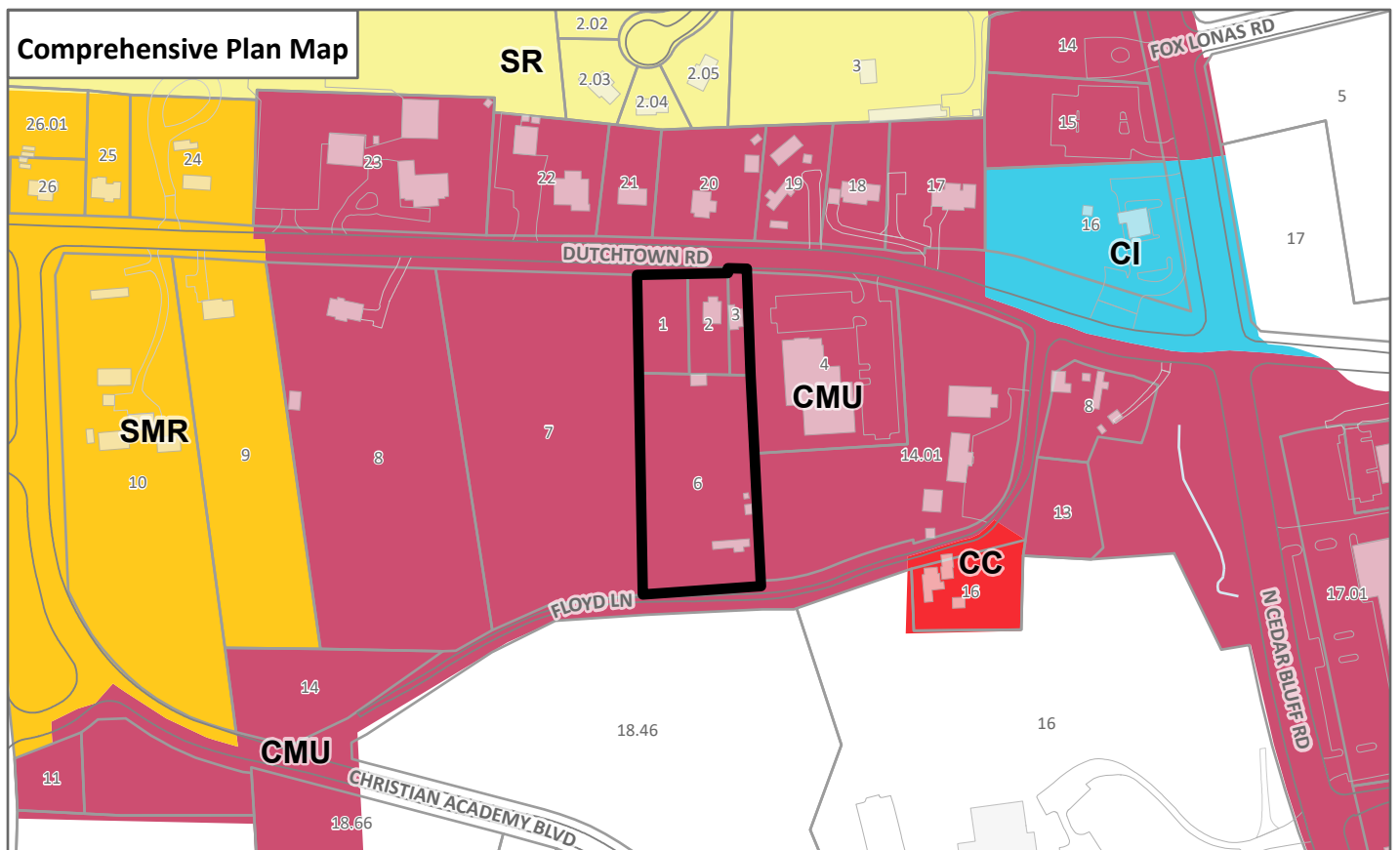
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



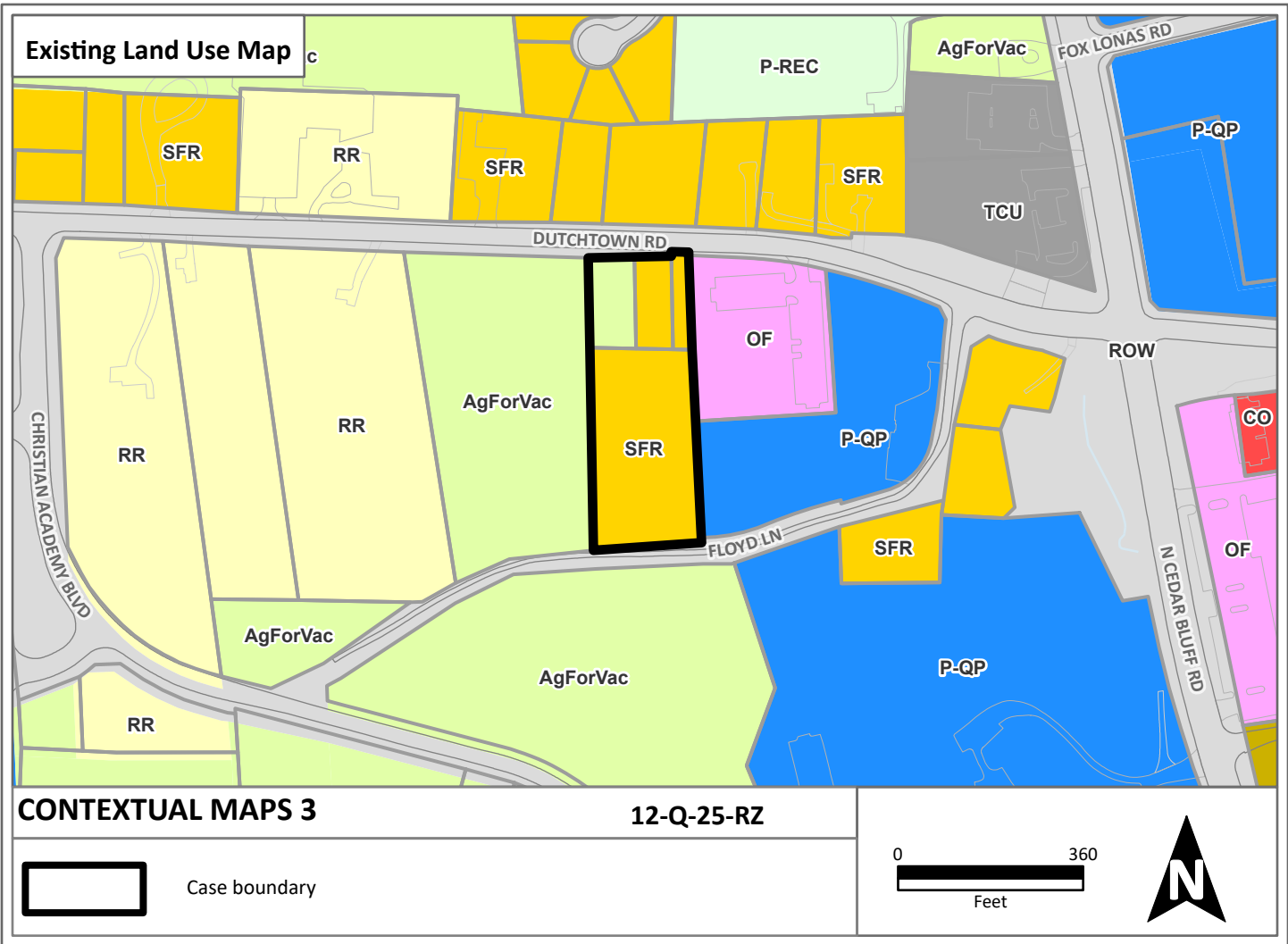
**CONTEXTUAL MAPS 2**

**12-Q-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.**

---

**31. BENJAMIN C. MULLINS**

**12-Q-25-RZ**

9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006, 119JA001, 002, 003, Commission District 3. Rezoning from CA (General Business), A (Agricultural) to OB (Office, Medical, and Related Services).

**1. STAFF RECOMMENDATION**

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.

**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.

Benjamin C. Mullins		Attorney for Option Holder	
Applicant Name		Affiliation	
October 27, 2025	December 11, 2025	File Number(s) <b>12-Q-25-RZ</b>	
Date Filed	Meeting Date (if applicable)		

### 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

Benjamin C. Mullins		Frantz, McConnell & Seymour, LLP	
Name		Company	
550 West Main Street, Suite 500	Knoxville	TN	37922
Address	City	State	ZIP
865-546-9321	[REDACTED]		
Phone	Email		

### Current Property Info

Dutchtown Land Partners, LLC	604 Scotswood Cir. Knoxville, TN 37919	(865) 382-2358
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9232, 9228, and 9226 Dutchtown; 9247 Floyd Ln.	119JA 001, 002, and 003; 119 006	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

### Development Request

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

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

### Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number  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 **OB**  
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

Benjamin C. Mullins/Attorney for Option October 27 2025

Print Name / Affiliation

Date

865-546-9321

Phone Number

Email Roy Alexander  
for Dutchtown Land Partners, LLC

10/28/2025, SG

Property Owner Signature

Please Print

Date Paid

### Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

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

# Public Notice and Community Engagement

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

11/28/2025

12/12/2025

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

Benjamin C. Mullins

Applicant Name

10-27-25

Date

## THANK YOU for your submission!

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

### ORDER DETAILS

**Order Number:**  
LOKRO424947  
**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 LOKRO4249470

#### 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **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  
LOKRO424947

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

**SCHEDULE FOR AD NUMBER LOKR04249470**

December 19, 2025  
Knoxville News Sentinel

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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.**

## Drucilla Stills

---

**From:** Benjamin C. Mullins <bmullins@fmsllp.com>  
**Sent:** Monday, January 12, 2026 4:49 PM  
**To:** Gina Oster  
**Cc:** Drucilla Stills  
**Subject:** [External]12-Q-25-RZ (Dutchtown)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Gina,

I'm going to need to postpone this to the February meeting. We're still working on stormwater planning and need to sort that out before moving forward. Any issues or concerns with us getting a 30-day postponement?

**Benjamin C. Mullins** *Attorney*



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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Defer to  
may

**Drucilla Stills**

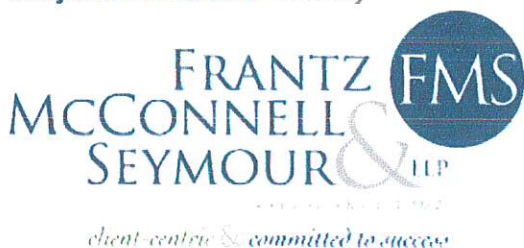
**From:** Benjamin C. Mullins <bmullins@fmsllp.com>  
**Sent:** Monday, February 9, 2026 4:25 PM  
**To:** Gina Oster  
**Cc:** Drucilla Stills; Mirza Somun  
**Subject:** [External]90-Day Postponement of 12-Q-25-RZ

Madame Chair,

We are requesting an additional postponement of this matter to continue to work through the potential stormwater issues. In order to avoid additional postponement requests, we are asking for a 90-day postponement to the May 11, 2026 County Commission agenda. Please let me know if that is agreeable and if I need to be present at the upcoming February 17 zoning meeting.

Thank you for your consideration of this matter.

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902  
phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

>>>CAUTION<<<

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**From:** Benjamin C. Mullins <bmullins@fmsllp.com>  
**Sent:** Friday, April 24, 2026 9:37 AM  
**To:** Gina Oster  
**Cc:** Drucilla Stills; Mirza Somun  
**Subject:** [External]WITHDRAWAL of 12-Q-25-RZ

Gina,

This was previously postponed until the upcoming May 11, 2026 agenda. Unfortunately, we are not moving forward with the project at this time so we will want to **withdraw** this application.

Please let me know if you need anything more formal from me to withdraw this application.

Thank you!

**Benjamin C. Mullins** Attorney



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902  
phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

**From:** Gina Oster <Gina.Oster@knoxcounty.org>  
**Sent:** Monday, February 9, 2026 6:55 PM  
**To:** Benjamin C. Mullins <bmullins@fmsllp.com>  
**Cc:** Drucilla Stills <Drucilla.Stills@knoxcounty.org>; Mirza Somun <mirza@millstonemgmt.com>  
**Subject:** Re: [External]90-Day Postponement of 12-Q-25-RZ

Ben,  
Thanks for letting us know. We will postpone.  
Gina

Get [Outlook for iOS](#)

**From:** Benjamin C. Mullins <bmullins@fmsllp.com>  
**Sent:** Monday, February 9, 2026 4:25:16 PM  
**To:** Gina Oster <Gina.Oster@knoxcounty.org>  
**Cc:** Drucilla Stills <Drucilla.Stills@knoxcounty.org>; Mirza Somun <mirza@millstonemgmt.com>  
**Subject:** [External]90-Day Postponement of 12-Q-25-RZ

Madame Chair,

We are requesting an additional postponement of this matter to continue to work through the potential stormwater issues. In order to avoid additional postponement requests, we are asking for a 90-day postponement to the May 11, 2026 County Commission agenda. Please let me know if that is agreeable and if I need to be present at the upcoming February 17 zoning meeting.

Thank you for your consideration of this matter.

**Benjamin C. Mullins** *Attorney*

**550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902**

*phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)*

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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*

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**RLA-18366**

**4-U-26-RZ**

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

Meeting Date: 04/29/2026  
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 Natalia Efremenko for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 768 S Gallaher View Road / Parcel ID 133 01801.

**Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent.**

*(Commission District 4)*

---

**Attachments**

Natalia Efremenko 4-U-26-RZ

---

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

4/14/2026 01:34 PM

FILE NUMBER: 4-U-26-RZ

*APPLICANT:* NATALIA EFREMENKO

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

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

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 768 S GALLAHER VIEW RD / Parcel ID 133 01801

*ACREAGE:* 1.49 acres

*DISTRICT:* Commission District 4

*PLACE TYPE:* SR (Suburban Residential)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Natalia Efremenko Gallaher View Road LLC  
2348 Dawns Pass  
Knoxville, TN 37919

*LEGISLATIVE BODY:* Knox County Commission

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

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

# REZONING REPORT

▶ **FILE #:** 4-U-26-RZ

**AGENDA ITEM #:** 42

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** NATALIA EFREMENKO

OWNER(S): Kimberly Ann Garland

TAX ID NUMBER: 133 01801

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 768 S GALLAHER VIEW RD

▶ **LOCATION:** Southeast side of S Gallaher View Rd, north of Gallaher Station Dr

▶ **APPX. SIZE OF TRACT:** 1.49 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S Gallaher View Road, a major collector with 19 ft of pavement width within a 50-52 ft wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

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

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

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

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

HISTORY OF ZONING: None noted.

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

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Single family residential - A (Agricultural)

West: Multifamily residential, agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 4 du/ac, RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is surrounded by single family and multifamily subdivisions with some single family houses on large lots. Bearden High School and commercial uses along Kingston Pike and Gleason Drive lie within 1.5 miles to the north.

**STAFF RECOMMENDATION:**

▶ **Approve RA (Low Density Residential) 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. The residential density in the area has steadily increased through subdivision development starting in the mid-1980s, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 4, 5, 6, and 7 dwelling units per acre.
2. A quarter mile to the south of the subject property, the 21-unit Westland Station single family subdivision was completed in 2024, and plans for a 27-unit single family subdivision were approved in December 2025. A property 225 feet to the north of the subject property was rezoned from A to RA in May 2025.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, A, RB, and PR up to 4-7 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

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

1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. S Gallaher View Road is a major collector that routes to other classified streets, so traffic would be minimally affected by a development of this size. The applicant has provided verification that the property has adequate sight distance (Exhibit B).

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

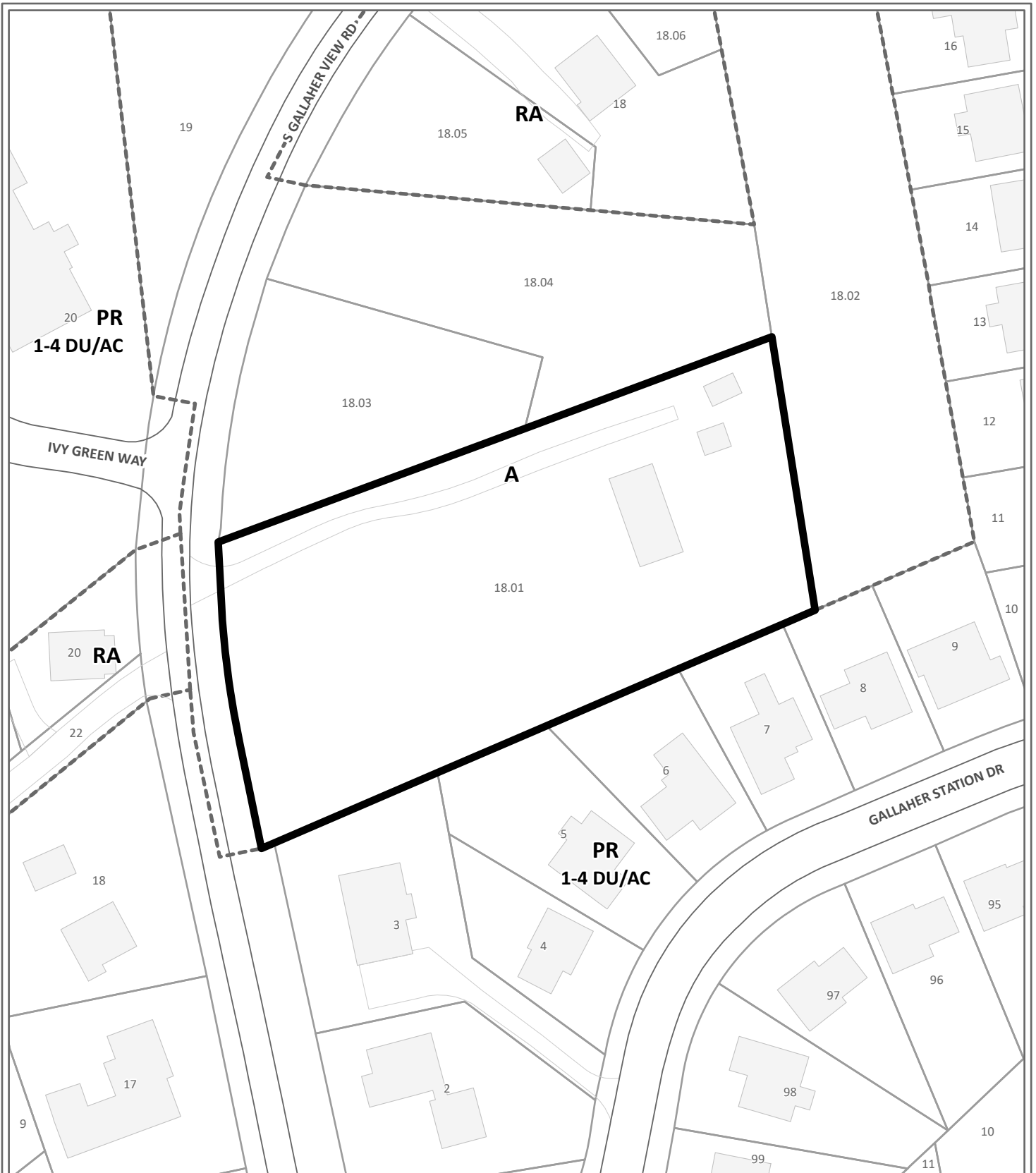
1. The property is within the SR (Suburban Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-U-26-RZ**

**Petitioner:** Natalia Efremenko

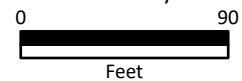


**From:** A (Agricultural)

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

**Map No:** 133

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

# Exhibit A. Contextual Images



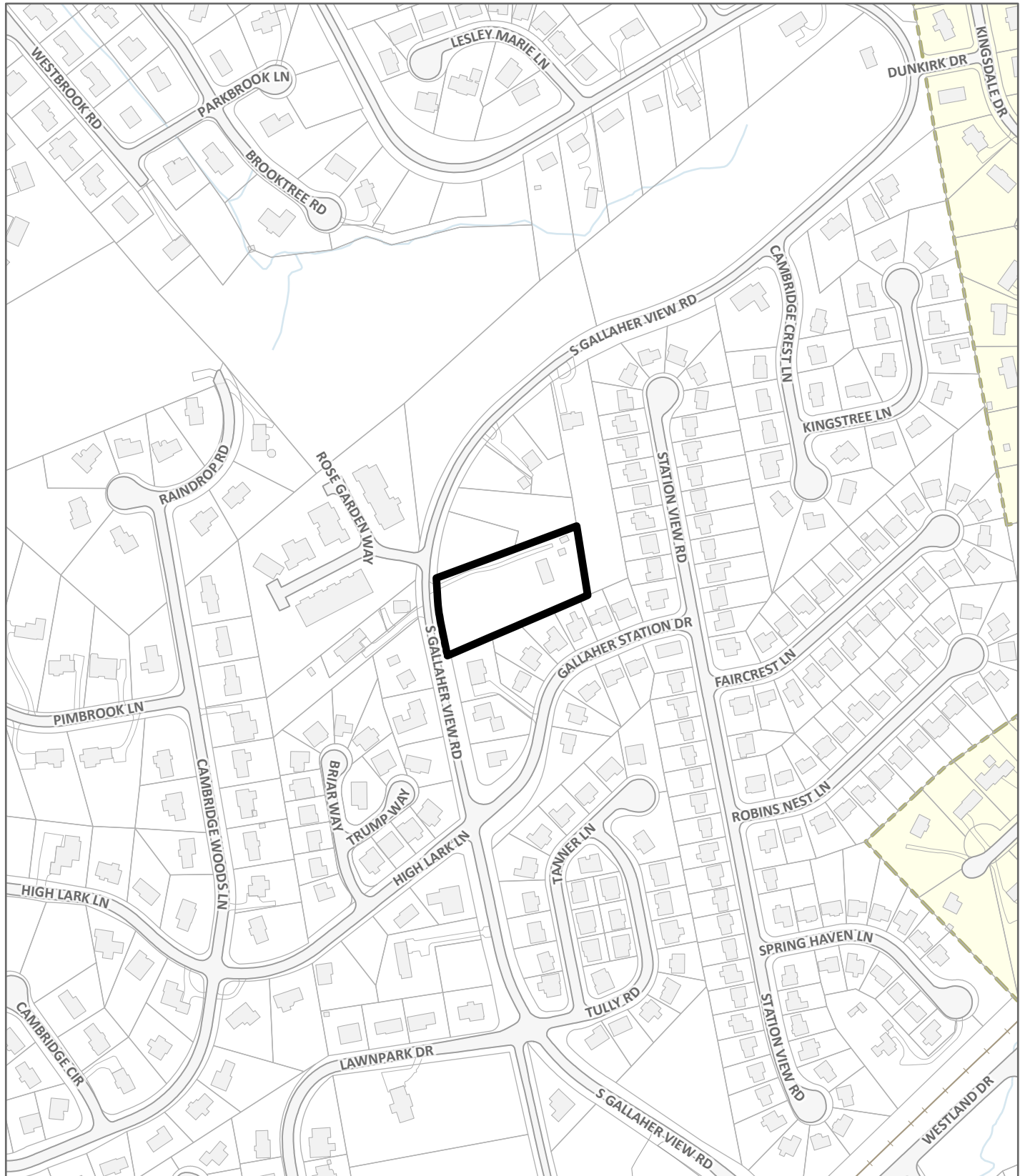
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

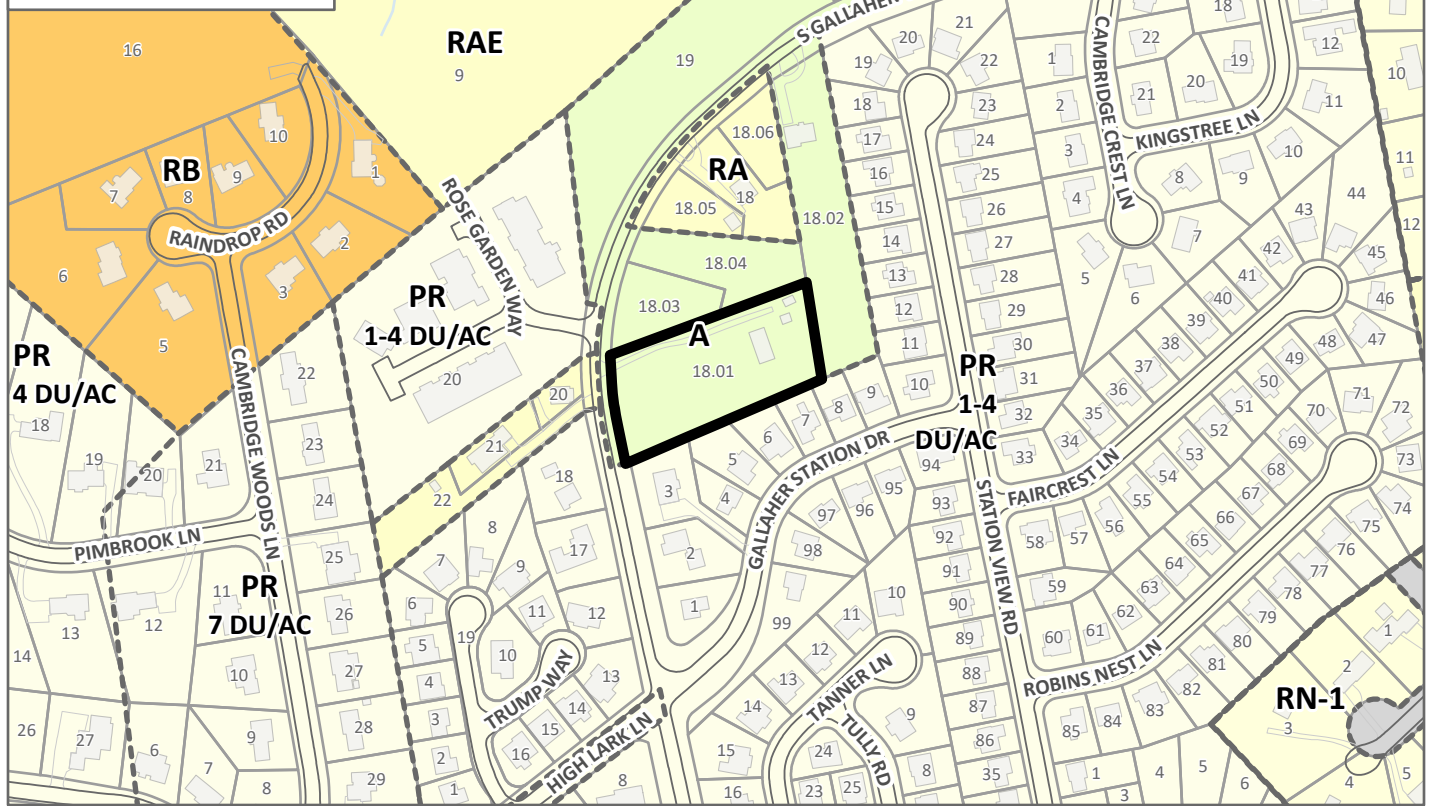
**4-U-26-RZ**



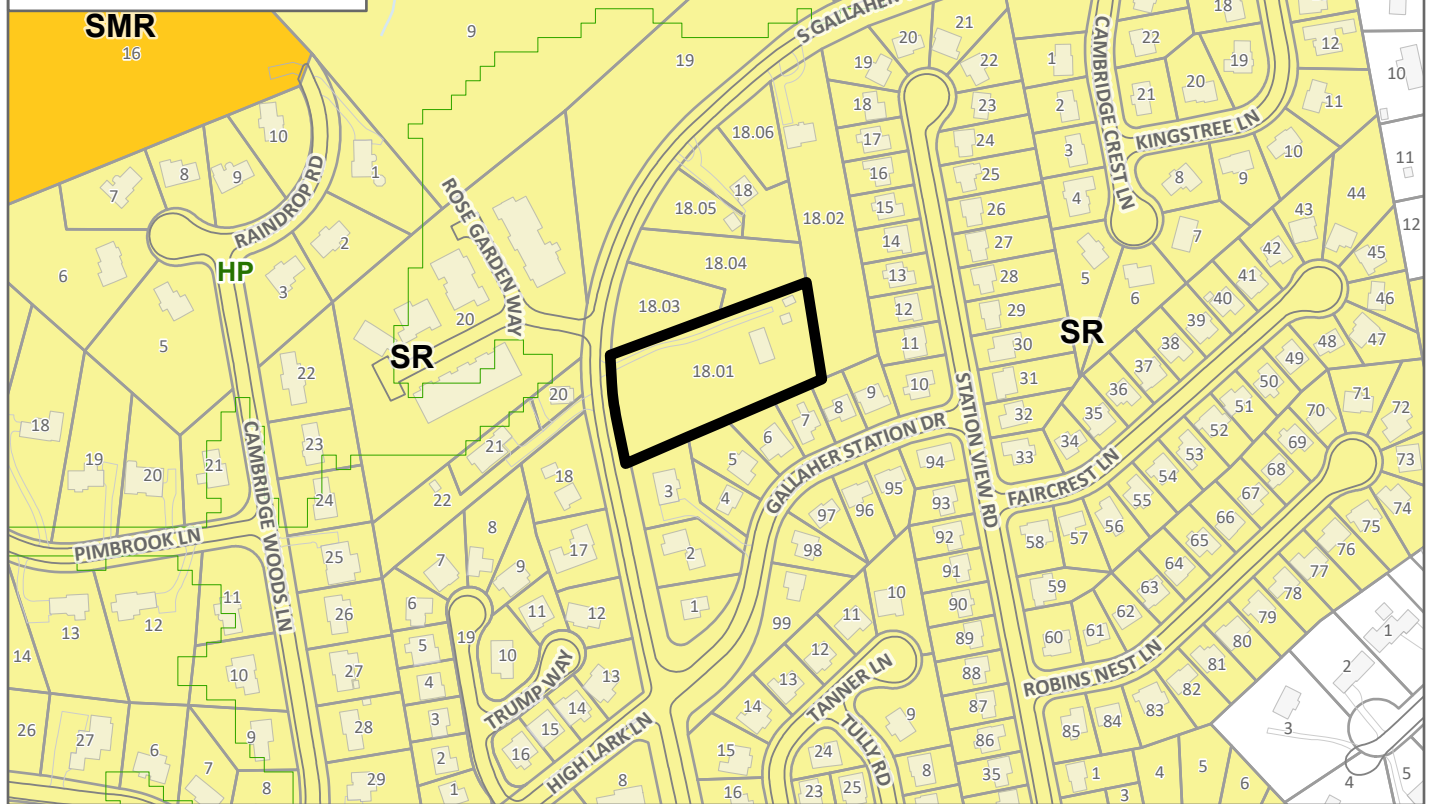
Case boundary



# Zoning Map



# Comprehensive Plan Map

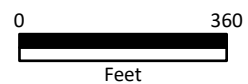


## EXHIBIT A, CONTEXTUAL MAPS

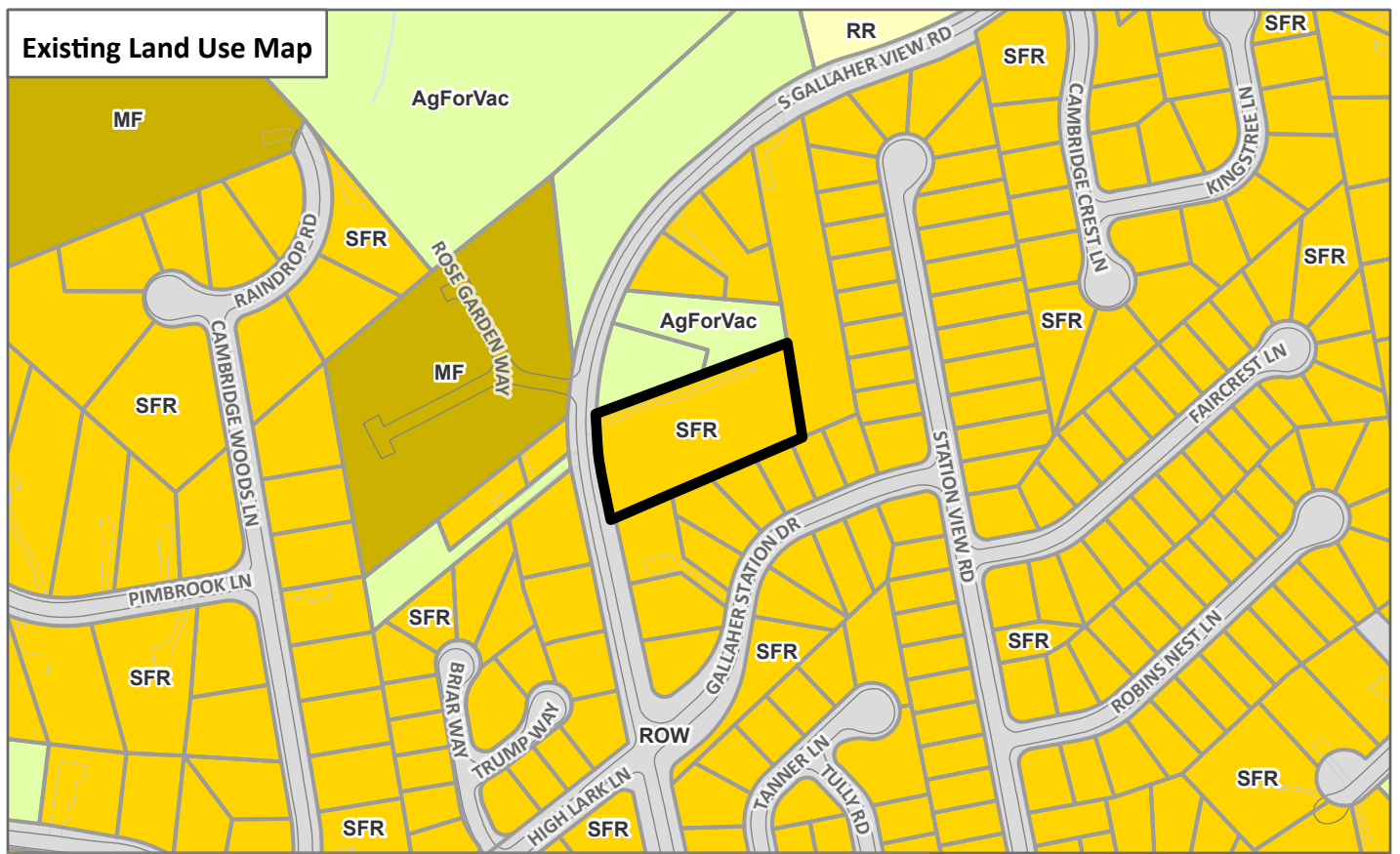
4-U-26-RZ



Case boundary



**Existing Land Use Map**

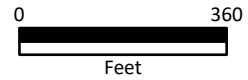


**EXHIBIT A, CONTEXTUAL MAPS**

**4-U-26-RZ**



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.*

03/28/2026

Date to be Posted

04/10 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

Natalia Efremenko

Applicant Name

2-23-26  


Date

April 9, 2026  
Planning Commission meeting

# PUBLIC COMMENTS

## 1 Comment for 4-U-26-RZ and

---

**Rrahman** (37919), April 5, 2026 at 3:30 PM

I live at 8223 Gallaher Station (Parcel ID 133GJ005), and I would like more information about the proposed rezoning. Specifically, I'm interested in understanding the development plan for this property, including how many homes are expected to be built. After reviewing the topography, I've noticed that my home is located at a lower elevation relative to the surrounding area. Depending on how the property is graded and how stormwater drainage is handled, I'm concerned that runoff could be directed toward my property and potentially affect the structural integrity of my home. Could you please provide the proposed grading and drainage plans? If those are not yet available, will they be shared during the meeting on the 9th?

---

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**42. NATALIA EFREMENKO**

**4-U-26-RZ**

768 S Gallaher View Road / Parcel ID 133 01801, Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) 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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

4-R-26-RZ - RALPH SMITH / PLS - 4701 MESSER LN. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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

**SCHEDULE FOR AD NUMBER LOKR05001070**

April 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 **May 11, 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-18365**

**4-T-26-RZ**

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

Meeting Date: 04/29/2026  
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 Josh Haun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 510 Loop Road / Parcel ID 143 059. **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 12-0.**  
*(Commission District 5)*

---

**Attachments**

Josh Haun 4-T-26-RZ

---

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

4/14/2026 01:34 PM

FILE NUMBER: 4-T-26-RZ

*APPLICANT:* JOSH HAUN

*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:* 12-0

*LOCATION:* 510 LOOP RD / Parcel ID 143 059

*ACREAGE:* 1.93 acres

*DISTRICT:* Commission District 5

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Josh Haun Peak to Valley Consulting LLC  
PO Box 1187  
Dandridge, TN 37725

*LEGISLATIVE BODY:* Knox County Commission

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

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

# REZONING REPORT

▶ **FILE #:** 4-T-26-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** JOSH HAUN  
OWNER(S): Sean & Stephanie Smith

TAX ID NUMBER: 143 059

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 510 LOOP RD

▶ **LOCATION:** North of Loop Rd, east of Concord Rd

▶ **APPX. SIZE OF TRACT:** 1.93 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a 10 ft wide access easement off of Loop Road, a minor collector with 20 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

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

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land - R-2 (Low Density Residential) in the Town of Farragut

South: Multifamily residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 6 du/ac, A (Agricultural) in Knox County

East: Multifamily residential - PR (Planned Residential) up to 6 du/ac in Knox County

West: Single family residential - R-2 (Low Density Residential) in the Town of Farragut

NEIGHBORHOOD CONTEXT: The subject property abuts the Concord Villas townhouse subdivision and it is in an area that features a mix of multifamily and single family subdivisions interspersed with large single family lots. There is commercial development 1 mile to the northwest along the Kingston Pike corridor, and Concord Greenway and the Tennessee River lie 0.4 miles to the southwest.

**STAFF RECOMMENDATION:**

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

**COMMENTS:**

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

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

1. There have been several rezonings from A to PR with densities ranging from 3-6 du/ac and RA rezonings in the immediate vicinity of the property since 2016.

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. Without sewer, the minimum lot size is 20,000 sq ft for houses and duplexes.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The property does not currently have sewer, but it is available for connection in the adjacent townhome subdivision.
2. This property has access to Loop Rd, a minor collector road, through an access easement. Additional lots would require improvements to the right-of-way.

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:

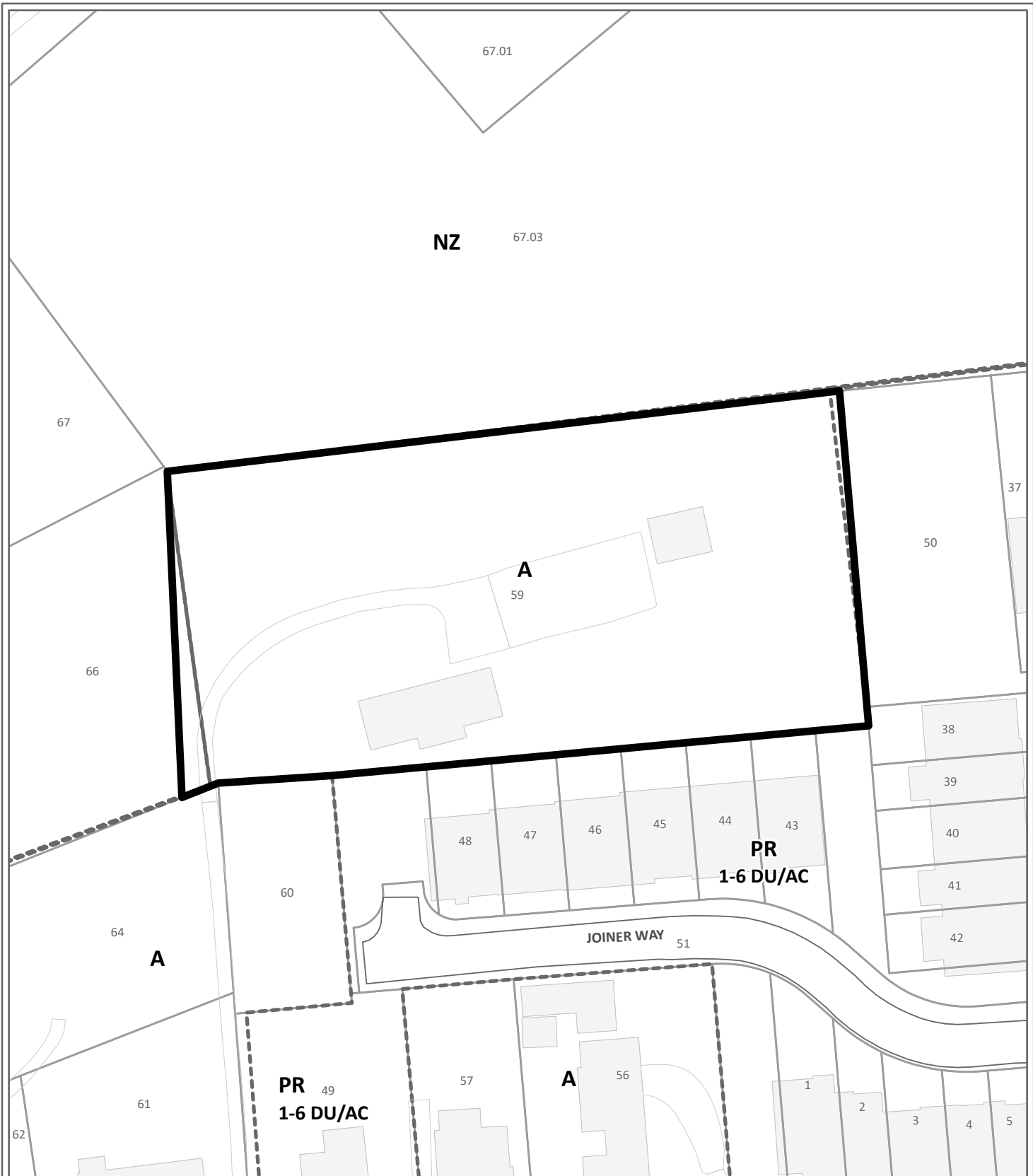
1. The property is within the SMR (Suburban Residential) place type in the Knox County Comprehensive Plan and is considered directly related, meaning the zoning district is appropriate to implement the place type.
2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SMR place type. The SMR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. This rezoning is within a mile of Concord Park, and the RA zone allows single family and duplexes on small lots compared to the 1-acre minimum lot size requirement in the A zone.
4. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut High.

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-T-26-RZ**

**Petitioner: Josh Haun**

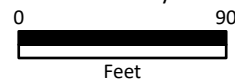


**From:** A (Agricultural)

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

**Map No:** 143

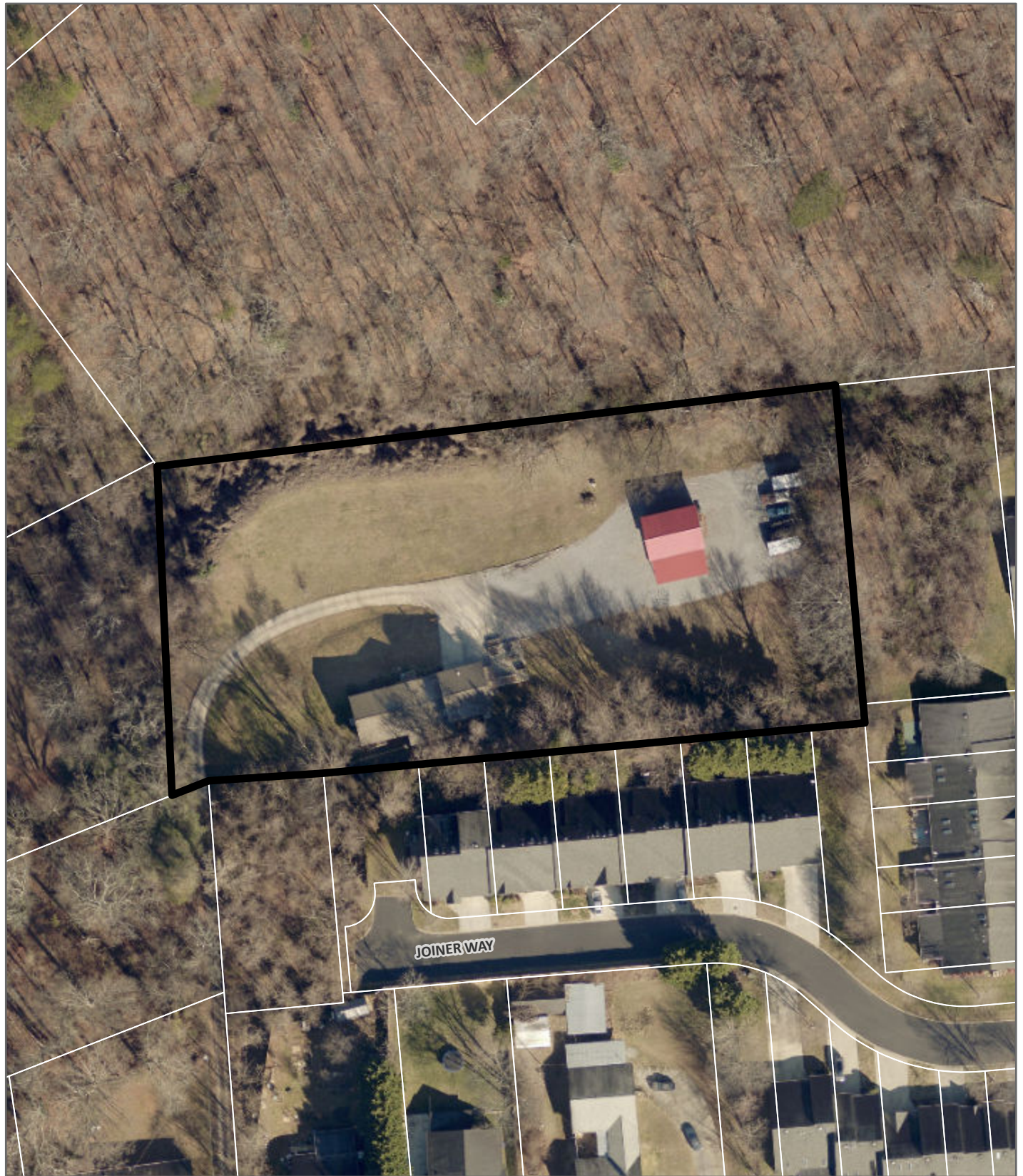
**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

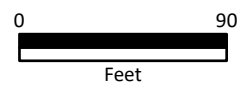
# Exhibit A. Contextual Images



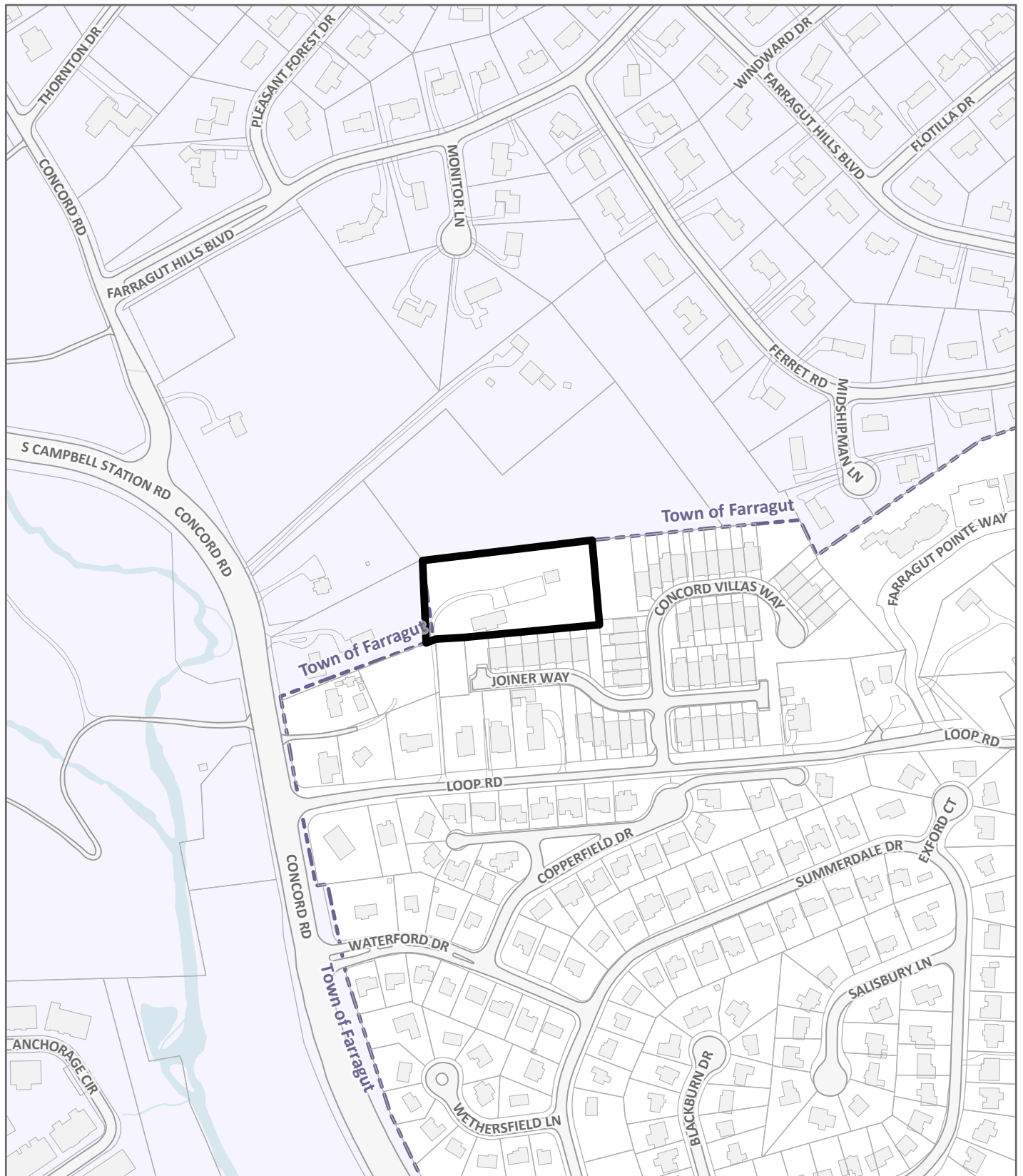
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

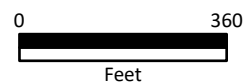


**LOCATION MAP**

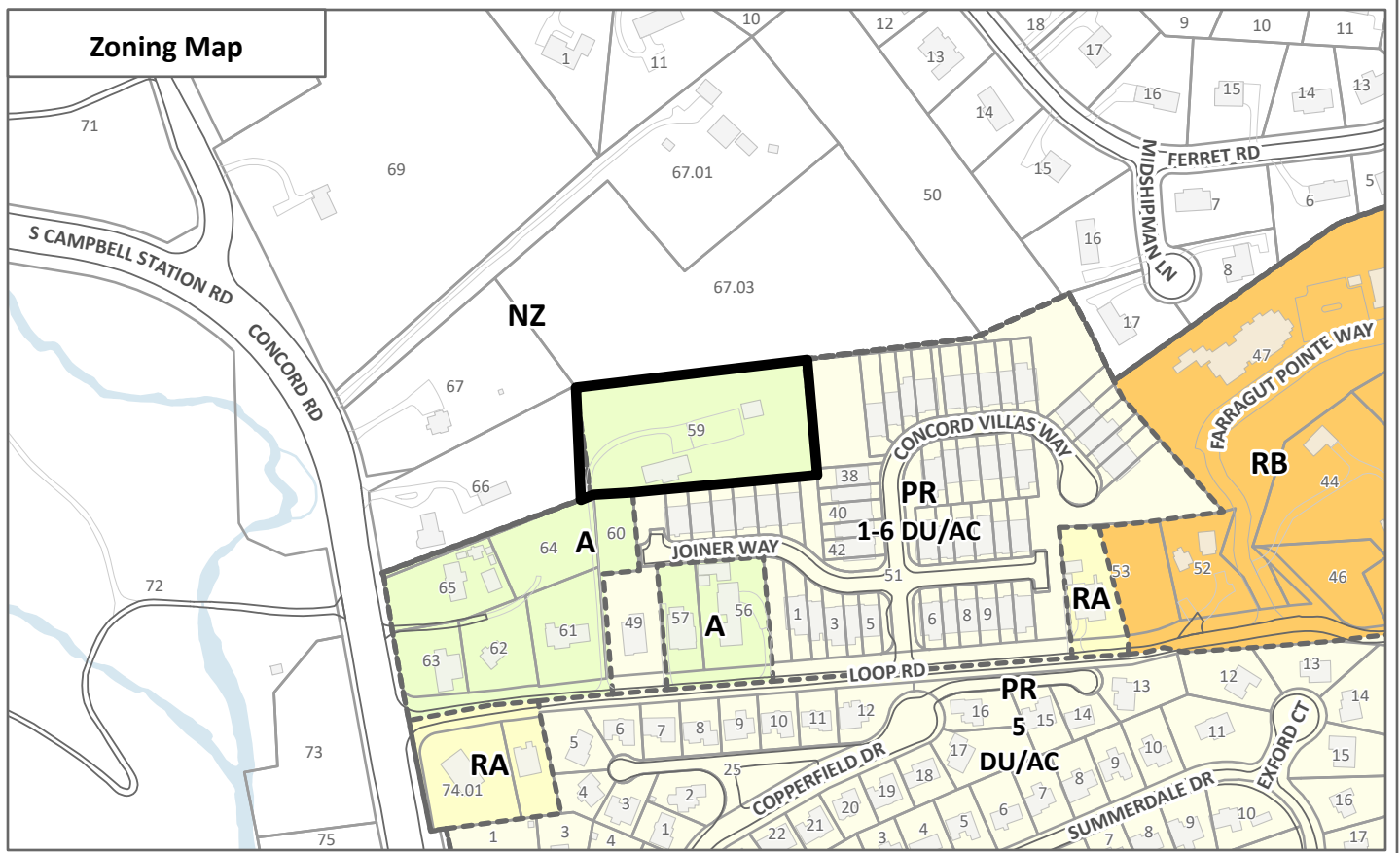
**4-T-26-RZ**



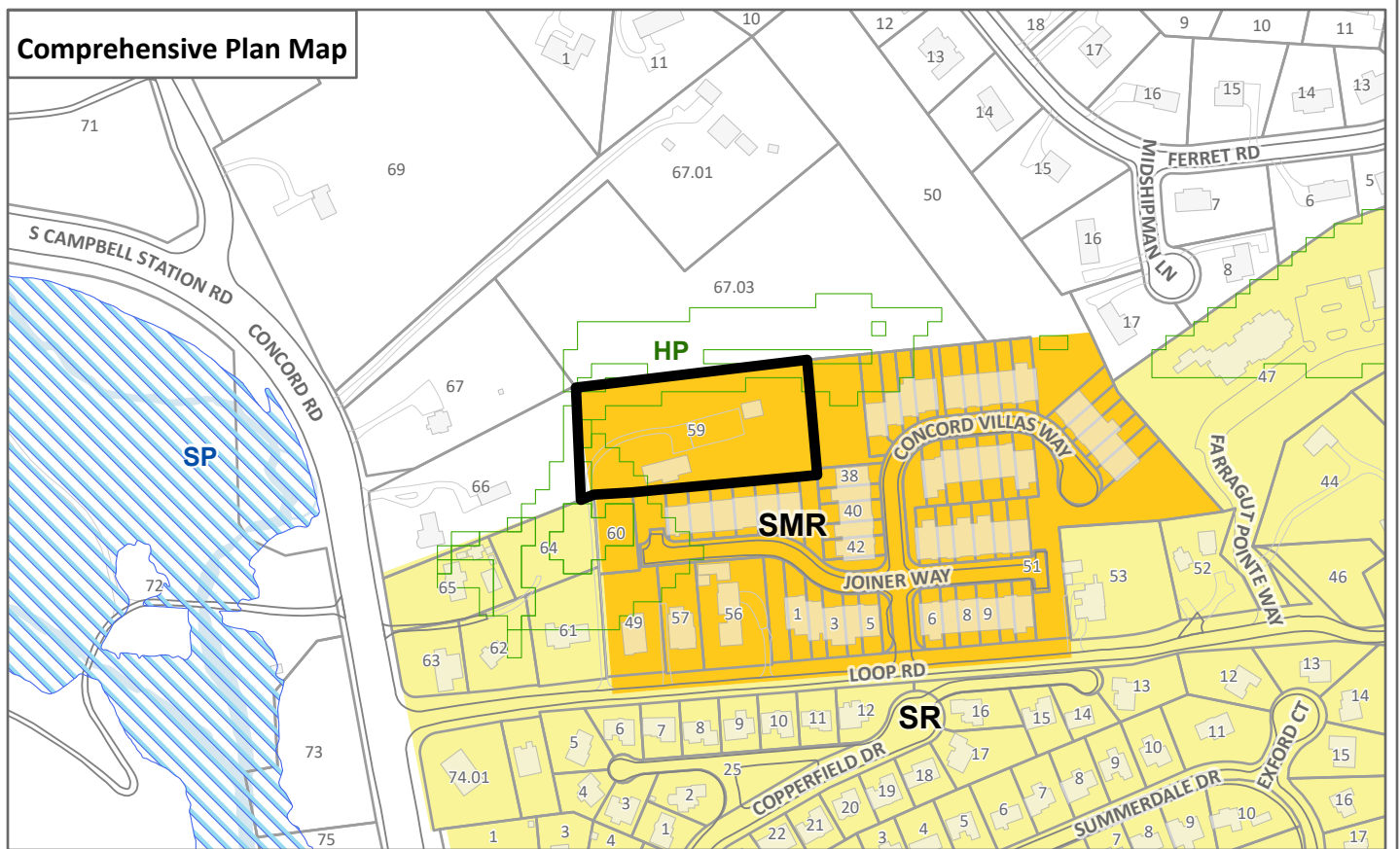
Case boundary



### Zoning Map



### Comprehensive Plan Map

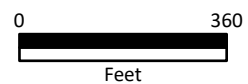


### EXHIBIT A, CONTEXTUAL MAPS

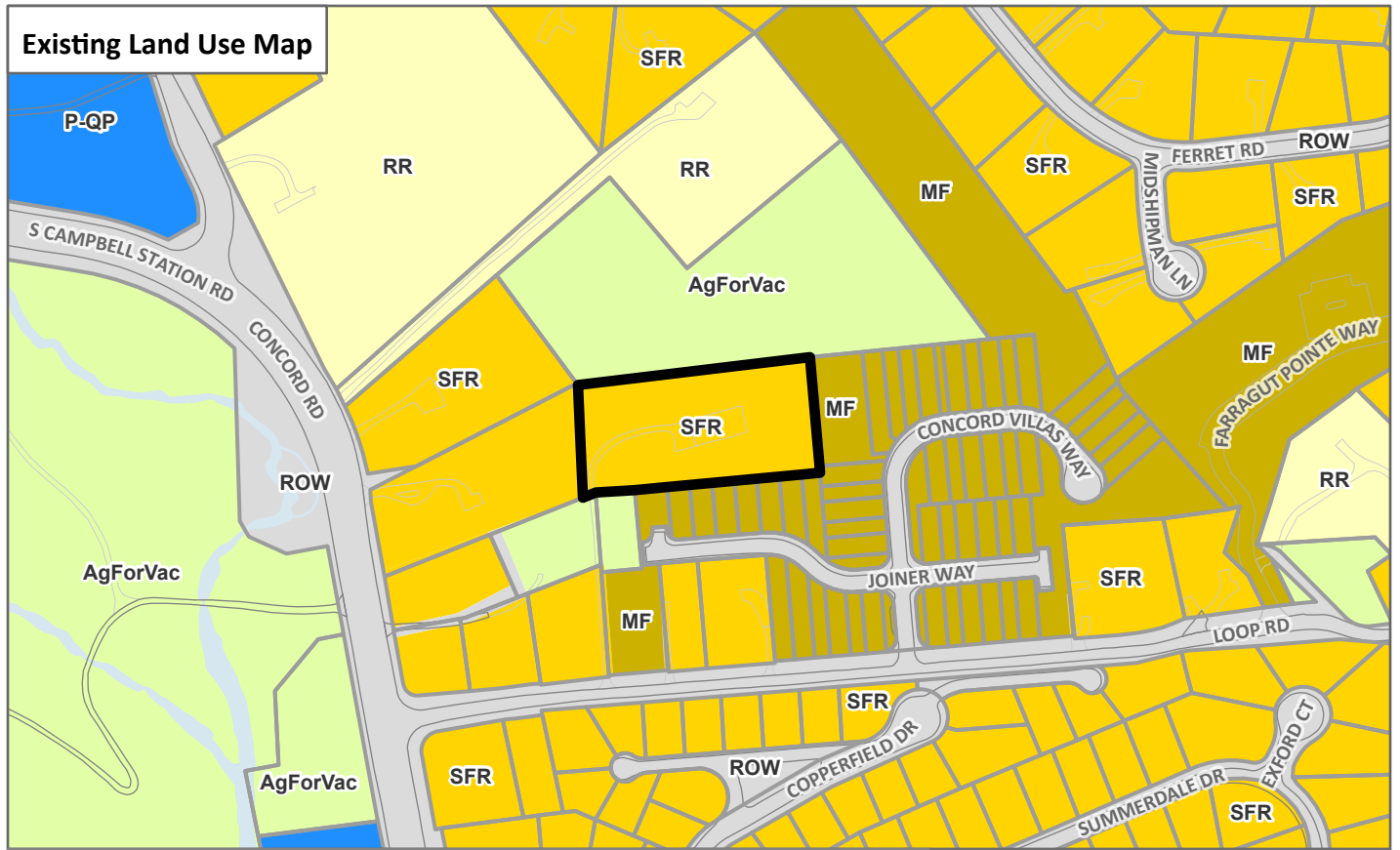
4-T-26-RZ



Case boundary



**Existing Land Use Map**

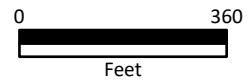


**EXHIBIT A, CONTEXTUAL MAPS**

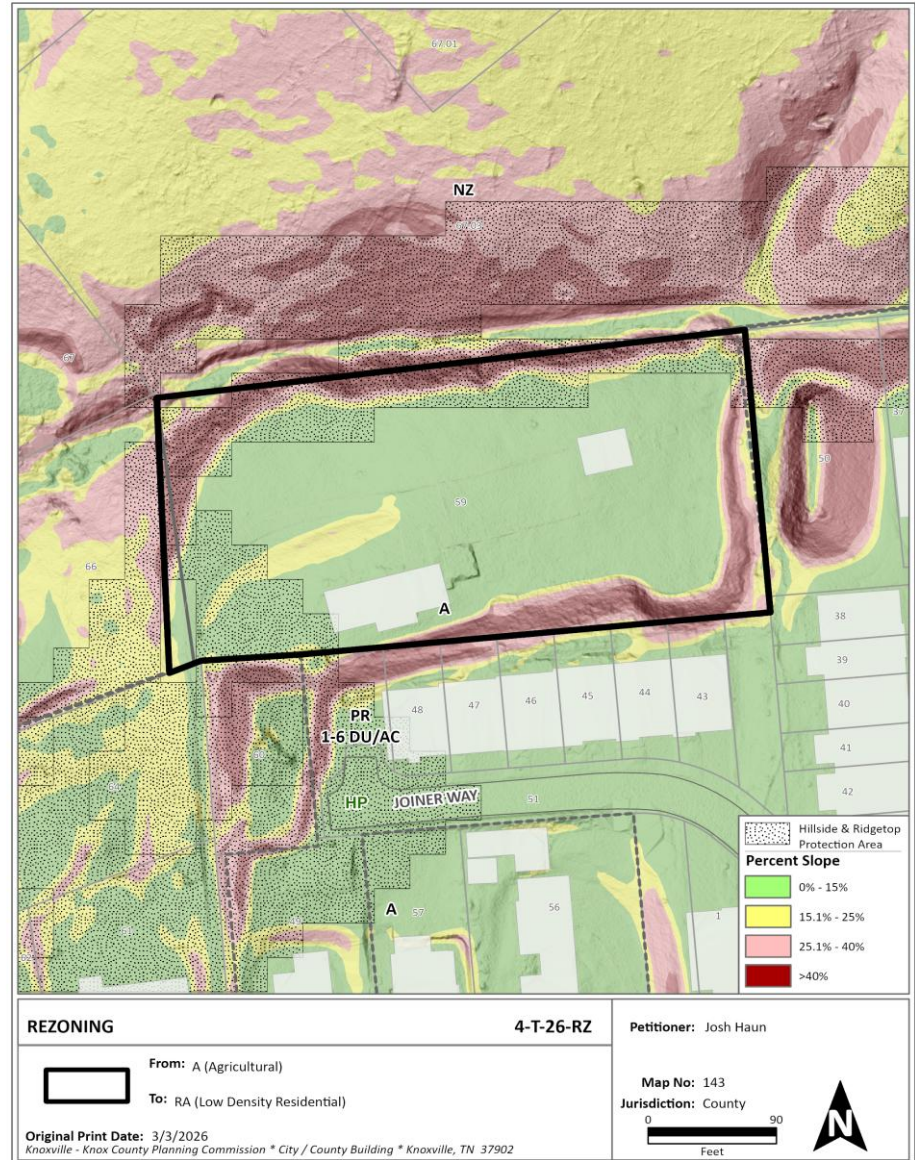
**4-T-26-RZ**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.93</b>		
Non-Hillside	1.39	N/A	
0-15% Slope	0.25	100%	0.25
15-25% Slope	0.08	50%	0.04
25-40% Slope	0.06	20%	0.01
Greater than 40% Slope	0.15	10%	0.02
Ridgetops			
<b>Hillside Protection (HP) Area</b>	0.54	Recommended disturbance budget within HP Area (acres)	<b>0.32</b>
		Percent of HP Area	<b>58.8%</b>



**REZONING**

**4-T-26-RZ**

**Petitioner:** Josh Haun



**From:** A (Agricultural)

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

**Map No:** 143

**Jurisdiction:** County

**Original Print Date:** 3/3/2026

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



# 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.

3/28/2026

04/10 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

Josh Haun  
Applicant Name

02/23/2026  
Date

April 9, 2026

Planning Commission meeting

# PUBLIC COMMENTS

## 2 Comments for 4-T-26-RZ and

---

**Leslie** (37934), March 30, 2026 at 8:16 PM

---

There is already a single-family home on the property. Why is the land-owner requesting change to RA?

---

**Amy** (37934), April 9, 2026 at 10:50 AM

---

Hello, Please note, sewer is not available through the adjacent townhome development. Concord Villas is a PUD and all property including the roads is owned by the HOA. Another adjacent resident already tried accessing sewer through Concord Villas and we did not permit it. First Utility District said it was in our power to not allow access because we are a PUD.

---

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### 41. JOSH HAUN

4-T-26-RZ

510 Loop Road / Parcel ID 143 059, Commission District 5.  
 Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking:

Josh Haun, 556 King Cr., Dandridge, TN

Larry Barton, 525 Concord Villas Way, Concord, TN

#### 1. STAFF RECOMMENDATION

**Item No.**

**File No.**

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

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

**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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

4-R-26-RZ - RALPH SMITH / PLS - 4701 MESSER LN. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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

**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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-18364**

**4-R-26-RZ**

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

Meeting Date: 04/29/2026  
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 Ralph Smith / PLS for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4701 Messer Lane / Parcel ID 078 108. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code, by a vote of 12-0 Consent.**  
*(Commission District 6)*

---

**Attachments**

Ralph Smith/PLS 4-R-26-RZ

---

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

4/14/2026 01:33 PM

FILE NUMBER: 4-R-26-RZ

*APPLICANT:* RALPH SMITH / PLS

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

*COMM. RECOMMENDATION:* **Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.**

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 4701 MESSER LN / Parcel ID 78 108

*ACREAGE:* 0.83 acres

*DISTRICT:* Commission District 6

*PLACE TYPE:* SR (Suburban Residential)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Ralph Smith Professional Land Systems  
400 N Main St Ave.  
Clinton, TN 37716

*LEGISLATIVE BODY:* Knox County Commission

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

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

# REZONING REPORT

▶ **FILE #:** 4-R-26-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** RALPH SMITH / PLS

OWNER(S): Reagan Mckamey

TAX ID NUMBER: 78 108

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4701 MESSER LN

▶ **LOCATION:** North side of Messer Ln, east of Weaver Rd

▶ **APPX. SIZE OF TRACT:** 0.83 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Messer Lane, an unstriped local street with 14 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

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

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

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



EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: None noted.

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

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

East: Agriculture/forestry/vacant land - RA (Low Density Residential)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family houses on large lots and in small subdivisions interspersed with agricultural fields and undeveloped tracts. There is some commercial development along Oak Ridge Highway 0.9 miles to the south.

## STAFF RECOMMENDATION:

▶ **Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.**

## 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. The residential density in the area has increased since the late 1990s, with multiple rezonings from A (Agricultural) to RA (Low Density Residential), RAE (Exclusive Residential), and PR (Planned Residential) up to 3, 4, and 5 dwelling units per acre.
2. Messer Lane is a dead end street that primarily features RA zoning, and seven lots on the street have been rezoned from A to RA since 2020.
3. The subject property does not meet the 1 acre minimum lot size of its current A zoning. Rezoning the property to RA would bring it into compliance with the zoning code.

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, RAE, A, and PR up to 3-5 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

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

1. The RA zone is a low-density residential zone that allows single family houses and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. Messer Lane is an unstriped local street with a dead end that is accessed from Weaver Road, a minor collector that routes traffic to other classified streets. Traffic would be minimally affected by a development permitted under RA zoning, and it would not be routed through side streets.

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

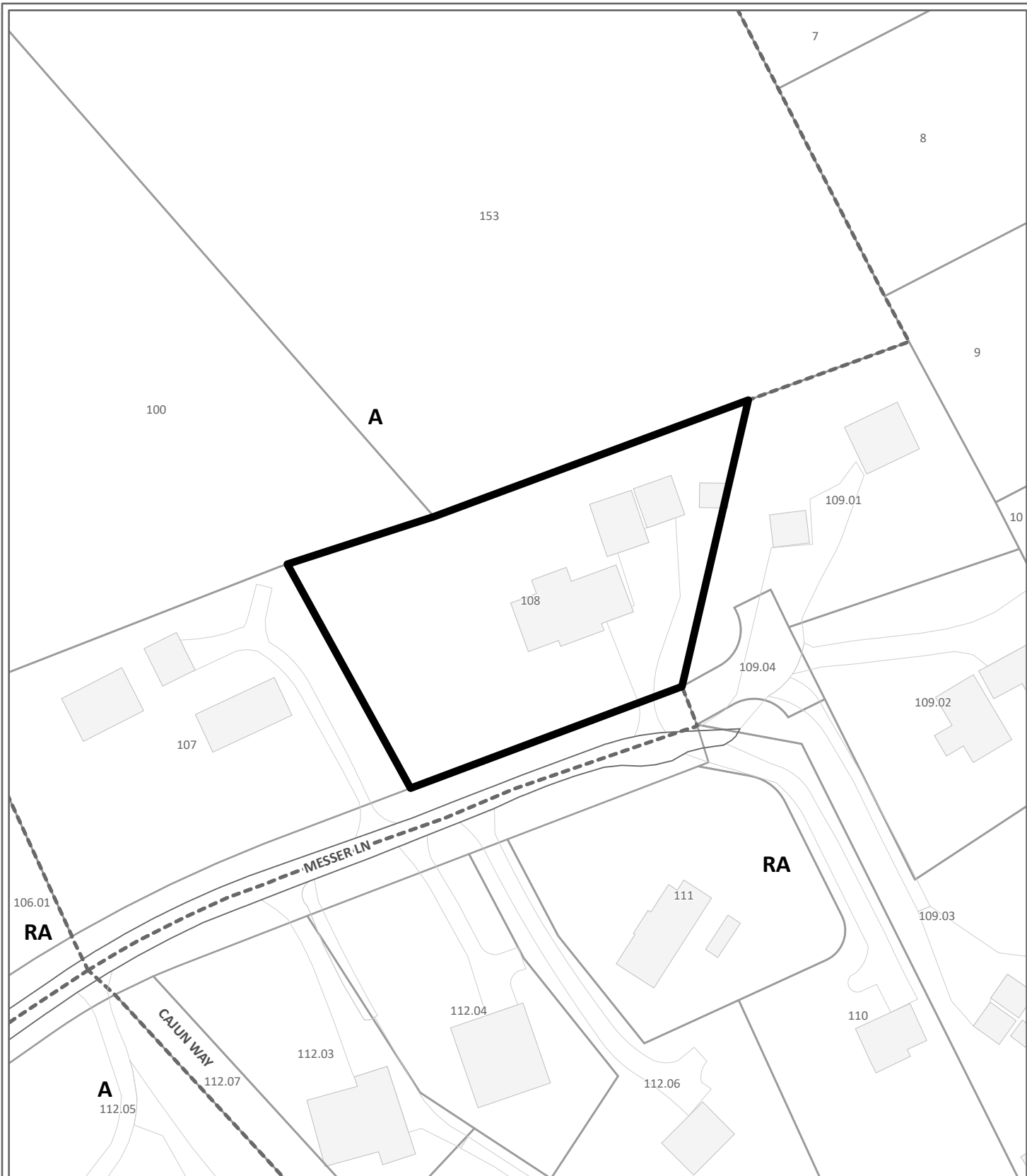
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-R-26-RZ**

**Petitioner: Ralph Smith / PLS**

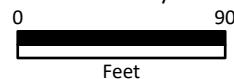


**From:** A (Agricultural)

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

**Map No: 78**

**Jurisdiction: County**



**Original Print Date: 3/2/2026**

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

# Exhibit A. Contextual Images



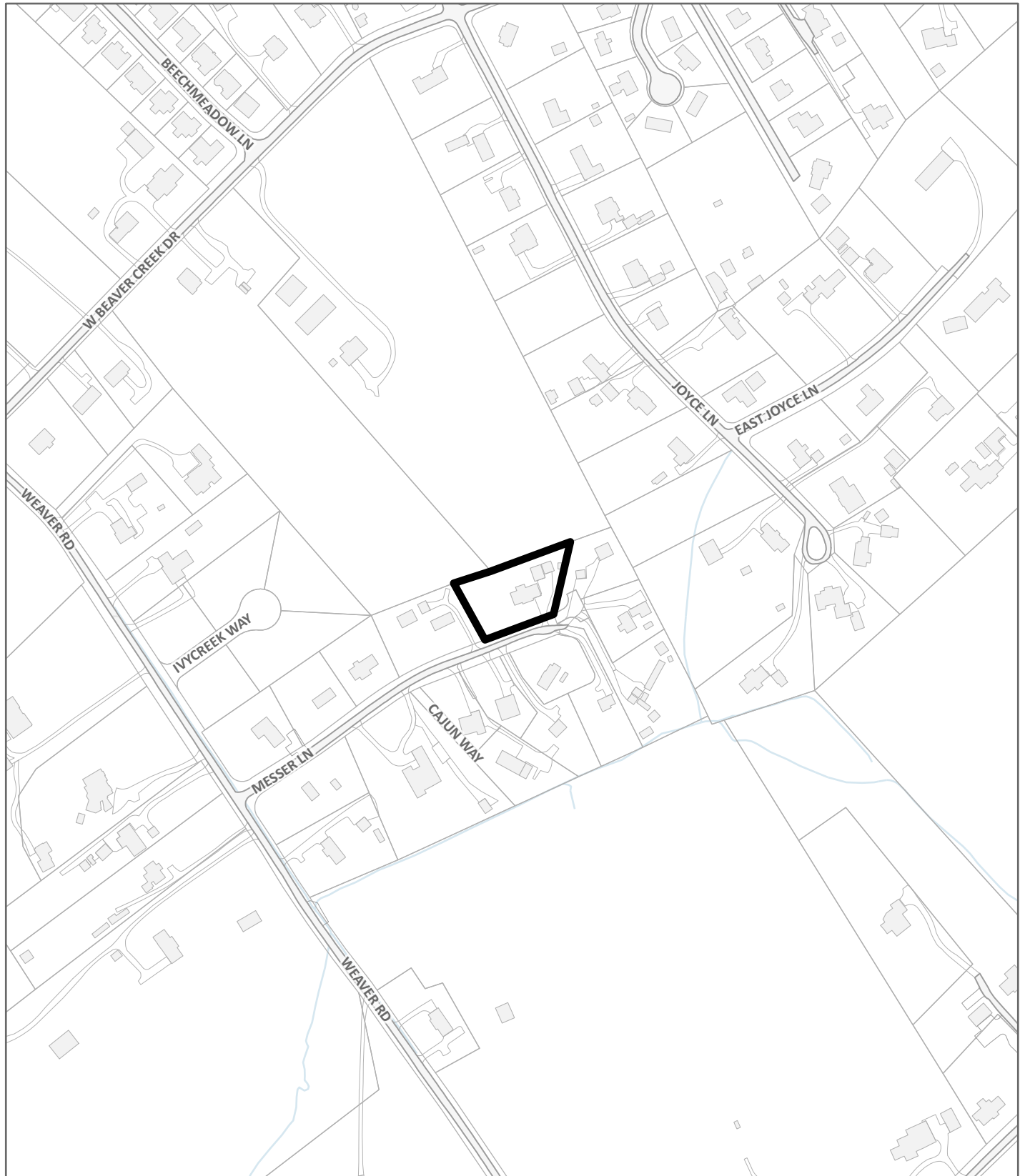
## AERIAL MAP



Case boundary



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**LOCATION MAP**

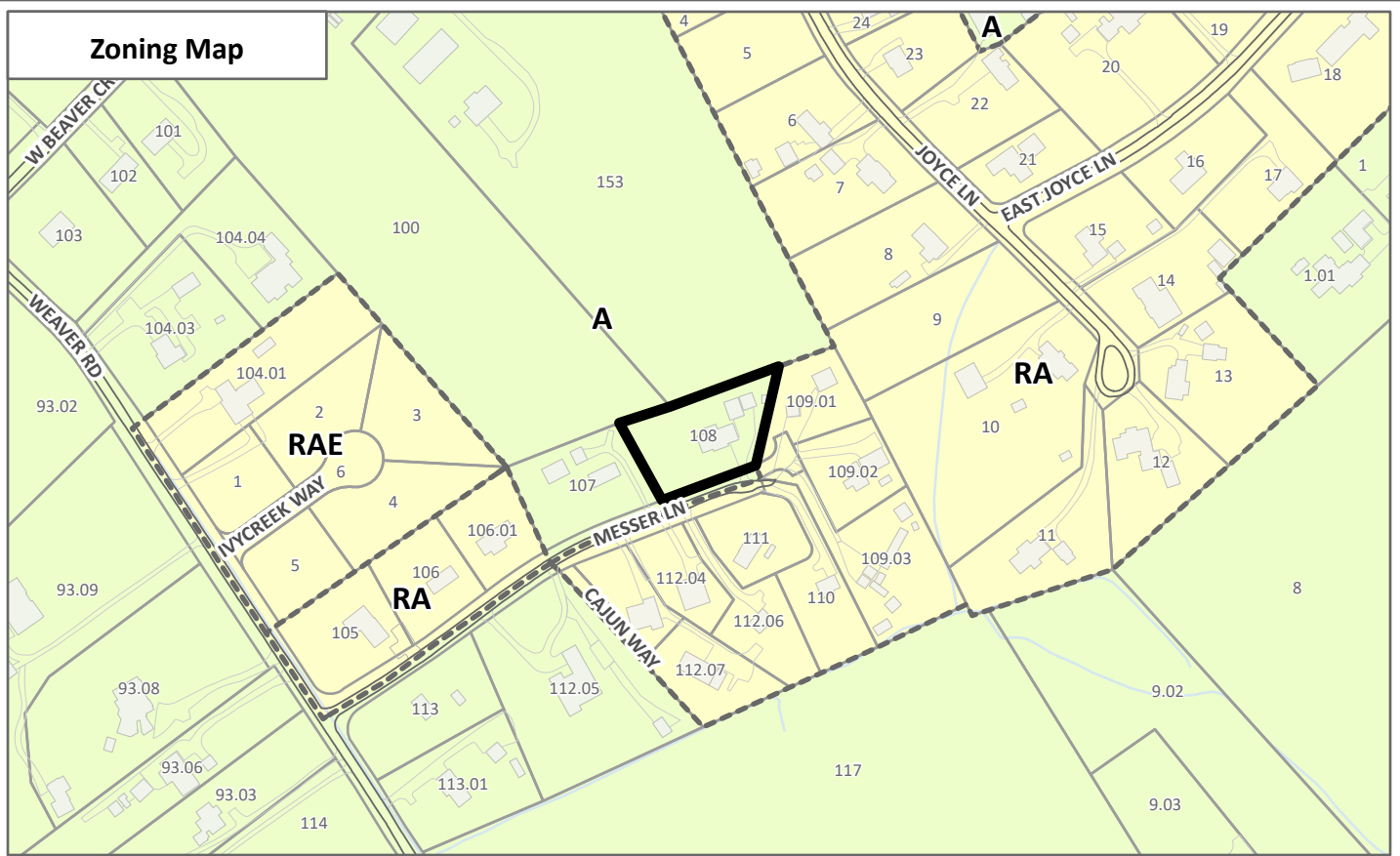
**4-R-26-RZ**



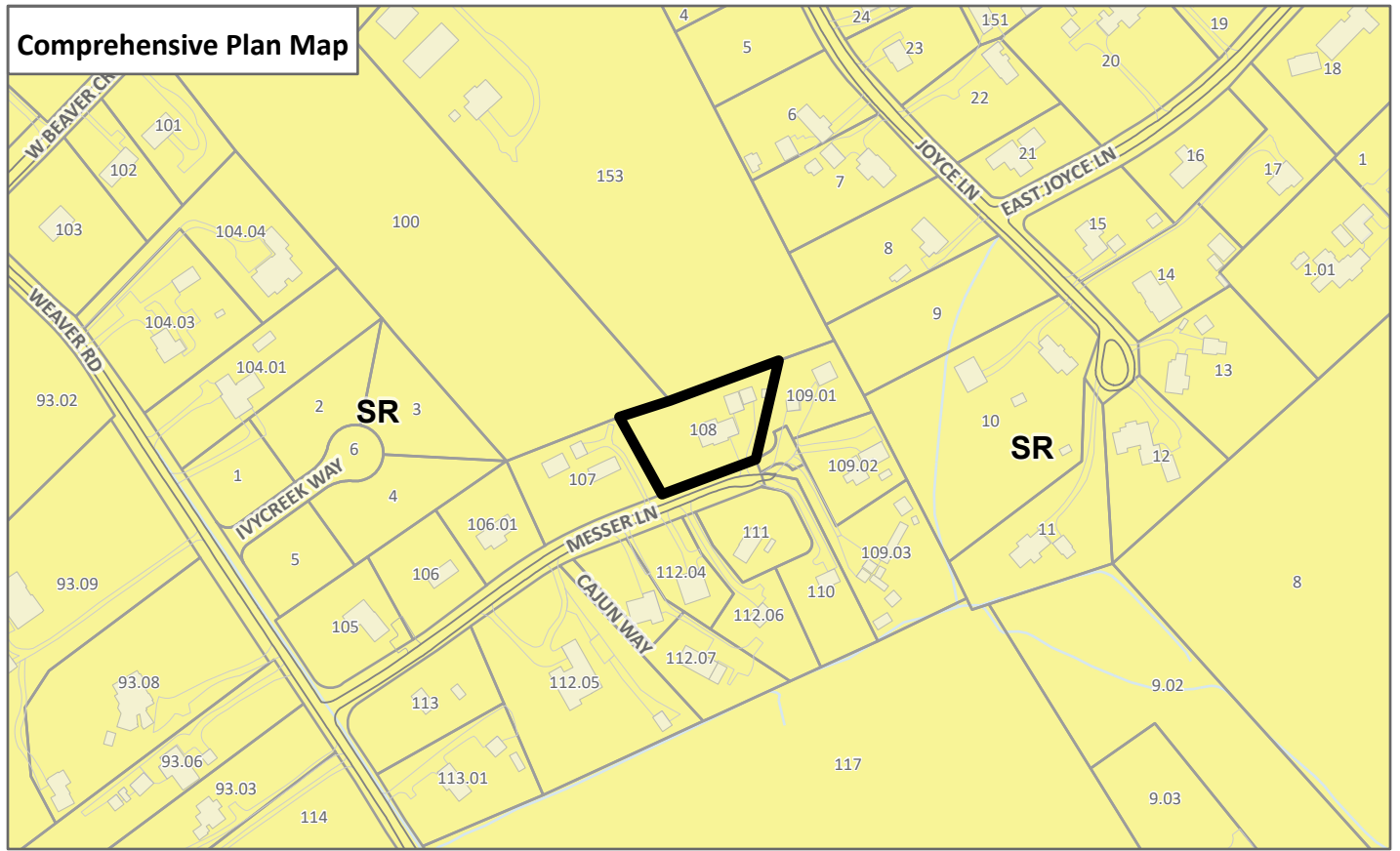
Case boundary



# Zoning Map



# Comprehensive Plan Map



## EXHIBIT A, CONTEXTUAL MAPS

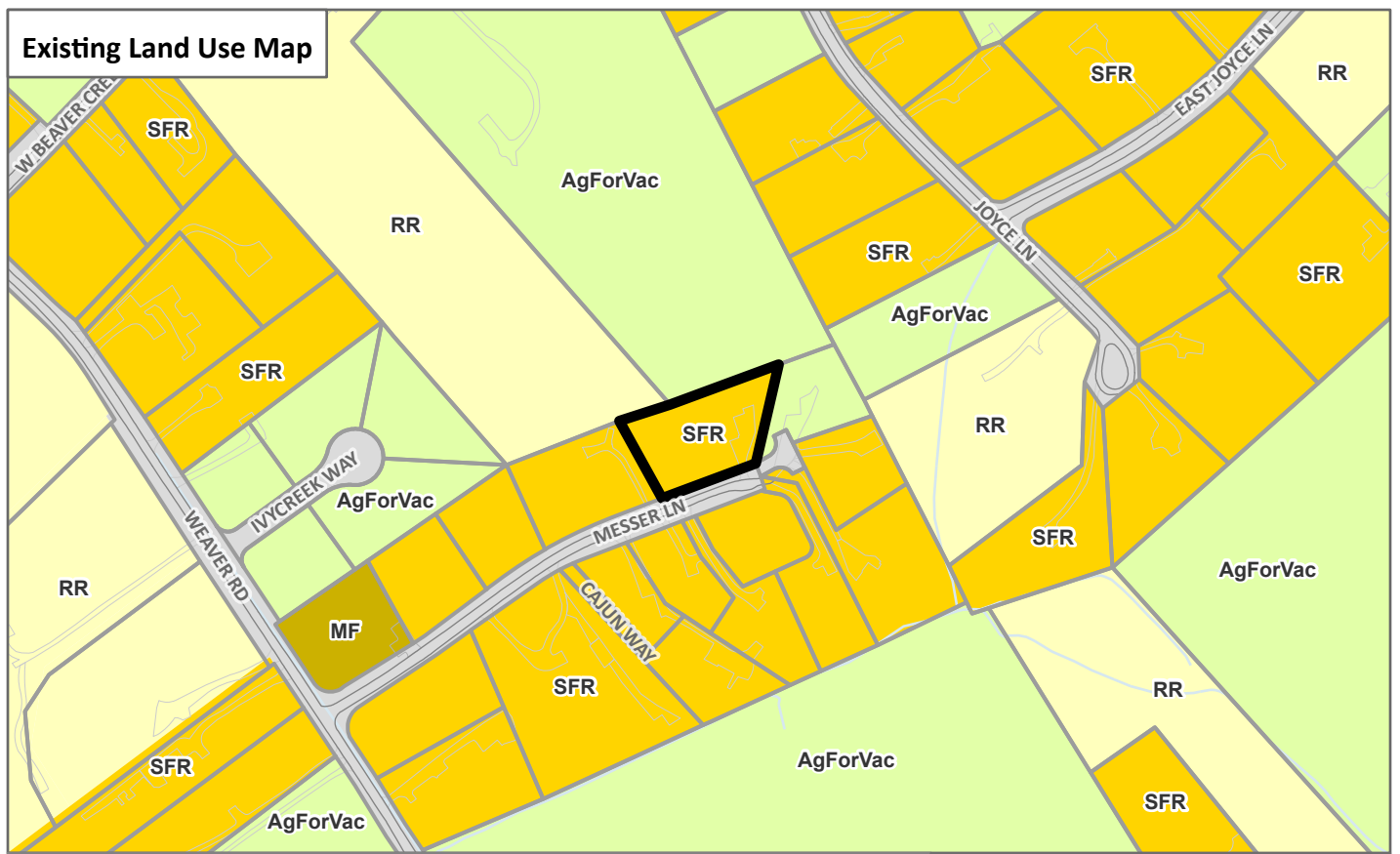
4-R-26-RZ



Case boundary



**Existing Land Use Map**

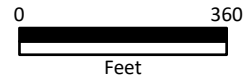


**EXHIBIT A, CONTEXTUAL MAPS**

**4-R-26-RZ**



Case boundary



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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.

03/28/2026

Date to be Posted

04/10/2026

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

Ralph Smith

Applicant Name

2/5/26

Date

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

- MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**40. RALPH SMITH / PLS**

**4-R-26-RZ**

4701 Messer Lane / Parcel ID 078 108, Commission District 6.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

**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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

4-R-26-RZ - RALPH SMITH / PLS - 4701 MESSER LN. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
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**This case is scheduled to be heard by County Commission on **May 11, 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-18363**

**4-Q-26-RZ**

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

Meeting Date: 04/29/2026  
Requested By: Dallas DeArmond, METROPOLITAN PLANNING COMMISSION  
Department: METROPOLITAN PLANNING COMMISSION  
Requires Expenditure of Funds: NO Funded in Current Budget: NO  
Appropriation Required: NO

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**CAPTION**

Request of Taylor D. Forrester for rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay). Property located at 0 Award Winning Way / Parcel ID 103MB00101. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 12-0 Consent. The TO (Technology Overlay) zone would be retained.**

*(Commission District 6)*

---

**Attachments**

Taylor D. Forrester 4-Q-26-RZ

---

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

4/14/2026 01:33 PM

FILE NUMBER: 4-Q-26-RZ

*APPLICANT:* TAYLOR D. FORRESTER

*APPLICANT'S REQUEST:* REZONING

*FROM:* BP (Business and Technology Park), TO (Technology Overlay)

*TO:* PC (Planned Commercial), TO (Technology Overlay)

*COMM. RECOMMENDATION:* **Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.**

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 0 AWARD WINNING WAY / Parcel ID 103 M B 00101

*ACREAGE:* 7.97 acres

*DISTRICT:* Commission District 6

*PLACE TYPE:* CMU (Corridor Mixed-use), HP (Hillside Ridgetop Protection)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Taylor D. Forrester

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Comp. Plan?* Yes, PC (Planned Commercial) is partially related to the CMU (Corridor Mixed-Use) place type.

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

# REZONING REPORT

▶ **FILE #:** 4-Q-26-RZ

**AGENDA ITEM #:** 39

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): First Bank

TAX ID NUMBER: 103 M B 00101

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 AWARD WINNING WAY

▶ **LOCATION:** **Terminus of Award Winning Way, south of Hardin Valley Rd**

▶ **APPX. SIZE OF TRACT:** **7.97 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Award Winning Way, a private local street with two lanes and a landscaped median within a 52-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

▶ **CURRENT ZONING:** **BP (Business and Technology Park), OB (Office, Medical and Related Services), TO (Technology Overlay)**

▶ **REQUESTED ZONING:** **PC (Planned Commercial), TO (Technology Overlay)**

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

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

HISTORY OF ZONING: In 1990 part of the property was rezoned from A (Agricultural) to SP (Scientific Production) (4-J-90-RZ). In 2007 part of the property was rezoned from A, TO (Technology Overlay) to BP (Business and Technology), TO (1-E-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, agriculture/forestry/vacant land - BP (Business Park), TO (Technology Overlay)

South: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

East: Multifamily residential - OB (Office, Medical, and Related Services), TO (Technology Overlay)

West: Agriculture/forestry/vacant land - OB (Office, Medical, and Related Services), PR (Planned Residential) up to 0.5 du/ac, PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: Pellissippi State Community College lies across the street from the subject property, and there is a mix of commercial and office uses near the Hardin Valley Road and Pellissippi Parkway interchange 0.7 miles to the east. The surrounding area predominantly features single family and multifamily subdivisions interspersed with undeveloped forested slopes.

**STAFF RECOMMENDATION:**

- ▶ **Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.**

**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. Most of the PC (Planned Commercial) zoning in the area was rezoned between 2004 and 2006.
2. There is a current capital improvement project to widen Hardin Valley Road from 3 lanes to 5 lanes.

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

1. It is not the intent of the PC zone to restrict potential development by limiting uses. Uses permitted shall include office, commercial services and light distribution centers.
2. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.15).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The PC zone has development standards intended to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. Additionally, the TTCDA Design Guidelines were created to achieve aesthetic quality and environmental conservation during site development.
2. The TTCDA Design Guidelines require a 100-ft minimum building setback for properties abutting a residential zone.
3. Most of the property was graded in 2008 for an approved office park of 6 buildings that was never built (6-B-07-UR). The southwest corner remains forested and undisturbed.

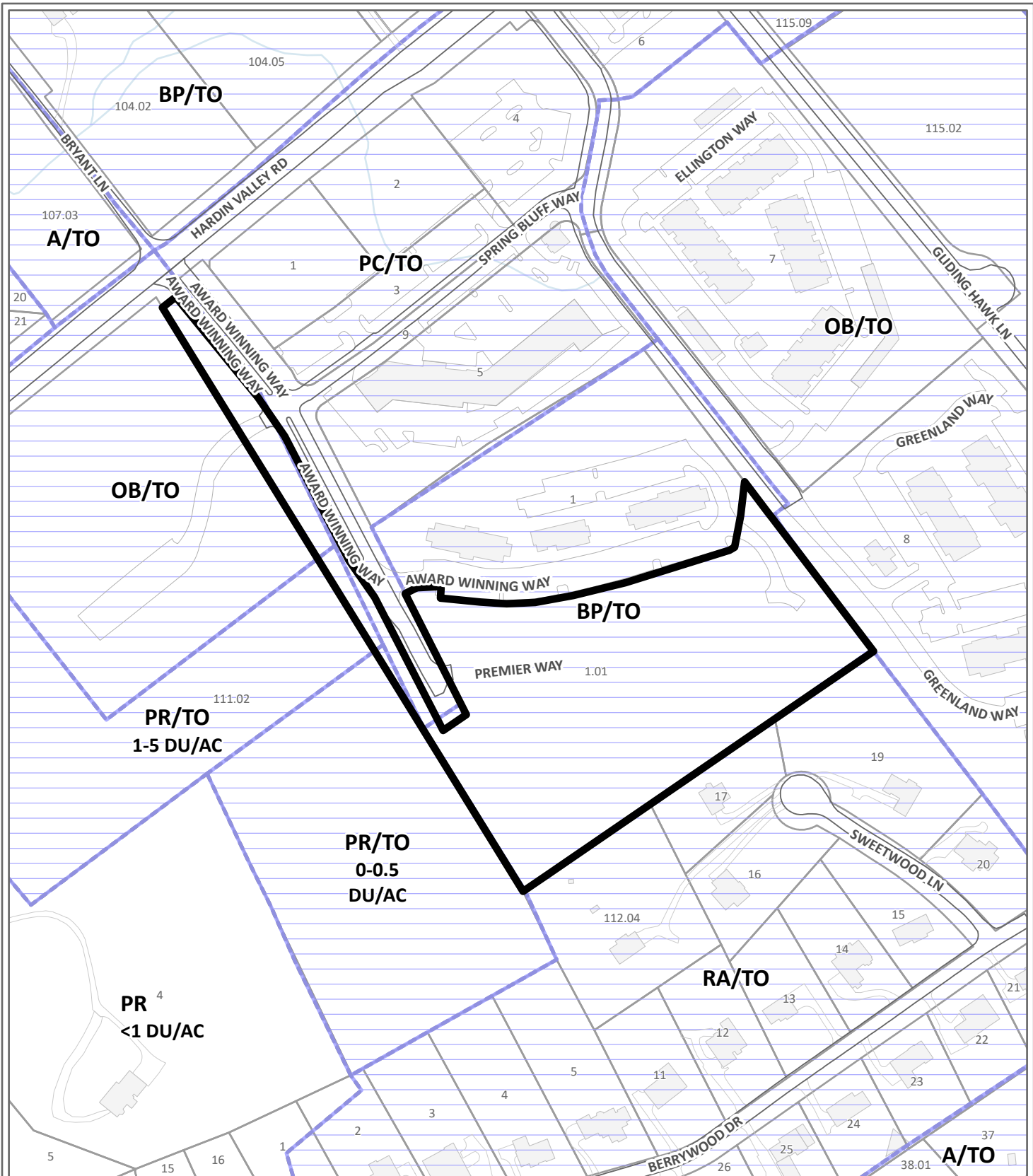
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is within the CMU (Corridor Mixed Use) place type and HP (Hillside Protection) area on the Future Land Use Map. The PC zone is listed as a partially related area to the CMU place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PC is compatible with the adjacent BP to the north and OB to the east.
2. Corridor Mixed-Use areas are primarily for commercial and office uses. The PC zone allows commercial, office and light industrial uses.
3. The proposed rezoning to PC aligns with Implementation Policy 3 of the Knox County Comprehensive Plan, to encourage infill and redevelopment of underutilized commercial land. The property was rezoned from A to BP in 2007, but has remained undeveloped. Both the BP and PC zones require development plan approval, but there's more flexibility in potential uses and design standards with the PC zone than the BP zone.
4. The subject property is within the Growth Policy Plan's Planned Growth Area, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed PC zone does not conflict 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 5/11/2026. 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**

**4-Q-26-RZ**

**Petitioner:** Taylor D. Forrester



**From:** BP (Business and Technology Park), TO (Technology Overlay)

**To:** PC (Planned Commercial), TO (Technology Overlay)

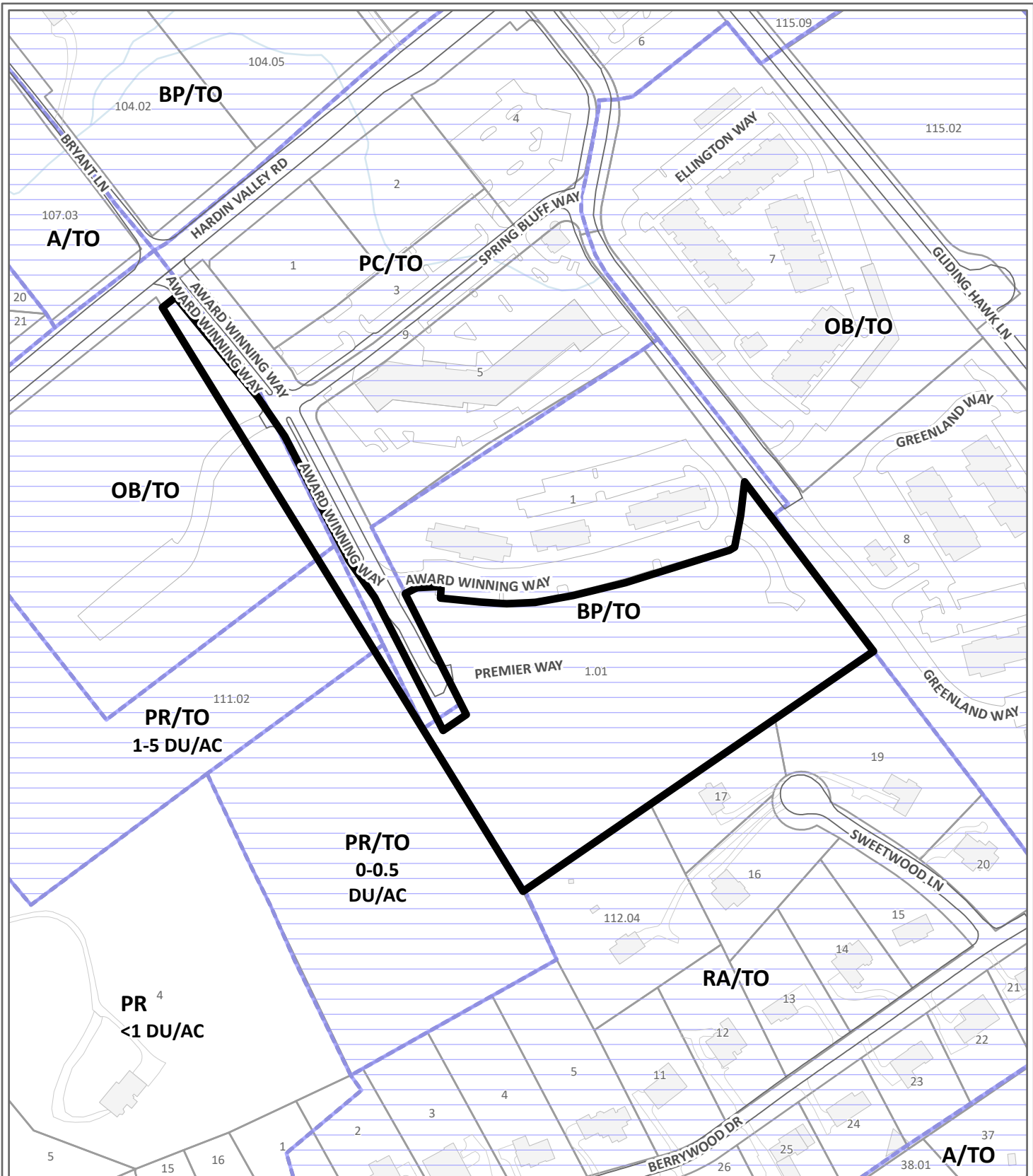
**Map No:** 103

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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



**REZONING**

**4-Q-26-RZ**

**Petitioner:** Taylor D. Forrester

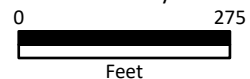


**From:** BP (Business and Technology Park), TO (Technology Overlay)

**To:** PC (Planned Commercial), TO (Technology Overlay)

**Map No:** 103

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

# Exhibit A. Contextual Images



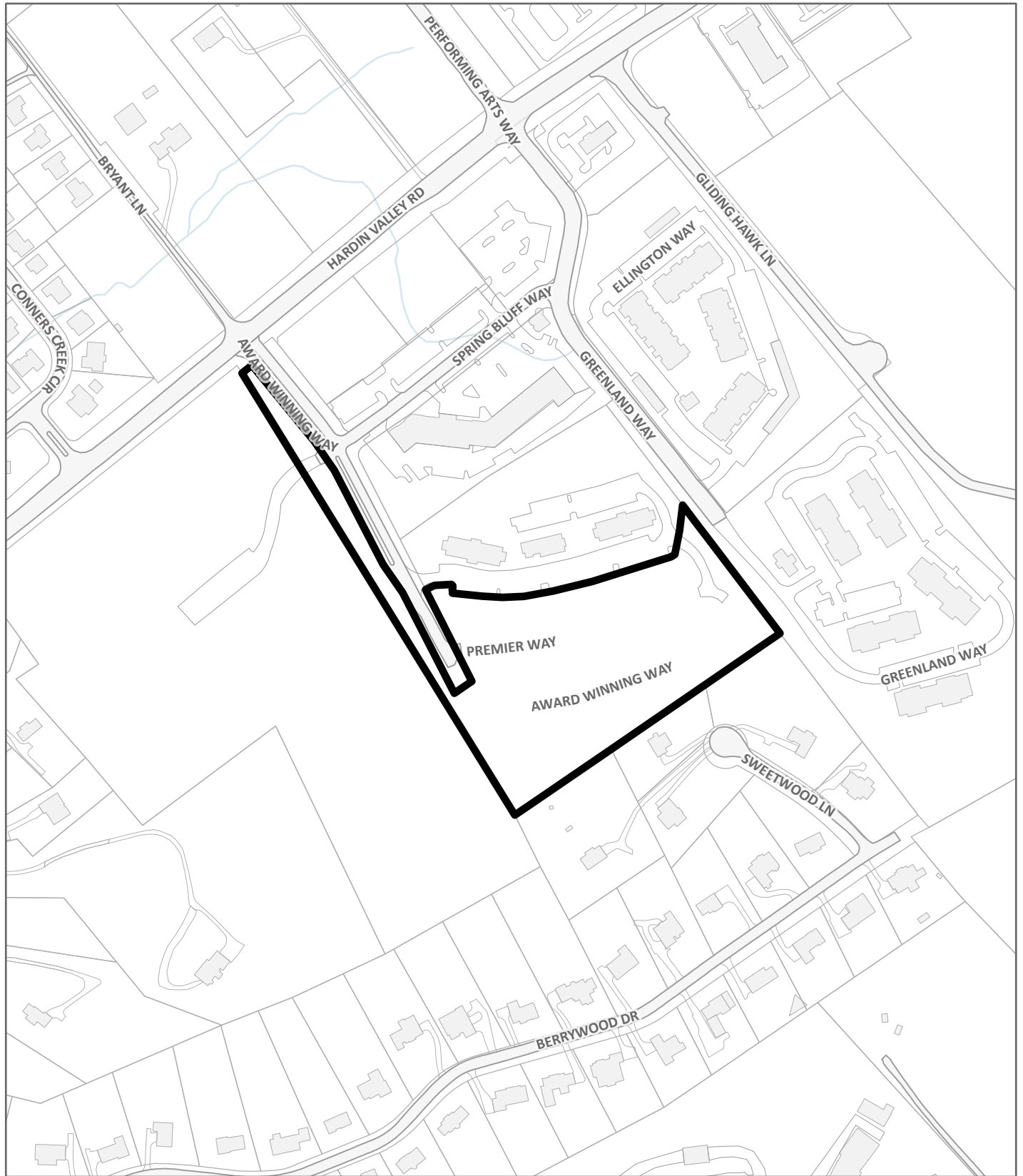
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

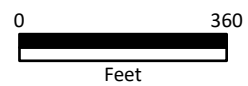


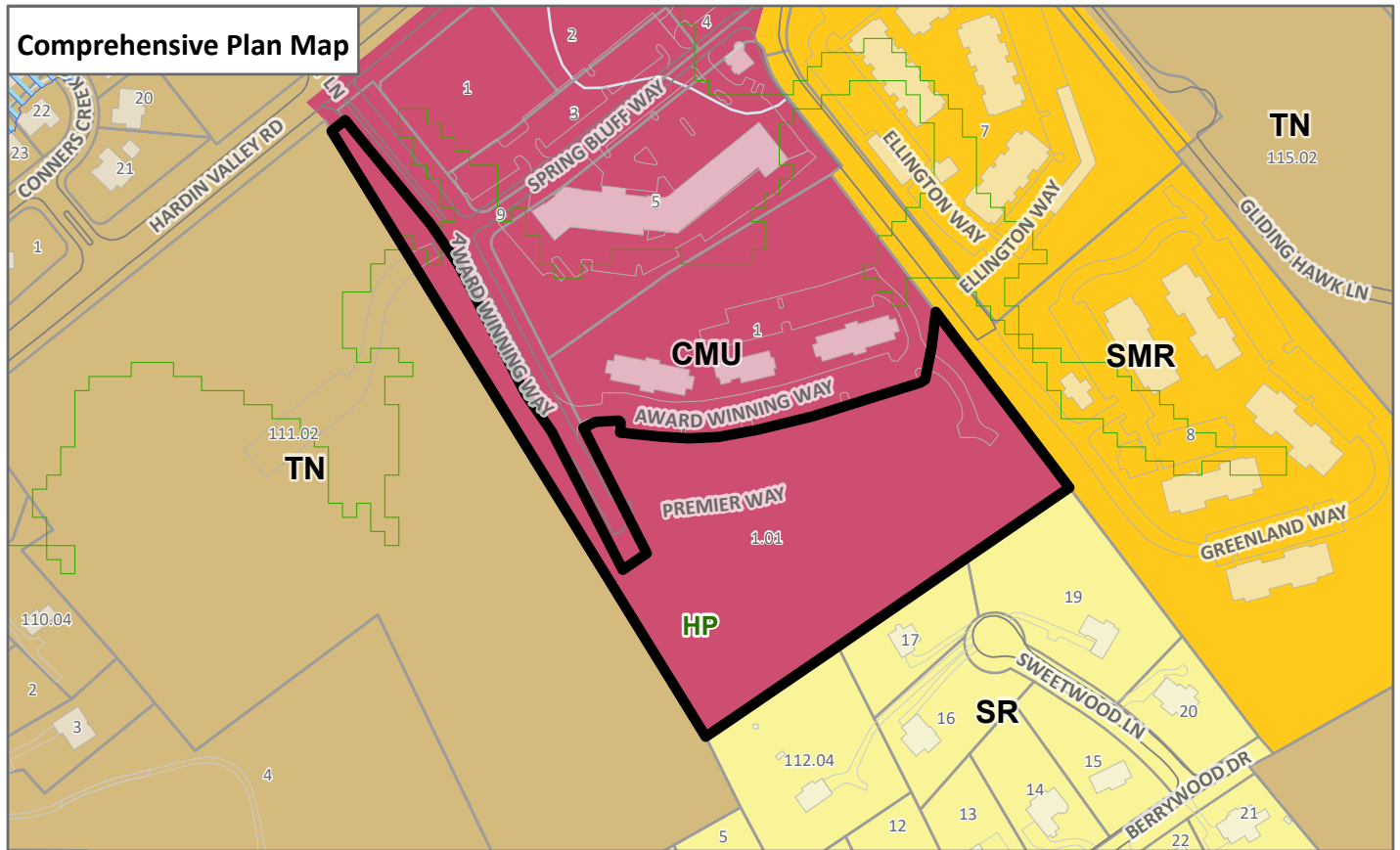
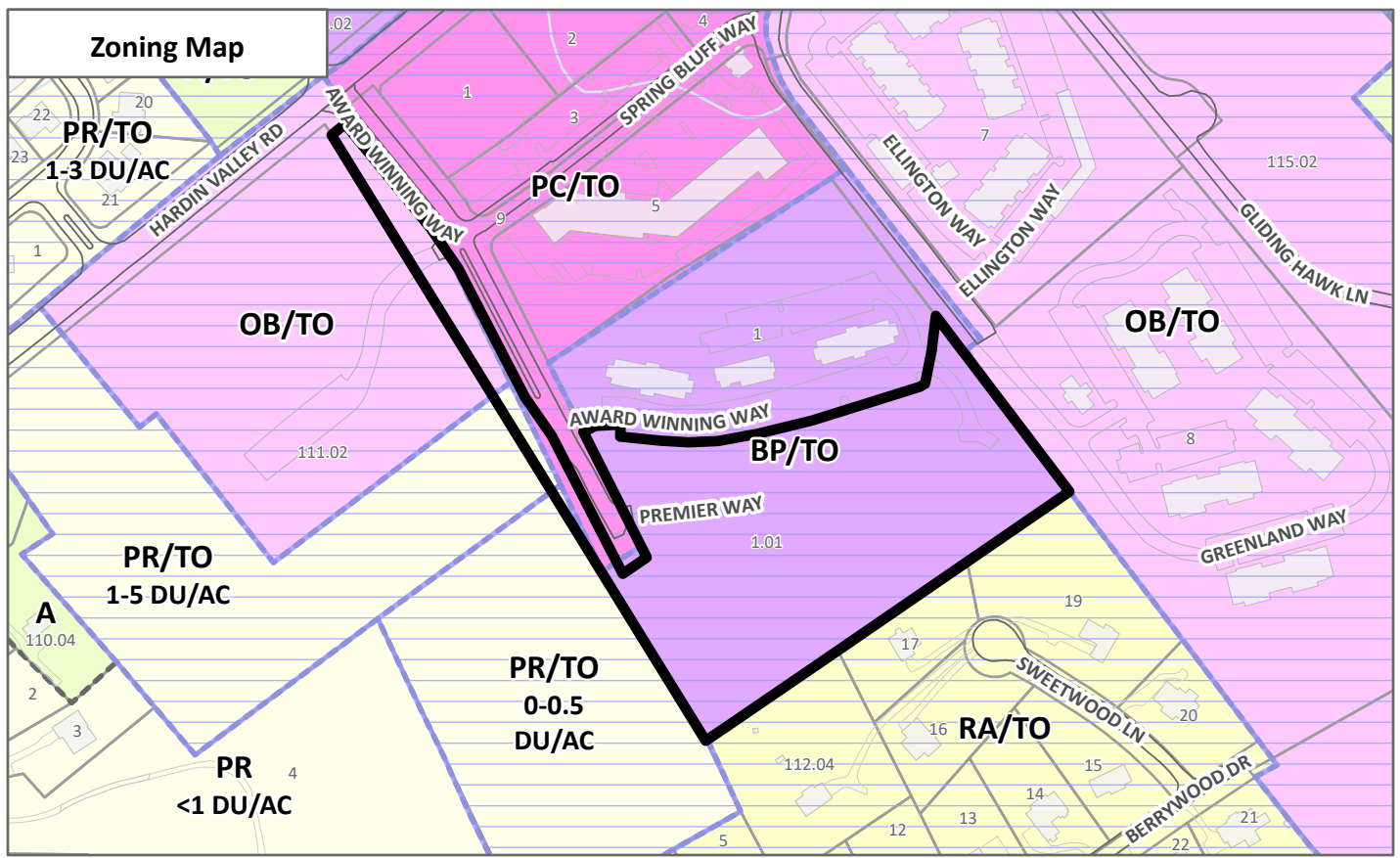
**LOCATION MAP**

**4-Q-26-RZ**



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS**

**4-Q-26-RZ**

 Case boundary



Existing Land Use Map

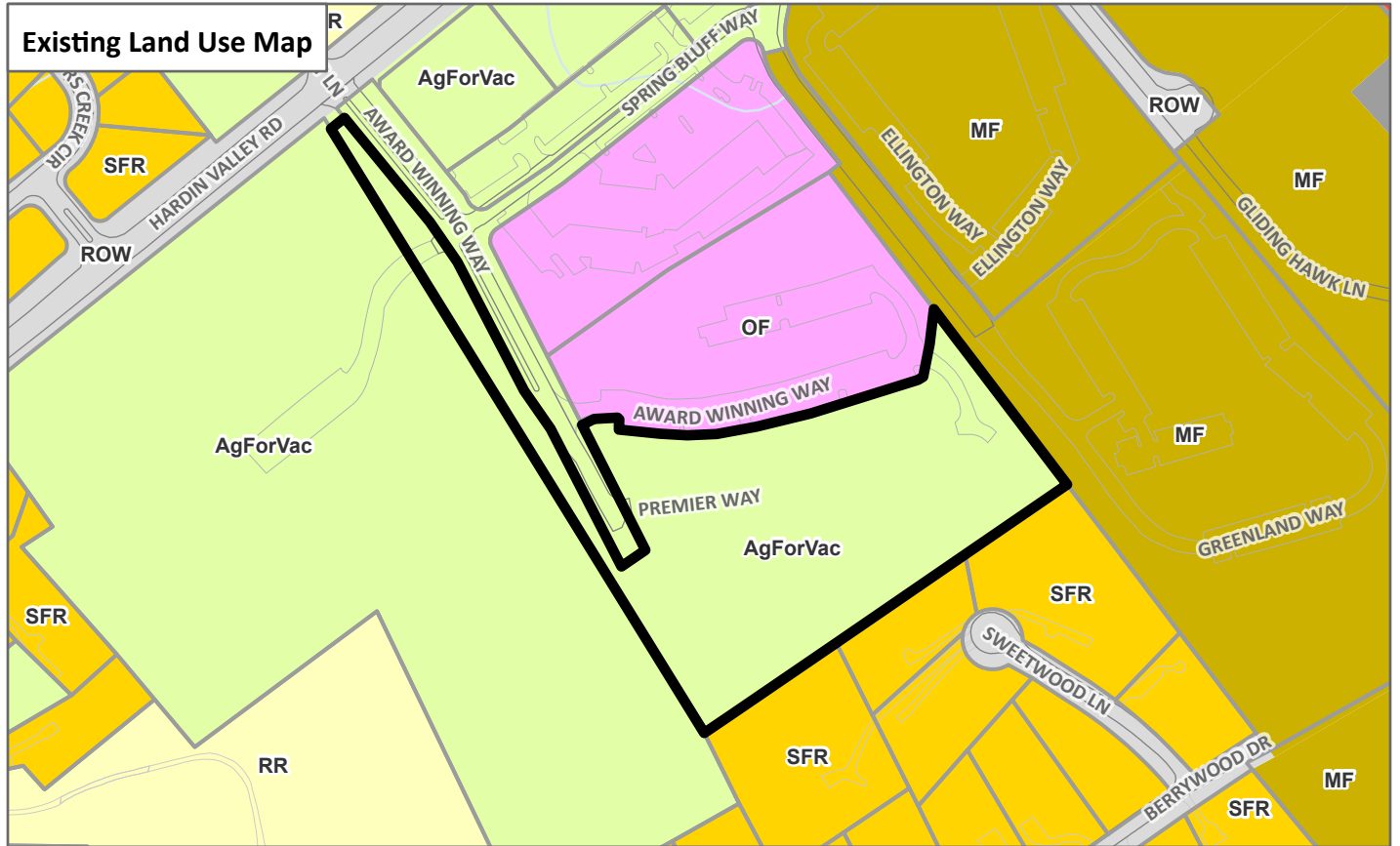
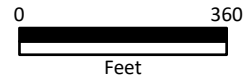


EXHIBIT A, CONTEXTUAL MAPS

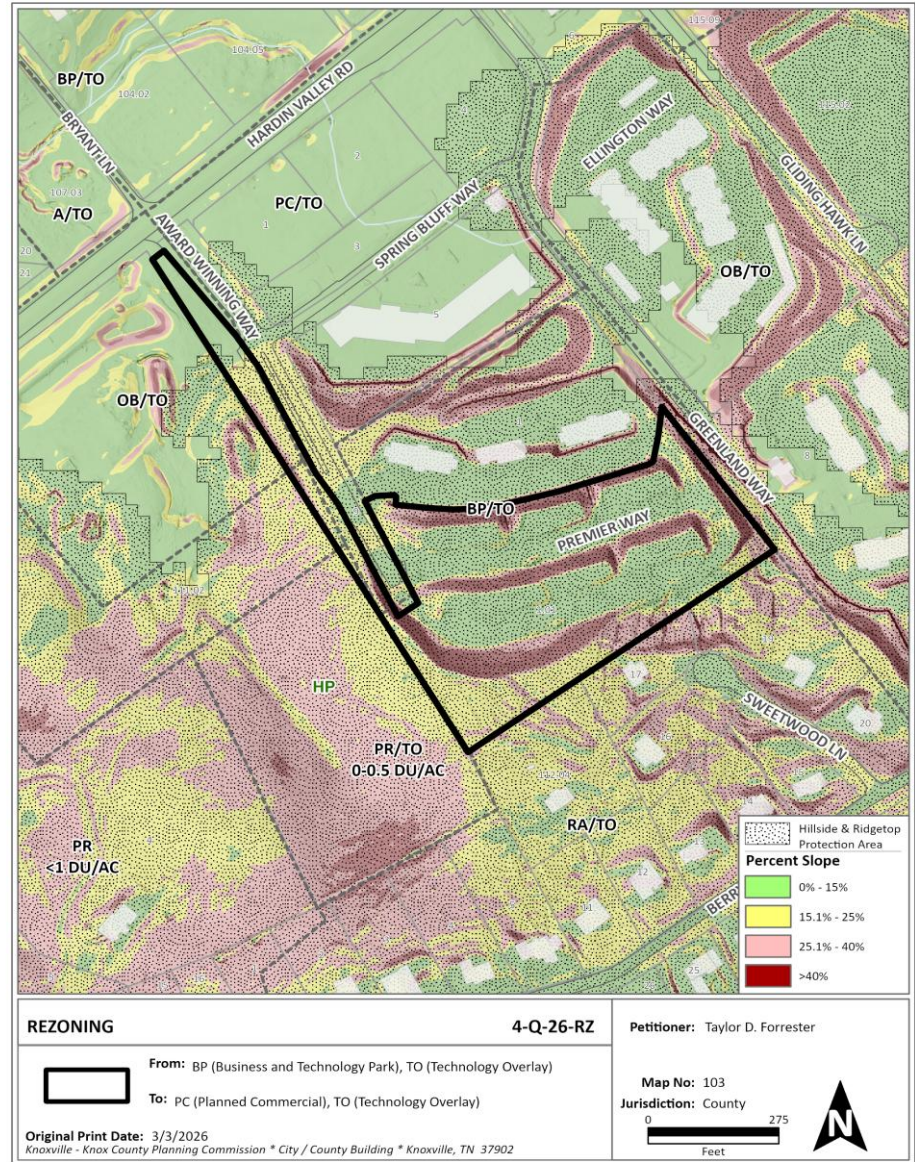
4-Q-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>7.97</b>		
Non-Hillside	0.30	N/A	
0-15% Slope	3.18	100%	3.18
15-25% Slope	1.97	50%	0.99
25-40% Slope	0.99	20%	0.20
Greater than 40% Slope	1.52	10%	0.15
Ridgetops			
<b>Hillside Protection (HP) Area</b>	7.67	Recommended disturbance budget within HP Area (acres)	<b>4.52</b>
		Percent of HP Area	<b>58.9%</b>



**REZONING**

**4-Q-26-RZ**

Petitioner: Taylor D. Forrester



**From:** BP (Business and Technology Park), TO (Technology Overlay)

**To:** PC (Planned Commercial), TO (Technology Overlay)

Map No: 103

Jurisdiction: County

Original Print Date: 3/3/2026

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



# 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.

03/28/2026

04/10/2026

Date to be Posted

Date to be Removed

Taylor D.  
Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=United States of America, ou=United States of America, email=tdforrester@shwlaw.com  
Reason: I am the author of this document  
Location:  
Date: 2025.11.19 18:26:05-00

Taylor D. Forrester

Applicant Signature

Applicant Name

Date

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

Yes  No

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

April 9, 2026

Planning Commission meeting

# PUBLIC COMMENTS

## 2 Comments for 4-Q-26-RZ and

---

**Nicole (37932)**, March 31, 2026 at 10:22 PM

---

There does not need to be additional traffic added to Hardin Valley Rd.

---

**William (37932)**, April 8, 2026 at 2:50 PM

---

Valley United Methodist Church owns parcel 111.02 adjacent to a small strip of parcel 103MB00101. This small strip is bordered by the church property to the west and Award Winning Way to the east. Is any development proposed by the rezoning request in this narrow strip of land?

---

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**Item No.**

**File No.**

---

**39. TAYLOR D. FORRESTER**

**4-Q-26-RZ**

0 Award Winning Way / Parcel ID 103MB00101, Commission District 6. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

**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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

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4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

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4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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-18362**

**4-M-26-RZ**

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

Meeting Date: 04/29/2026  
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 CPR for rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 dwelling units per acre. Property located at 2910, 2916, & 2920 E Emory Road / Parcel ID 038 035, 036, 03601. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5.1 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 12-0 Consent.**

*(Commission District 7)*

---

**Attachments**

CPR 4-M-26-RZ

---

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

4/14/2026 01:32 PM

FILE NUMBER: 4-M-26-RZ

*APPLICANT:* CPR

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* PR (Planned Residential)

*AT A DENSITY OF:* up to 5.1 du/ac

*COMM. RECOMMENDATION:* **Approve the PR (Planned Residential) zone up to 5.1 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 2910, 2916 & 2920 E EMORY RD / Parcel ID 38 035, 036, 03601

*ACREAGE:* 2.08 acres

*DISTRICT:* Commission District 7

*PLACE TYPE:* SR (Suburban Residential), SP (Stream Protection)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026 & 3/26/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Robert G. Campbell, PE Robert G. Campbell and Associates  
7523 Taggart Ln. Ln.  
Knoxville, TN 37938

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Comp. Plan?* Yes, PR (Planned Residential) up to 5.1 du/ac is partially related to the SR (Suburban Residential) place type.

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

# REZONING REPORT

▶ **FILE #:** 4-M-26-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** CPR  
OWNER(S): Christy, Chris, Betty Neely

TAX ID NUMBER: 38 035, 036, 03601 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2910 (previously 2908) E EMORY RD (2916, 2920 E EMORY RD)

▶ **LOCATION:** **South side of E Emory Rd, west of Birdie Ln**

▶ **APPX. SIZE OF TRACT:** **2.08 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a state-owned major arterial with four lanes and a center turn lane within a right-of-way width that varies from 107-118 ft.

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:** **PR (Planned Residential)**

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

▶ **DENSITY PROPOSED:** **up to 5.1 du/ac**

EXTENSION OF ZONING: No, it is not an extension

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Single family residential, multifamily residential - PR (Planned Residential) up to 4 du/ac, PR (Planned Residential) up to 5 du/ac

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features single family and multifamily subdivisions and single family houses on large lots, interspersed with undeveloped tracts and agricultural fields.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone up to 5.1 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

**COMMENTS:**

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

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

1. Changes in conditions in the area include the E Emory Road widening from 2 to 5 lanes and the addition of sidewalks in 2009.
2. Since 1992, surrounding properties have been transitioning from the A zone to the PR zone with densities ranging from 2-5 du/ac. The surrounding subdivisions are single family residential and townhomes.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. A blue line stream is shown on the USGS quad map, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The property has access to E Emory Road, a major arterial road, so no additional traffic will be added through neighborhoods.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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

1. The property is within the SR (Suburban Residential) place type and SP (Stream Protection) area on the Future Land Use Map. The PR zone is listed as an indirectly related area to the SR place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR up to 5.1 du/ac is compatible with the adjacent PR up to 5 du/ac zone to the east and PR up to 4 du/ac to the south.
2. Areas in the SR place type are appropriate for primarily single family residential development with lot sizes generally less than one acre and attached residential, such as duplexes, multiplexes, and townhomes that have the scale of a single family home. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses, attached and multifamily on a range of lot sizes.
3. The FEMA floodway is on the east side of the property, and a blue line stream is shown on USGS quad map. Because a blue line stream is shown on the USGS quad map, a stream determination would be required during permitting. If it is determined to be a stream, then the appropriate stream buffers would be applied.
4. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. The PR zone provides flexibility for different types of residential development and is approximately a mile from the Norris Freeway and E Emory Road intersection, which is a large retail area.
5. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 69 (average daily vehicle trips)

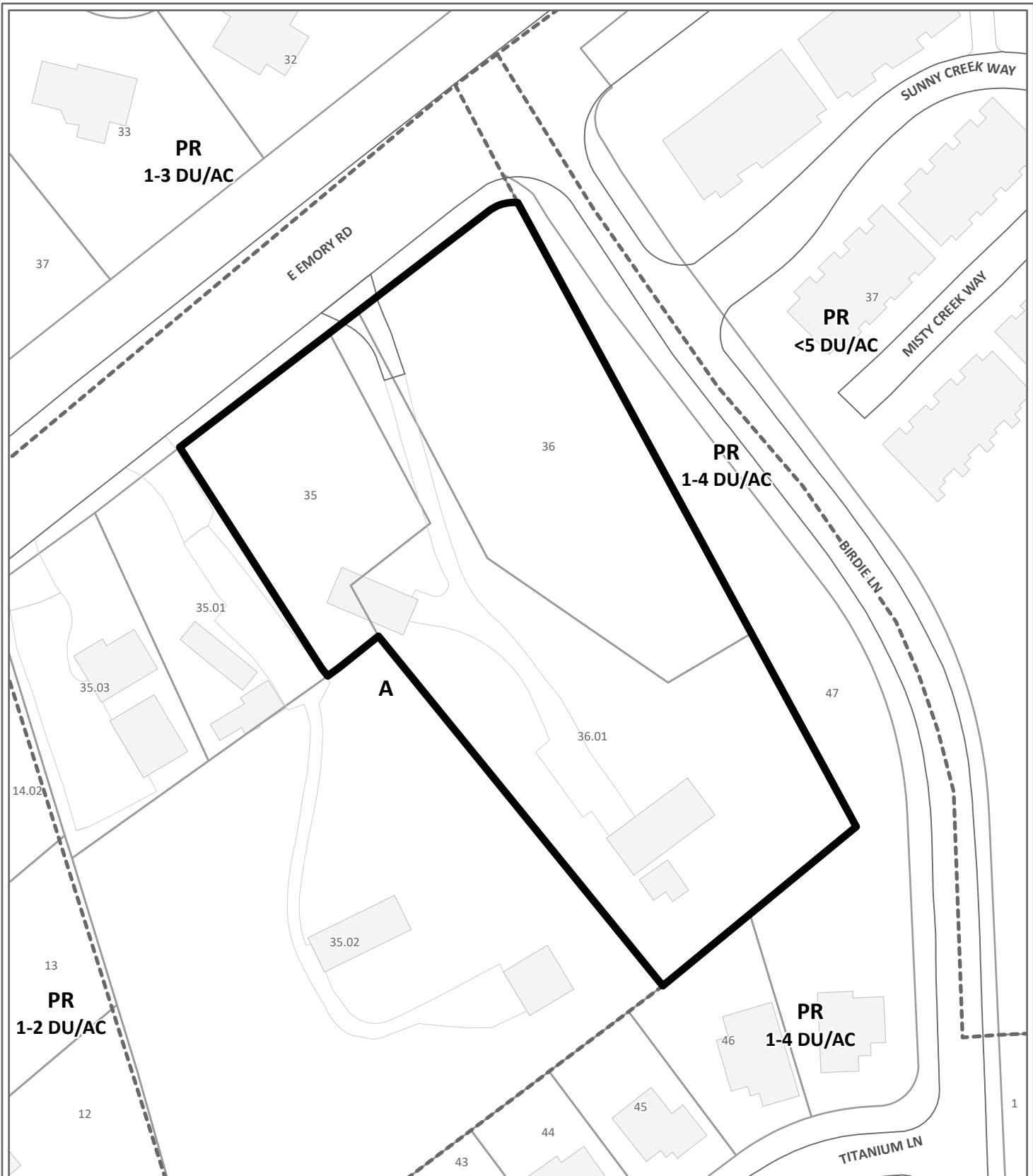
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Halls Middle, and Halls High.

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

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-M-26-RZ**

Petitioner: CPR

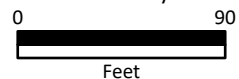


**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 5.1 du/ac

**Map No:** 38

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

# Exhibit A. Contextual Images



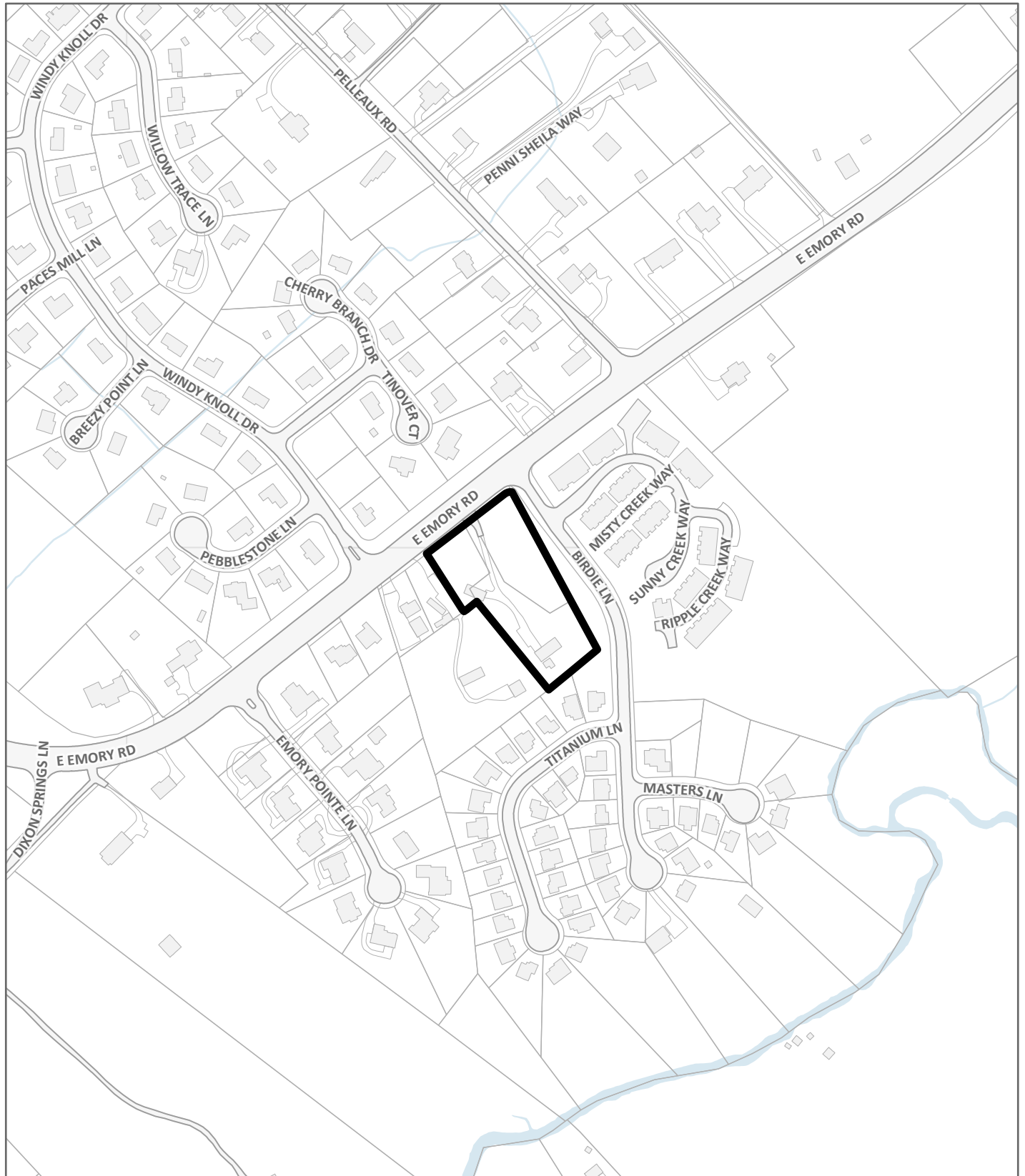
**AERIAL MAP**



Case boundary



# Exhibit A. Contextual Images



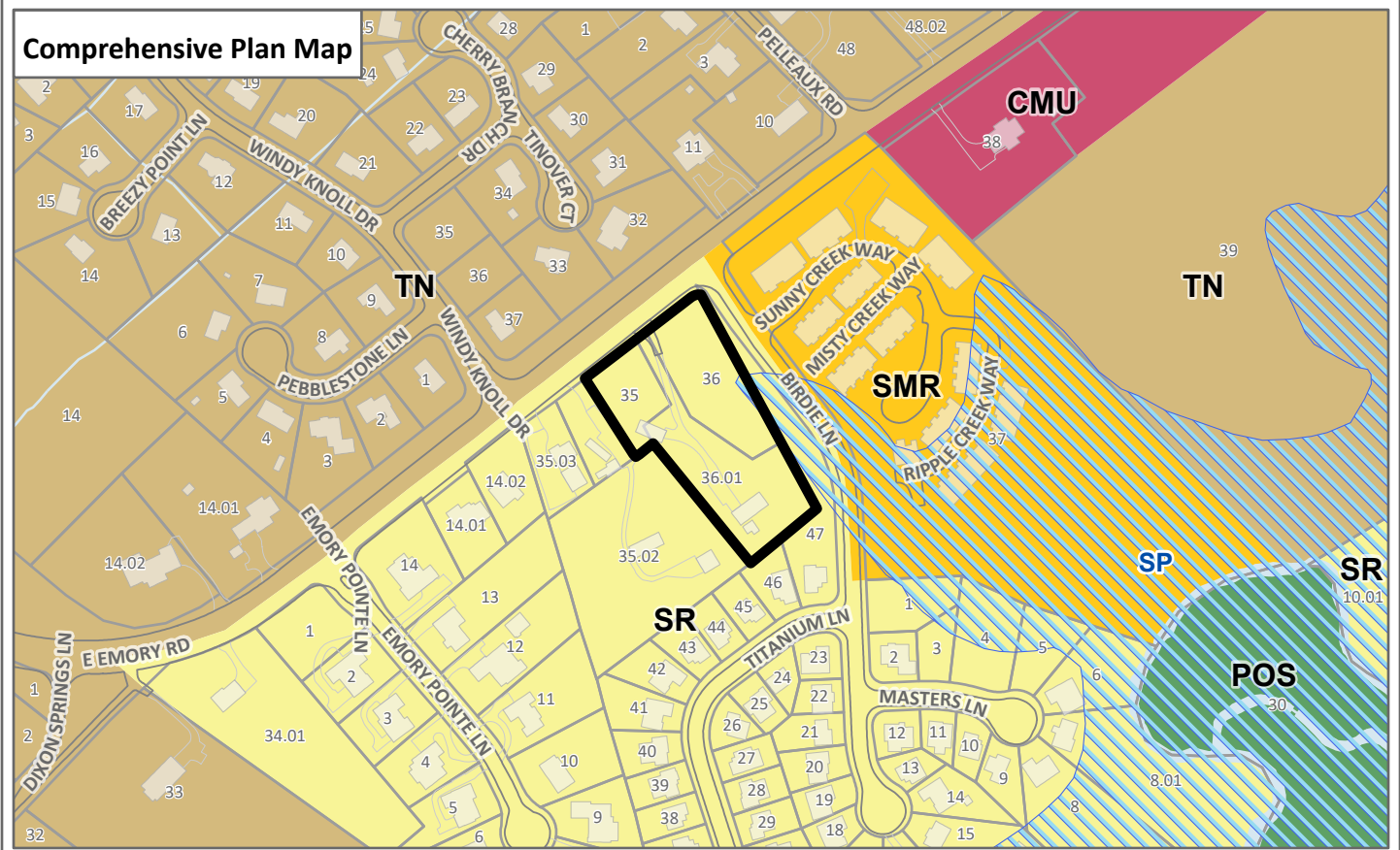
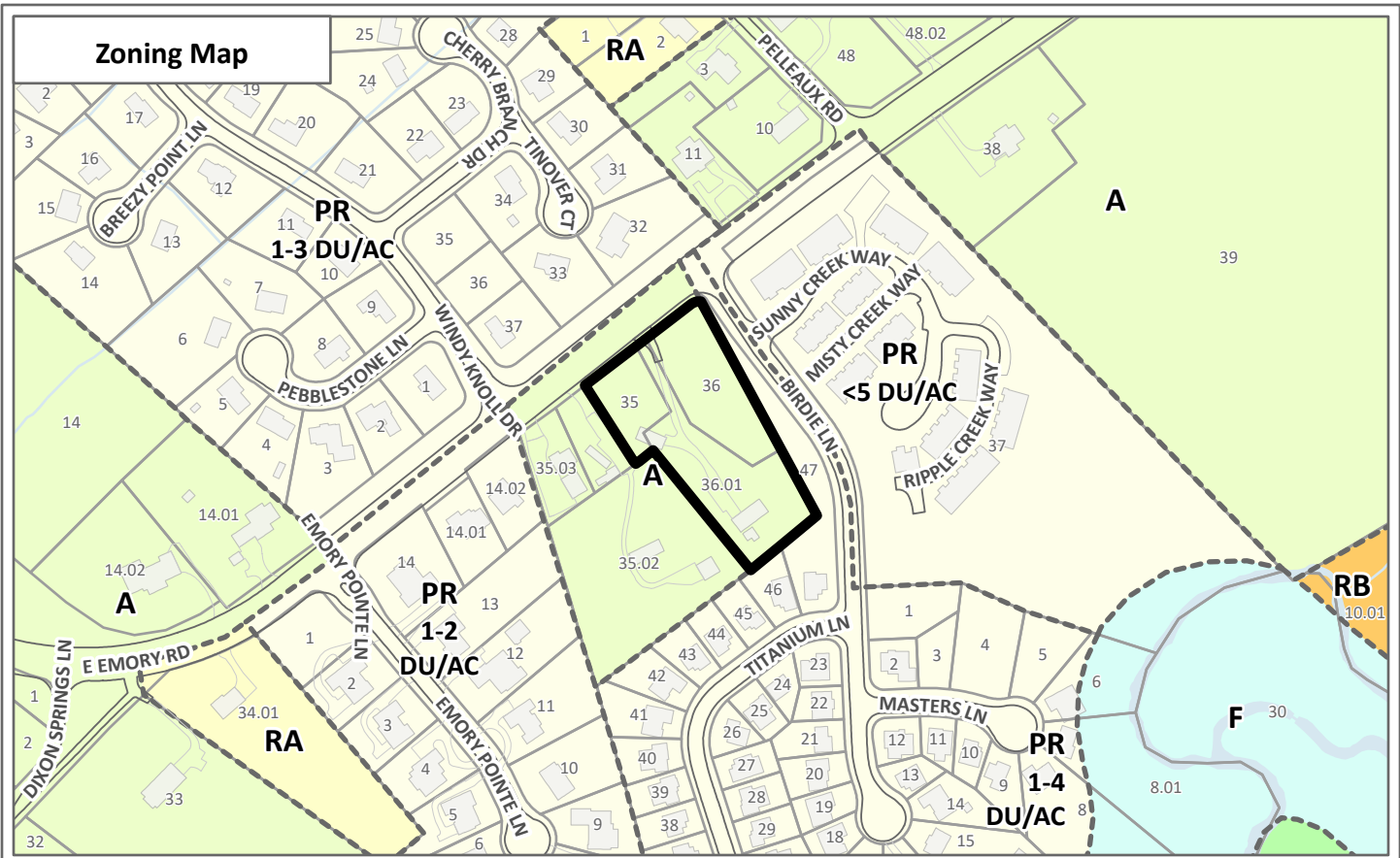
**LOCATION MAP**

**4-M-26-RZ**



Case boundary

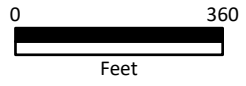




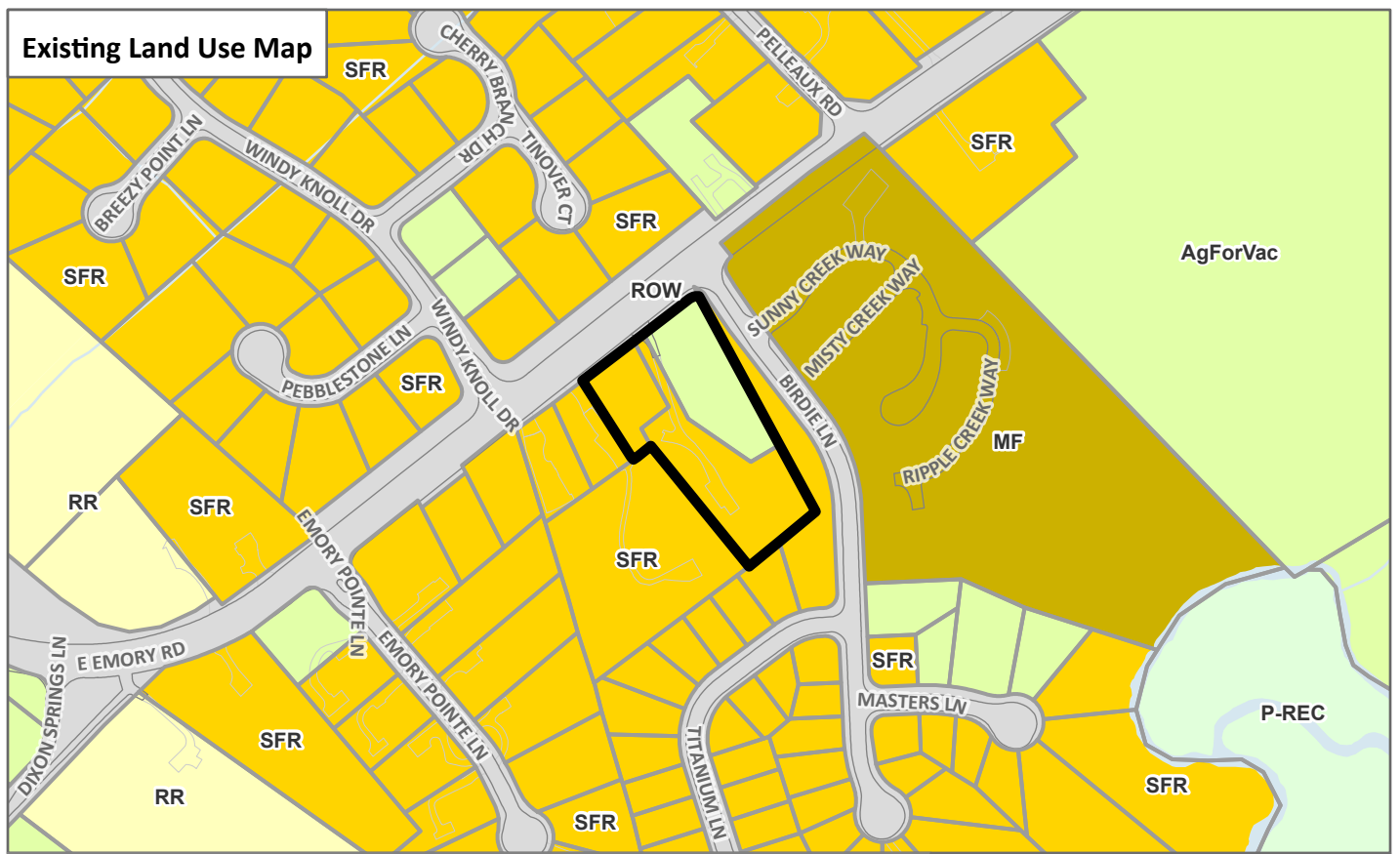
**EXHIBIT A, CONTEXTUAL MAPS**

**4-M-26-RZ**

 Case boundary



**Existing Land Use Map**

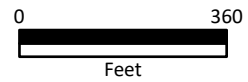


**EXHIBIT A, CONTEXTUAL MAPS**

4-M-26-RZ



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.*

~~March 27, 2026~~ 03/28/2026 April 10, 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



Robert Campbell

Applicant Name

Date

2/19/2026

April 9, 2026  
Planning Commission meeting

# PUBLIC COMMENTS

## 1 Comment for 4-M-26-RZ and

---

**Brittany** (37918), April 8, 2026 at 4:09 PM

I am submitting this comment to respectfully oppose the request to rezone this property from agricultural to planned residential.

The current agricultural designation reflects the character and intent of this area. Changing it to higher-density residential would permanently alter that character and cannot be undone.

A major concern is drainage and flooding. This area already experiences flooding, and additional development will increase runoff and worsen conditions for surrounding properties.

Traffic and safety are also concerns. The road is already heavily traveled, and increased development will add congestion and risk on infrastructure not designed for higher volume.

Approving this request may also set a precedent for future rezoning, gradually changing the community in unintended ways.

For these reasons, I respectfully ask that you deny this request and preserve the agricultural designation.

---

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**Item No.**

**File No.**

**38. CPR**

**4-M-26-RZ**

2910, 2916, 2920 E EMORY RD / Parcel ID 038 035, 036, 03601, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 5.1 du/ac because it is consistent with the Knox County Comprehensive Plan 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:**  
LOKR0500107  
**Order Status:**  
Submitted  
**Classification:**  
Public Notices  
**Package:**  
General Package  
**1 Affidavit:**  
7.50  
**Total payment:**  
178.02  
**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**  
April 14, 2026 12:42:32 PM EDT  
**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

4-R-26-RZ - RALPH SMITH / PLS - 4701 MESSER LN. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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

**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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-18367**

**4-V-26-RZ**

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

Meeting Date: 04/29/2026  
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 PC (Planned Commercial) to CA (General Business). Property located at 6612 Clinton Highway / Parcel ID 067LB011.  
**Planning Commission Recommendation: Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development, by a vote of 12-0 Consent.**  
*(Commission District 7)*

---

**Attachments**

Benjamin C. Mullins 4-V-26-RZ

---

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

4/14/2026 01:35 PM

FILE NUMBER: 4-V-26-RZ

*APPLICANT:* BENJAMIN C. MULLINS

*APPLICANT'S REQUEST:* REZONING

*FROM:* PC (Planned Commercial)

*TO:* CA (General Business)

*COMM. RECOMMENDATION:* **Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development.**

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 6612 CLINTON HWY / Parcel ID 67 L B 011

*ACREAGE:* 1.31 acres

*DISTRICT:* Commission District 7

*PLACE TYPE:* CC (Corridor Commercial)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

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

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Comp. Plan?* Yes, CA (General Business) is directly related to the CC (Corridor Commercial) place type.

*Consistent with Growth Plan?* Yes, it is within the Urban Growth Boundary.

# REZONING REPORT

▶ **FILE #:** 4-V-26-RZ

**AGENDA ITEM #:** 43

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): 6612 Clinton Hwy LLC

TAX ID NUMBER: 67 L B 011

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6612 CLINTON HWY

▶ **LOCATION:** North side of Clinton Hwy, east side of Callahan Dr

▶ **APPX. SIZE OF TRACT:** 1.31 acres

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

ACCESSIBILITY: Access is via Clinton Highway, a state-owned median-divided major arterial within a right-of-way width that varies from 129-181 ft. Access is also via Callahan Drive, a median-divided minor arterial within a right-of-way width that varies from 102-149 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District, Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork

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

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

▶ **EXISTING LAND USE:** Commercial

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

HISTORY OF ZONING: In 1989 the property was rezoned from CA (General Business) to PC (Planned Commercial) (2-F-89-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - CA (General Business) in the County  
South: Commercial - C-R-2 (Regional Commercial) in the City  
East: Office - C-H-2 (Highway Commercial) in the City  
West: Commercial - C-H-2 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The subject property lies along the Clinton Highway and Callahan Drive commercial and office corridors, which are flanked by single family and multifamily subdivisions.

**STAFF RECOMMENDATION:**

▶ **APPROVE the CA (General Business) zone because of changing conditions and compatibility with adjacent development.**

**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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Recent rezonings around the subject site have been from the PC zone to the CA zone in the County and the former C-4 (Highway and Arterial Commercial) district in the city, equitable now to the C-H (Highway Commercial) and C-R (regional Commercial) districts under the current code. (2-C-23-RZ, 7-B-13-RZ, 8-F-12-RZ).
2. Development of adjacent parcels under the former PC zone, including a large commercial site and the connection of Callahan Drive to Clinton Highway, precluded further commercial development in the area; the CA zone would align the subject site with nearby zoning changes and development which has occurred since the original application of the PC zone.
3. Improvements to Schaad Road have occurred, linking the residential area west of this intersection to the community commercial node.

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

1. 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 subject site is at an active commercial crossroads which has been built out for some time; additionally, the uses permitted by the CA zone are compatible with those allowed in the existing PC zone.

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

1. The proposed CA zone is compatible with surrounding zoning, which includes C-H and C-R in the City and CA and CB in the County.

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:

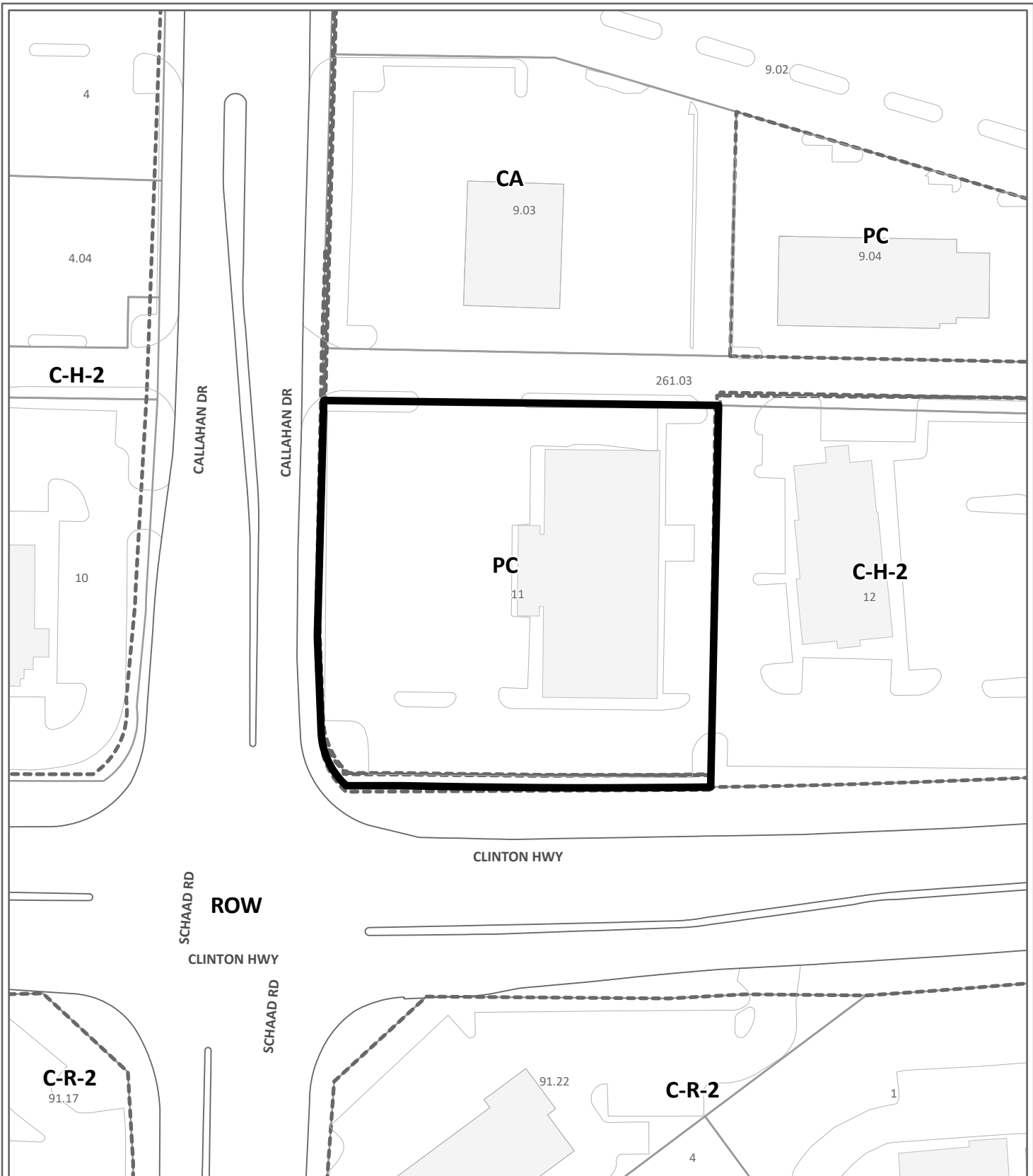
1. The subject site is located at the intersection of Clinton Highway, Callahan Drive, and Schaad Road, which are all classified as either minor or major arterial roads. Access is provided by an internal drive system within a larger commercial development.
2. The subject site is within the Urban Growth Boundary of the Growth Policy Plan, the purpose of which is to promote expansion of the Knoxville – Knox County economy and coordinate the actions of the public and private sectors with regard to public infrastructure.
3. The CA zone is directly related to the CC (Corridor Commercial) place type assigned to the subject site by the Knox County Comprehensive Plan.
4. Rezoning would support implementation policy 9.3, to focus growth in areas already served by adequate infrastructure.

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 5/11/2026. 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**

**4-V-26-RZ**

**Petitioner:** Benjamin C. Mullins

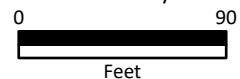


**From:** PC (Planned Commercial)

**To:** CA (General Business)

**Map No:** 67

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

# Exhibit A. Contextual Images



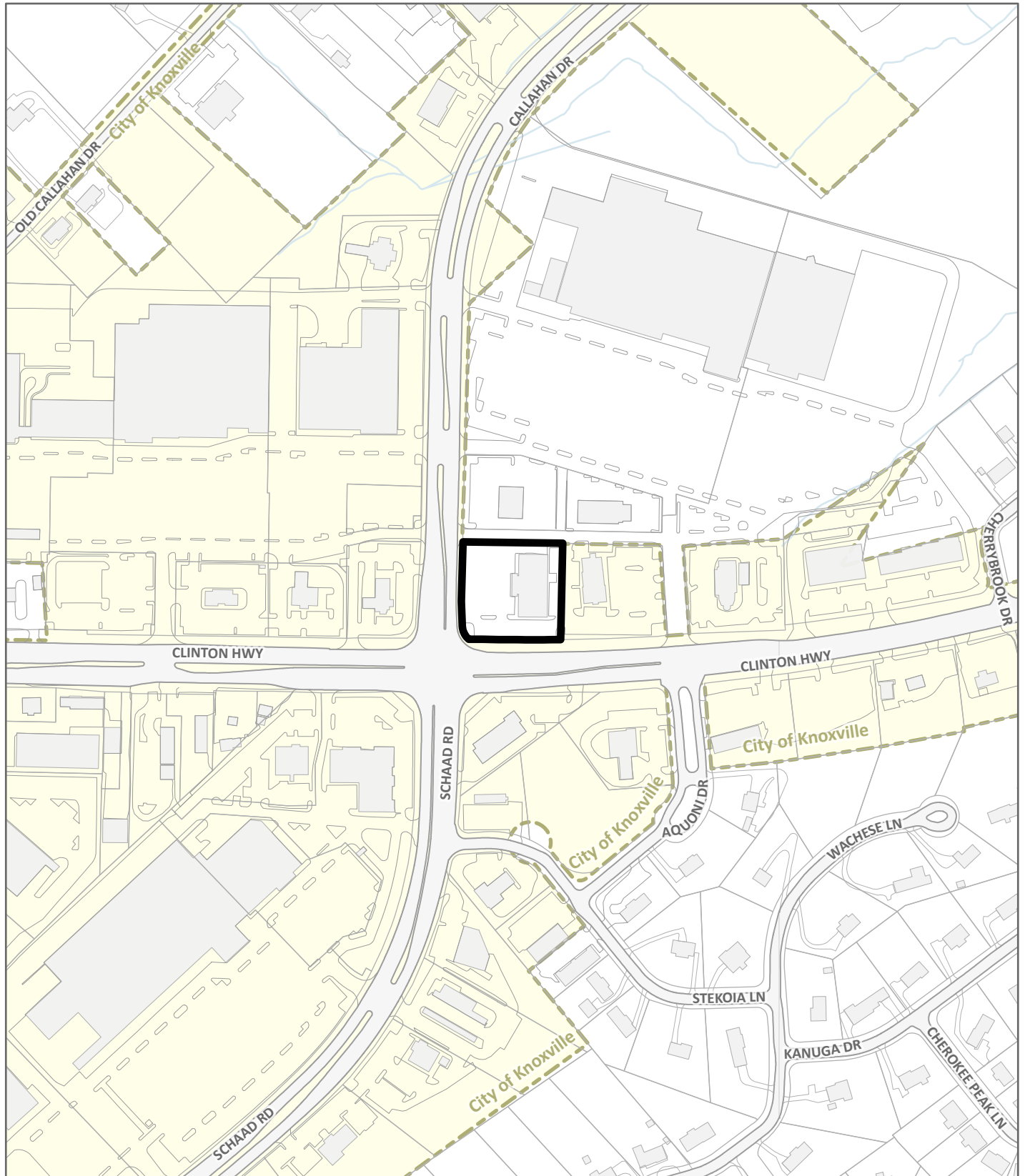
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**4-V-26-RZ**



Case boundary





Existing Land Use Map

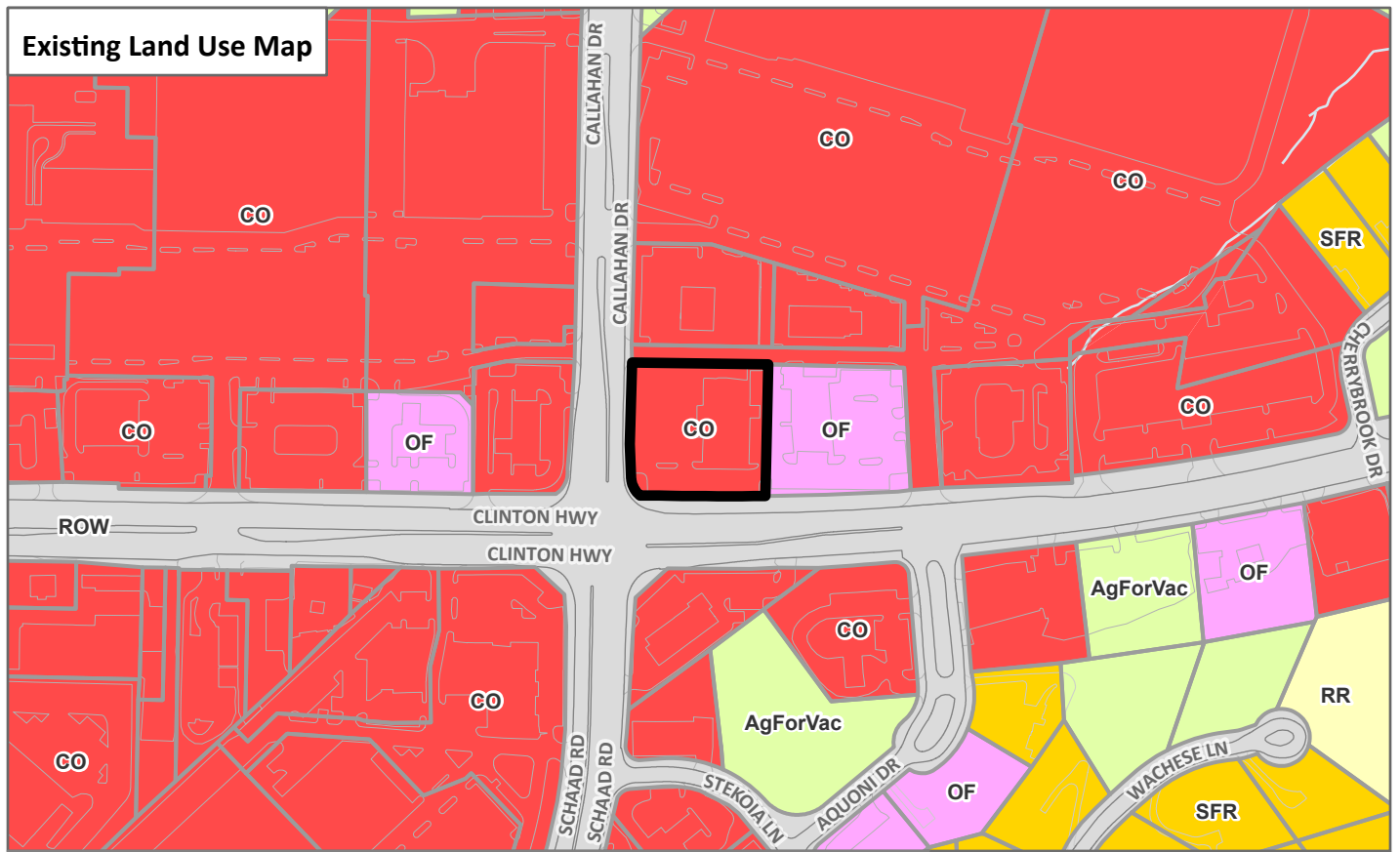


EXHIBIT A, CONTEXTUAL MAPS

4-V-26-RZ



Case boundary



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

### Location and Visibility

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

### Timing

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

### Acknowledgement

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

03/28/2026

Date to be Posted

04/10/2026

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

Benjamin C. Mullins

Applicant Name

2-23-26

Date

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**43. BENJAMIN C. MULLINS**

**4-V-26-RZ**

6612 Clinton Highway / Parcel ID 067LB011, Commission District 7.  
Rezoning from PC (Planned Commercial) to CA (General Business).

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent 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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

4-M-26-RZ - CPR- 2910, 2916, 2920 E EMORY RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5.1 du/ac

4-Q-26-RZ - TAYLOR D. FORRESTER- 0 AWARD WINNING WAY. Property located at the terminus of Award Winning Way. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) and TO (Technology Overlay)

4-R-26-RZ - RALPH SMITH / PLS - 4701 MESSER LN. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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-18359**

**4-F-26-RZ**

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

Meeting Date: 04/29/2026  
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 Billy R. Hensley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8616 and 8618 Mascot Road / Parcel ID 051DB016.  
**Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent.**  
*(Commission District 8)*

---

**Attachments**

Billy R. Hensley 4-F-26-RZ

---

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

4/14/2026 01:30 PM

FILE NUMBER: 4-F-26-RZ

*APPLICANT:* BILLY R HENSLEY

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* RA (Low Density Residential)

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

*COMMISSION VOTE COUNT:* 12-0 Consent

*LOCATION:* 8616 & 8618 MASCOT RD / Parcel ID 51 D B 016

*ACREAGE:* 0.69 acres

*DISTRICT:* Commission District 8

*PLACE TYPE:* SMR (Suburban Mixed Residential)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Billy R Hensley  
7324 Meadow Creek Trl  
Knoxville, TN 37931

*LEGISLATIVE BODY:* Knox County Commission

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

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

# REZONING REPORT

▶ **FILE #:** 4-F-26-RZ

**AGENDA ITEM #:** 33

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** BILLY R HENSLEY

OWNER(S): Billy R Hensley

TAX ID NUMBER: 51 D B 016

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8616 MASCOT RD (8618 Mascot Rd)

▶ **LOCATION:** South side of Mascot Rd, north of Foust Dr

▶ **APPX. SIZE OF TRACT:** 0.69 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Road, a minor collector with 20 ft of pavement width within a right-of-way width that varies from 40-43 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River

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

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4.7 du/ac

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

East: Single family residential - A (Agricultural)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area east of Rutledge Pike that primarily features a mix of single family houses in subdivisions and on large lots with some commercial and office uses along Old Rutledge Pike 0.3. There are forested undeveloped slopes to the northeast, and there are agricultural fields with livestock to the south, southwest, and northeast.

**STAFF RECOMMENDATION:**

▶ **Approve RA (Low Density Residential) 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. The residential density in the area has increased since 2000, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 2 and 4.7 dwelling units per acre.
2. The 46-unit Brooks Meadow single-family subdivision was completed in 2024 and lies across the street from the subject property.
3. The subject property does not meet the 1 acre minimum lot size of its current A zoning and features two houses. Rezoning the property to RA would allow the lot to be subdivided to be in compliance with the zoning code.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, A, and PR up to 2-4.7 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

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

1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. Mascot Road is a minor collector that intersects with Old Rutledge Pike, another minor collector, 400 feet to the west of the subject property. These roads would be minimally affected by development permitted under the RA zone, and traffic would not be required through side streets.

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

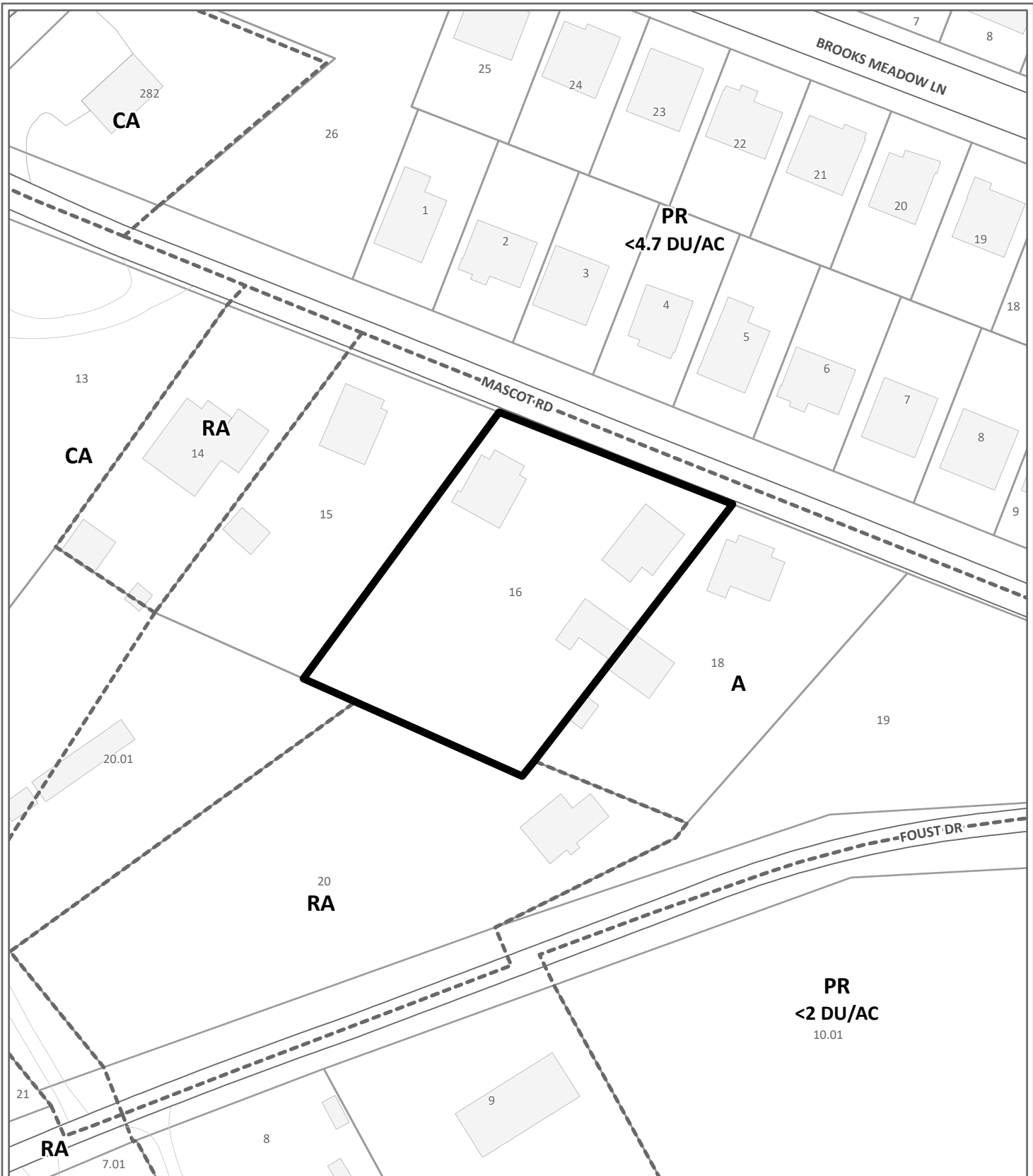
1. The property is within the SMR (Suburban Mixed Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SMR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which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

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-F-26-RZ**

**Petitioner:** Billy R Hensley

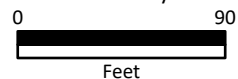


**From:** A (Agricultural)

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

**Map No:** 51

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

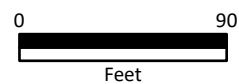
# Exhibit A. Contextual Images



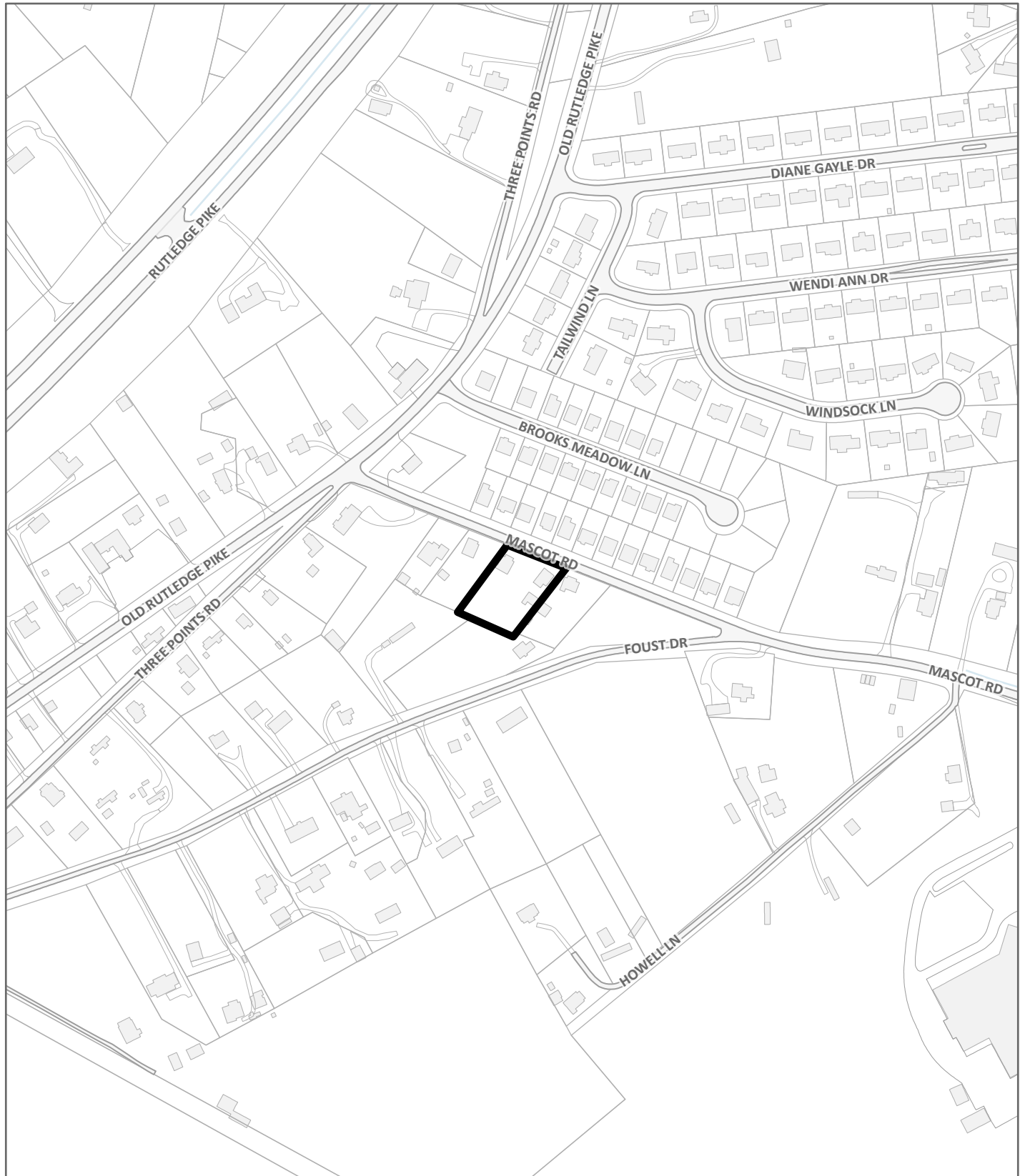
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

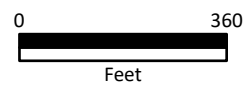


**LOCATION MAP**

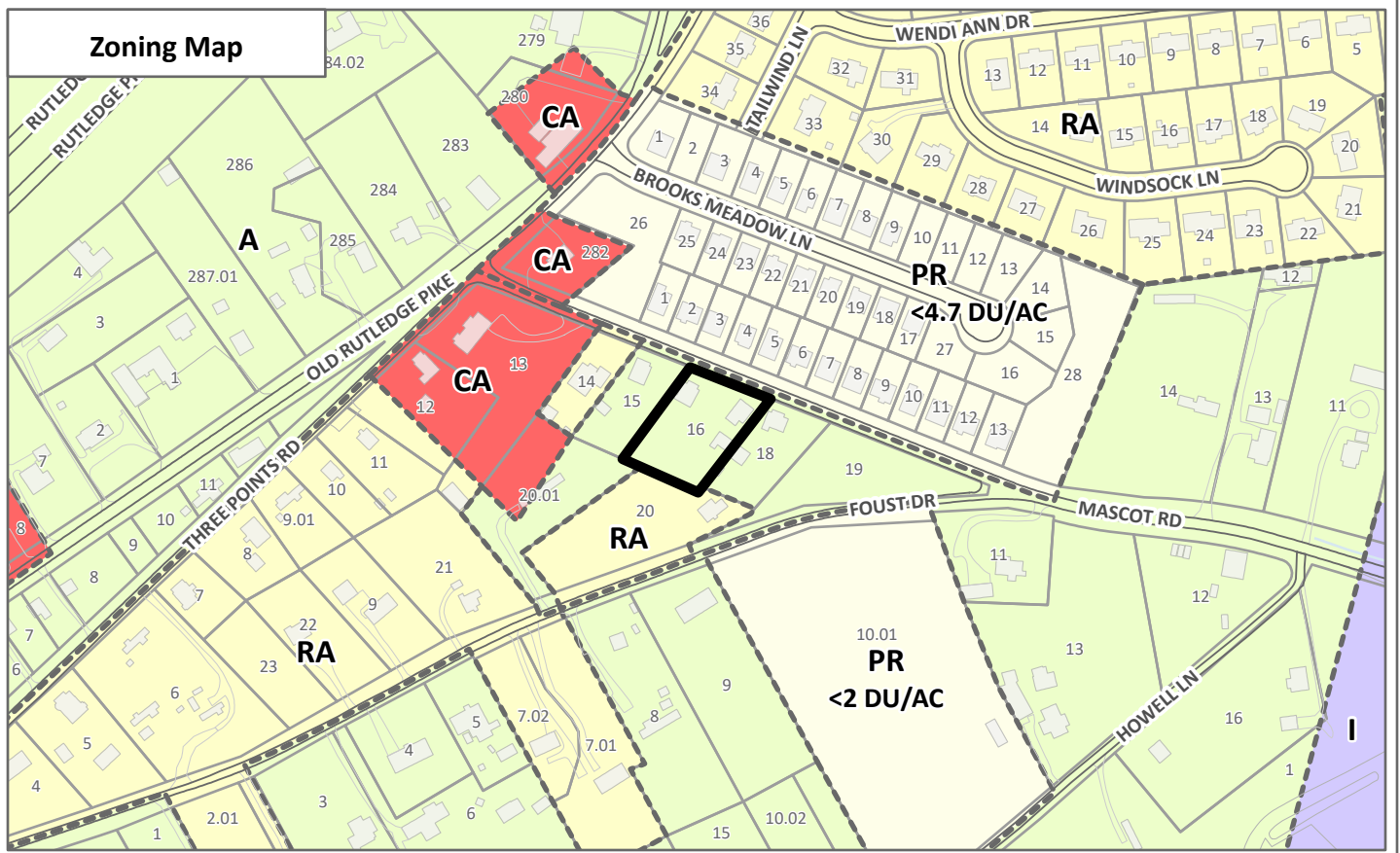
**4-F-26-RZ**



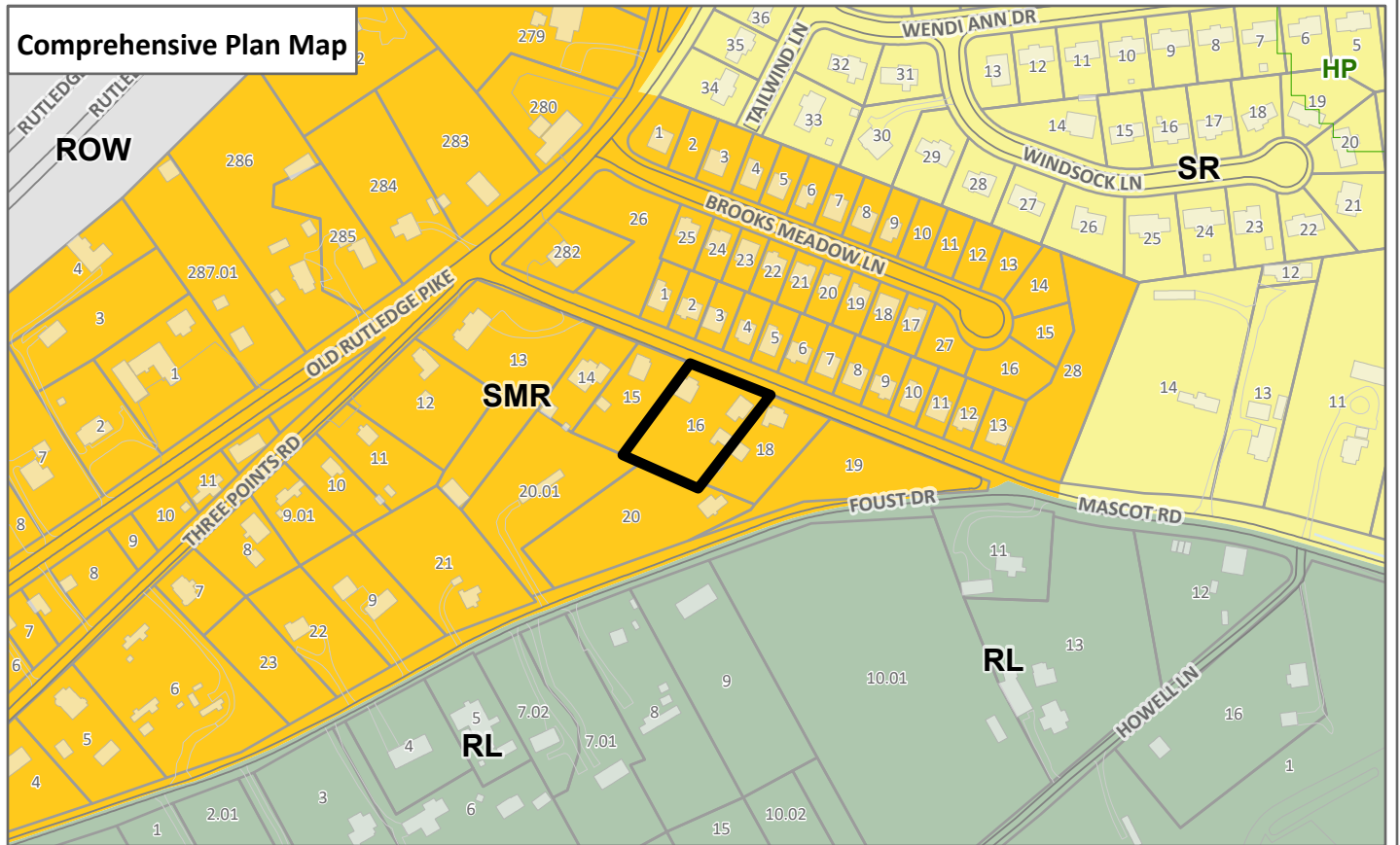
Case boundary



### Zoning Map



### Comprehensive Plan Map

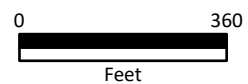


### EXHIBIT A, CONTEXTUAL MAPS

4-F-26-RZ



Case boundary



Existing Land Use Map

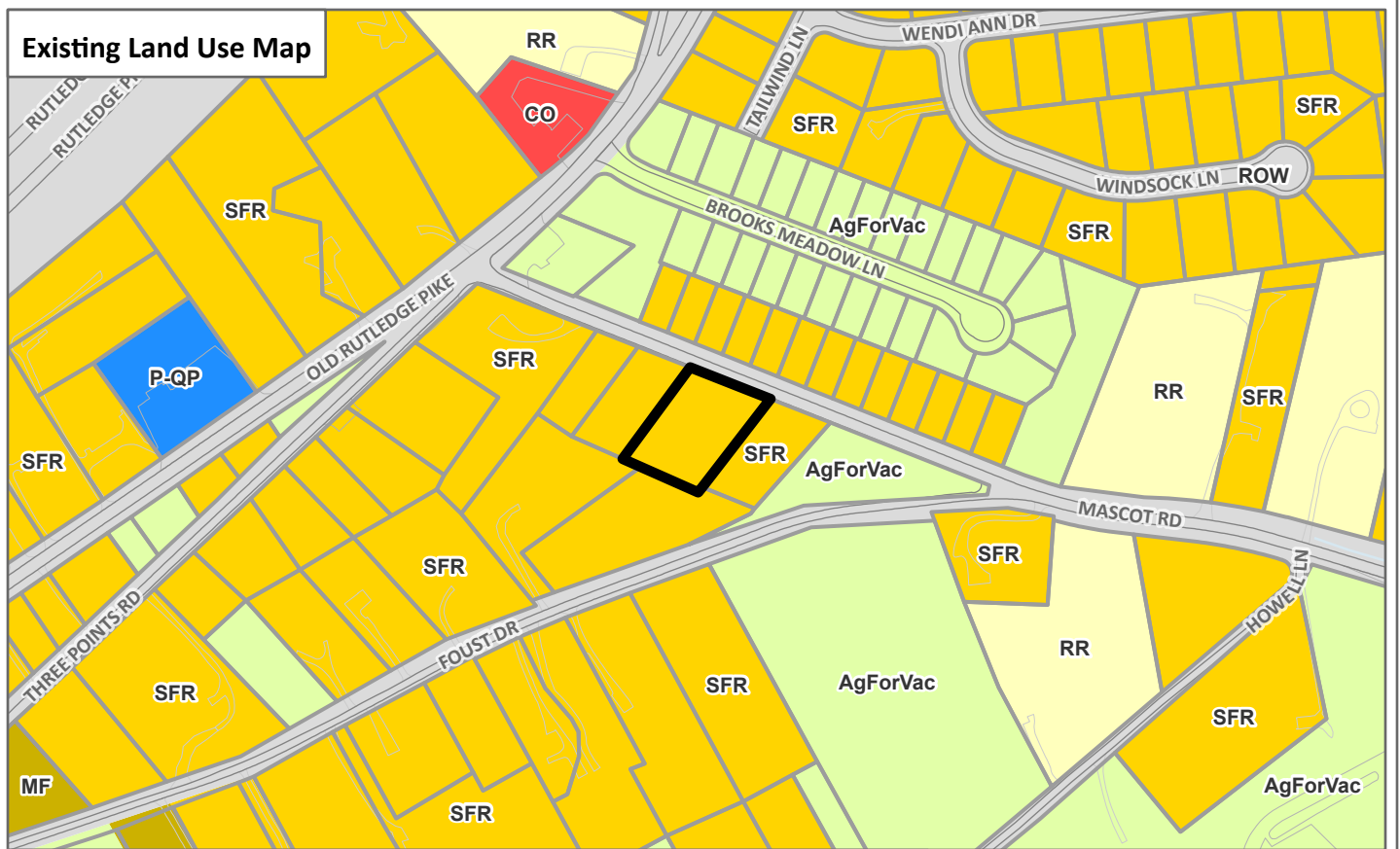
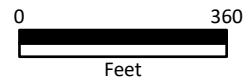


EXHIBIT A, CONTEXTUAL MAPS

4-F-26-RZ



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.**

03/28/2026

Date to be Posted

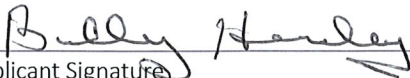
04/11/2026

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

BILLY R. HENSLEY  
Applicant Name

2-05-26  
Date

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**Item No.**

**File No.**

---

**33. BILLY R HENSLEY**

**4-F-26-RZ**

8616, 8618 Mascot Road / Parcel ID 051DB016, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) 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:**  
LOKR0500107  
**Order Status:**  
Submitted  
**Classification:**  
Public Notices  
**Package:**  
General Package  
**1 Affidavit:**  
7.50  
**Total payment:**  
178.02  
**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**  
April 14, 2026 12:42:32 PM EDT  
**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

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4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

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4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
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**This case is scheduled to be heard by County Commission on **May 11, 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-18297**

**3-A-26-RZ**

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

Meeting Date: 04/29/2026  
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. (DEFERRED FROM APRIL BY MAJORITY VOTE OF COMMISSION)**  
*(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.

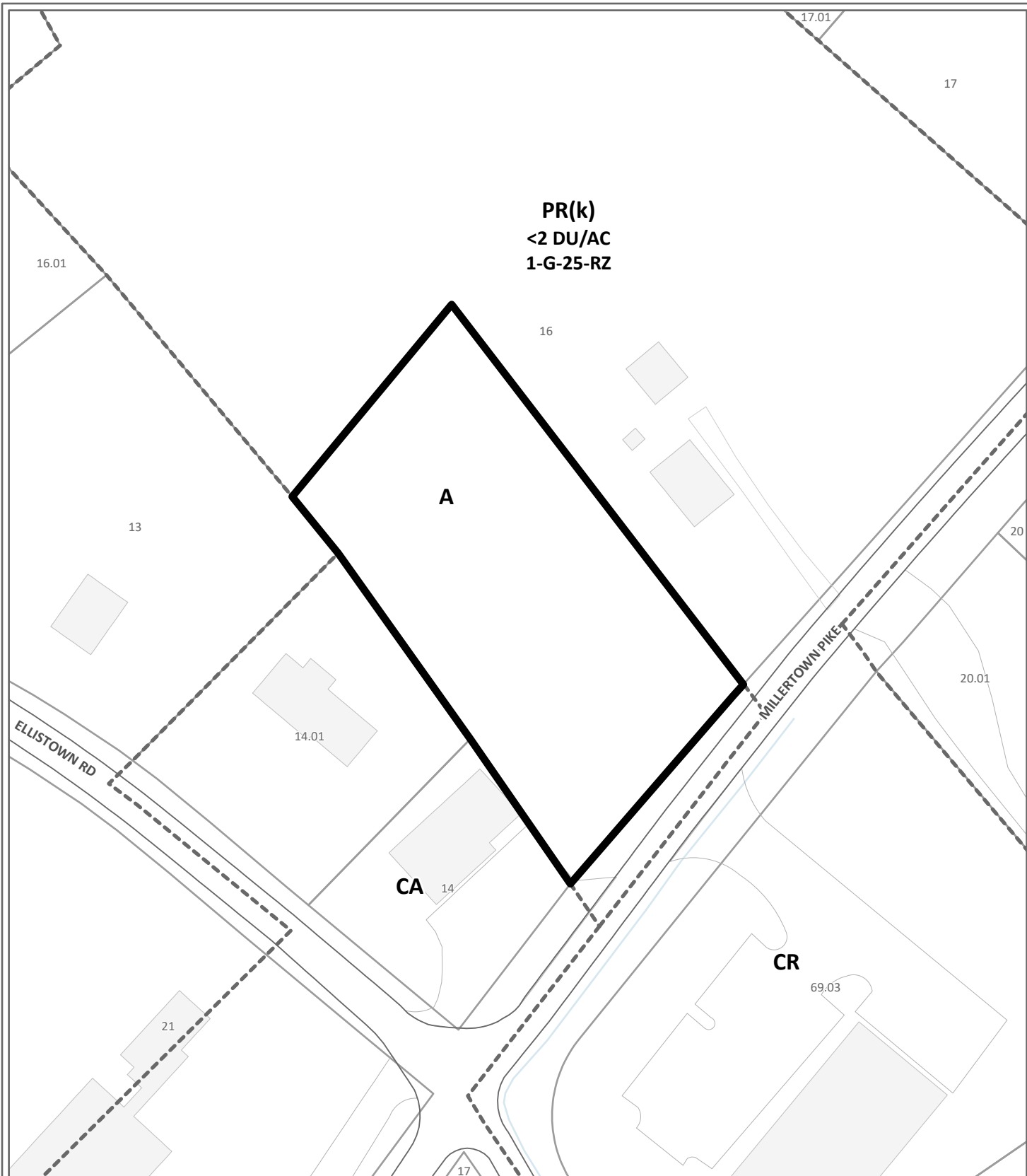
1. The subject property is designated RCC (Rural Crossroads Commercial) on the Future Land Use Map. The RCC place type is intended to provide rural communities with goods and services that meet day-to-day and agricultural needs. The CR zone is directly related to the RCC place type.
2. The RCC place 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**

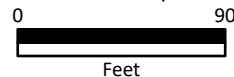


**From:** A (Agricultural)

**To:** CR (Rural Commercial)

**Map No:** 51

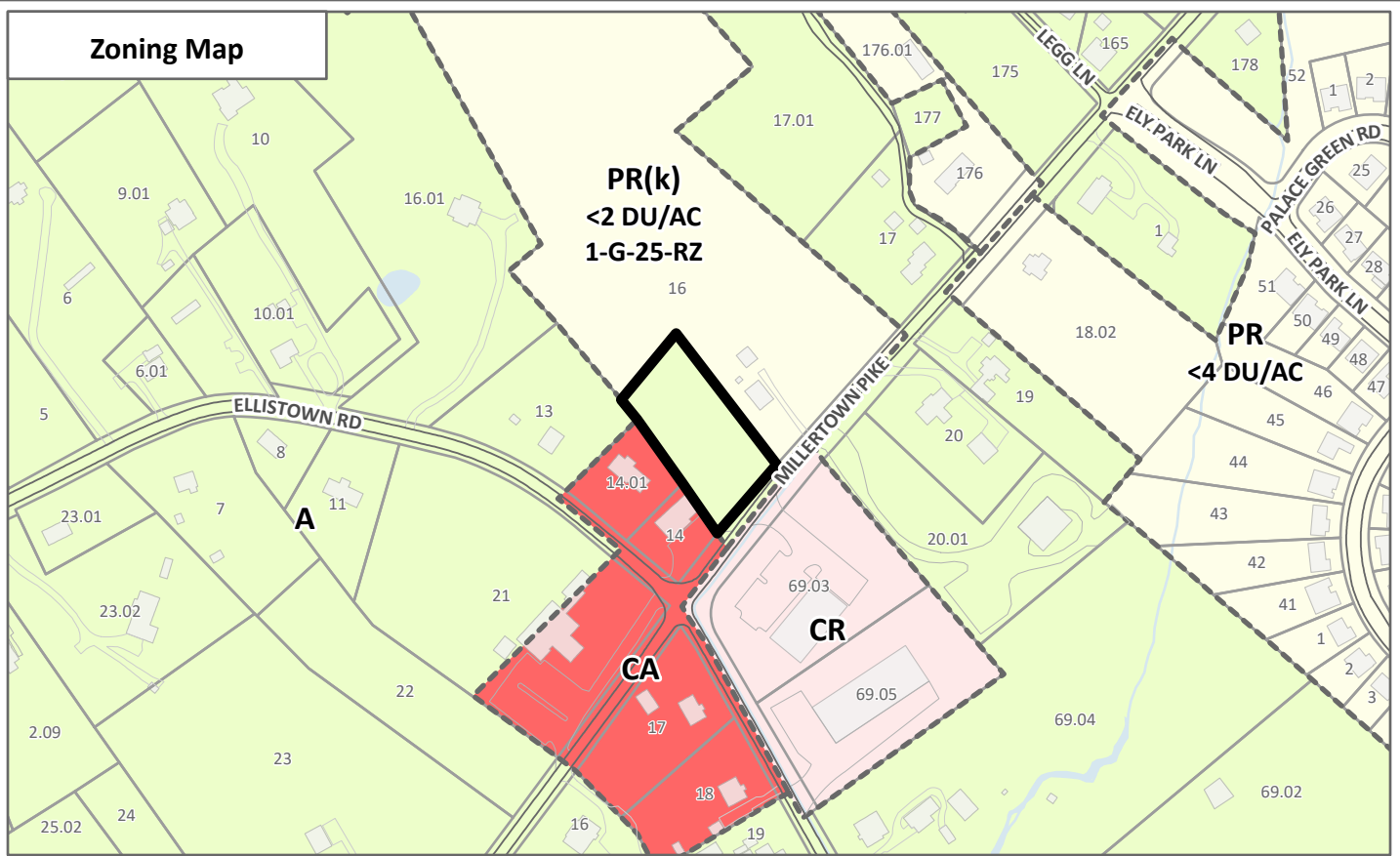
**Jurisdiction:** County



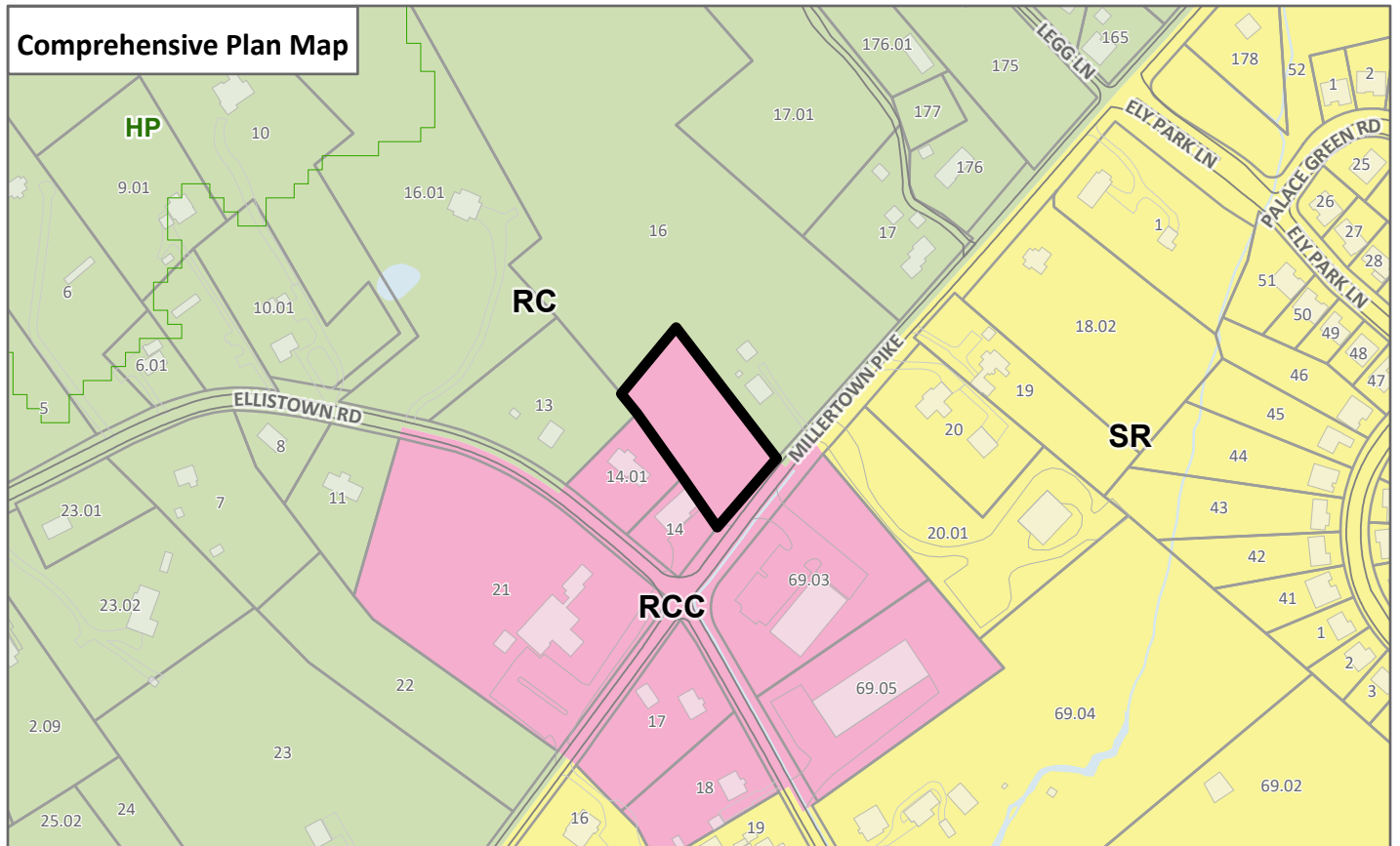
**Original Print Date:** 1/28/2026

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

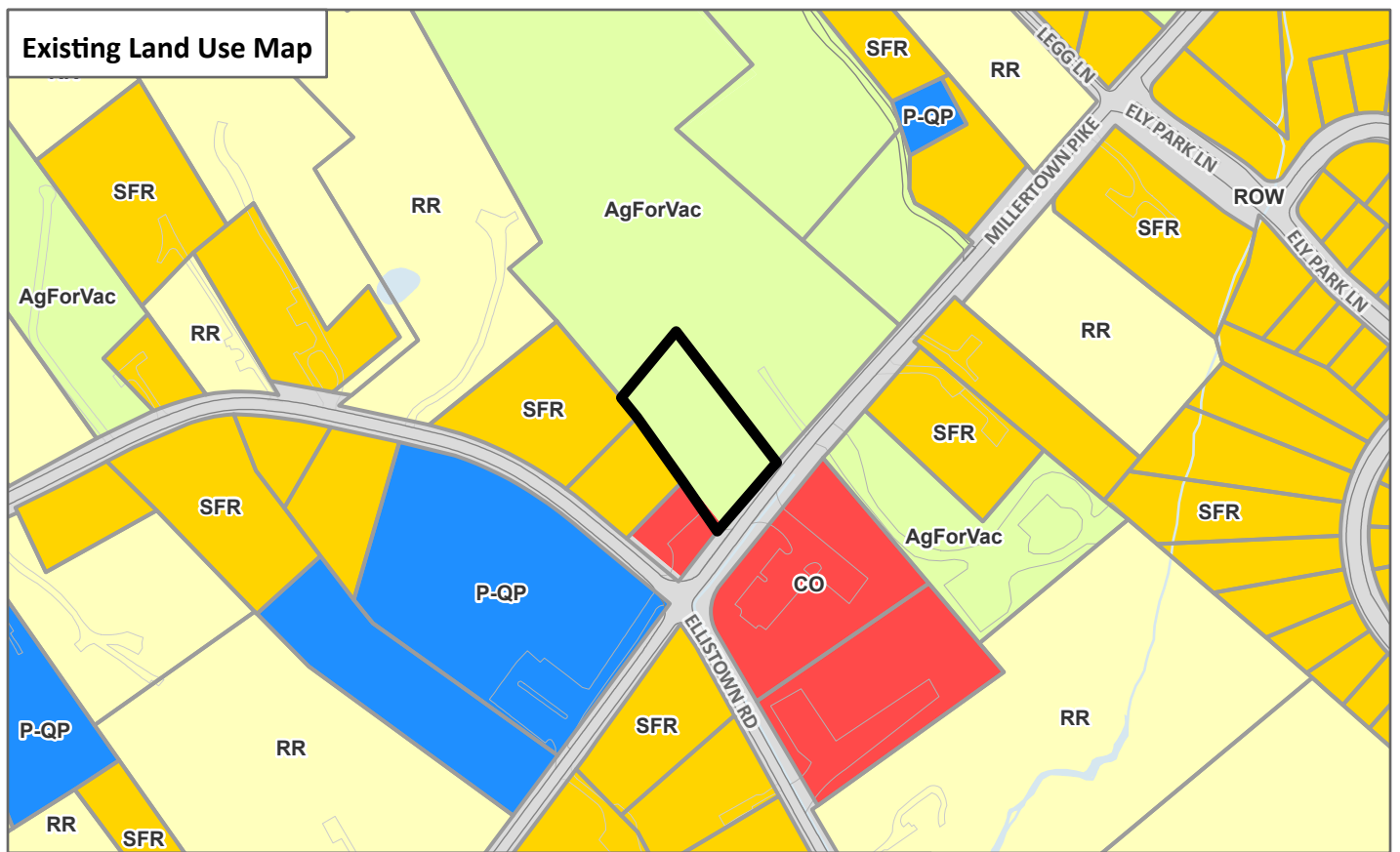
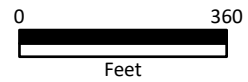


EXHIBIT A, CONTEXTUAL MAPS

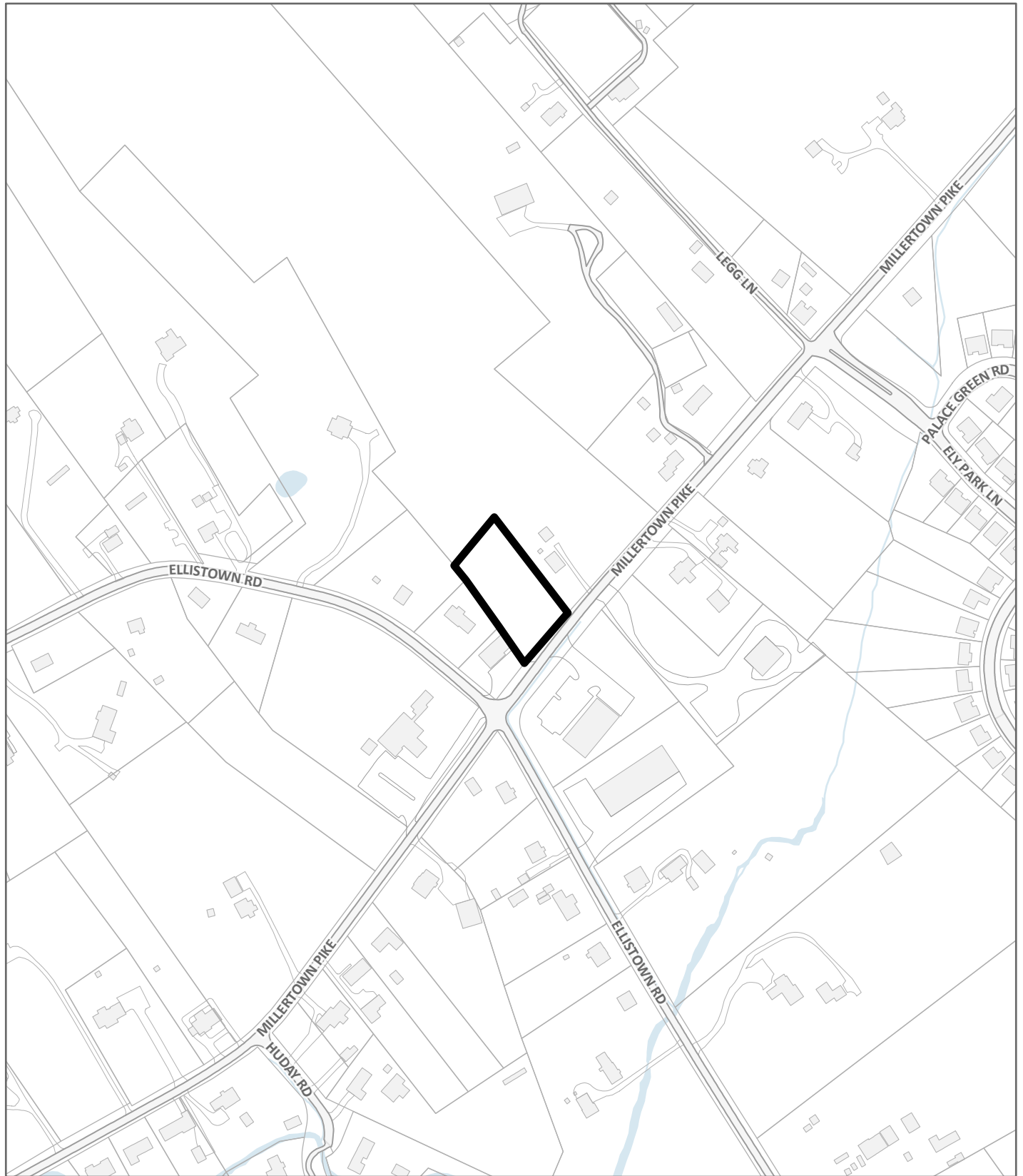
3-A-26-RZ



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**3-A-26-RZ**



Case boundary



# Exhibit A. Contextual Images



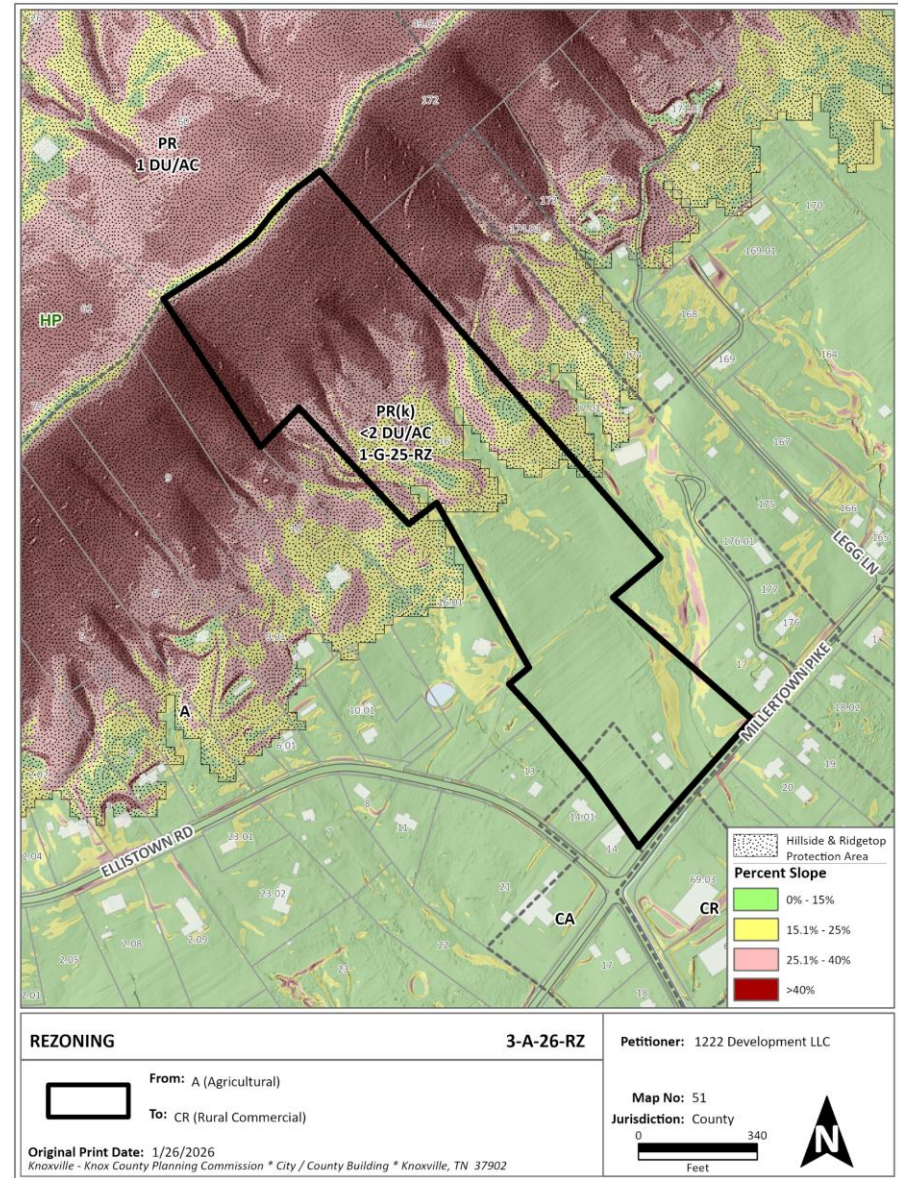
## AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>22.68</b>		
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			
<b>Hillside Protection (HP) Area</b>	12.49	Recommended disturbance budget within HP Area (acres)	<b>2.93</b>
		Percent of HP Area	<b>23.5%</b>



# 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### REZONINGS

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 (May Preliminary Agenda)**

Meeting Date: 04/29/2026  
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 APRIL AT REQUEST OF APPLICANT)** *(Previously Deferred from March to April at Request of Applicant)*  
*(Commission District 8)*

---

**Attachments**

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

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**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)

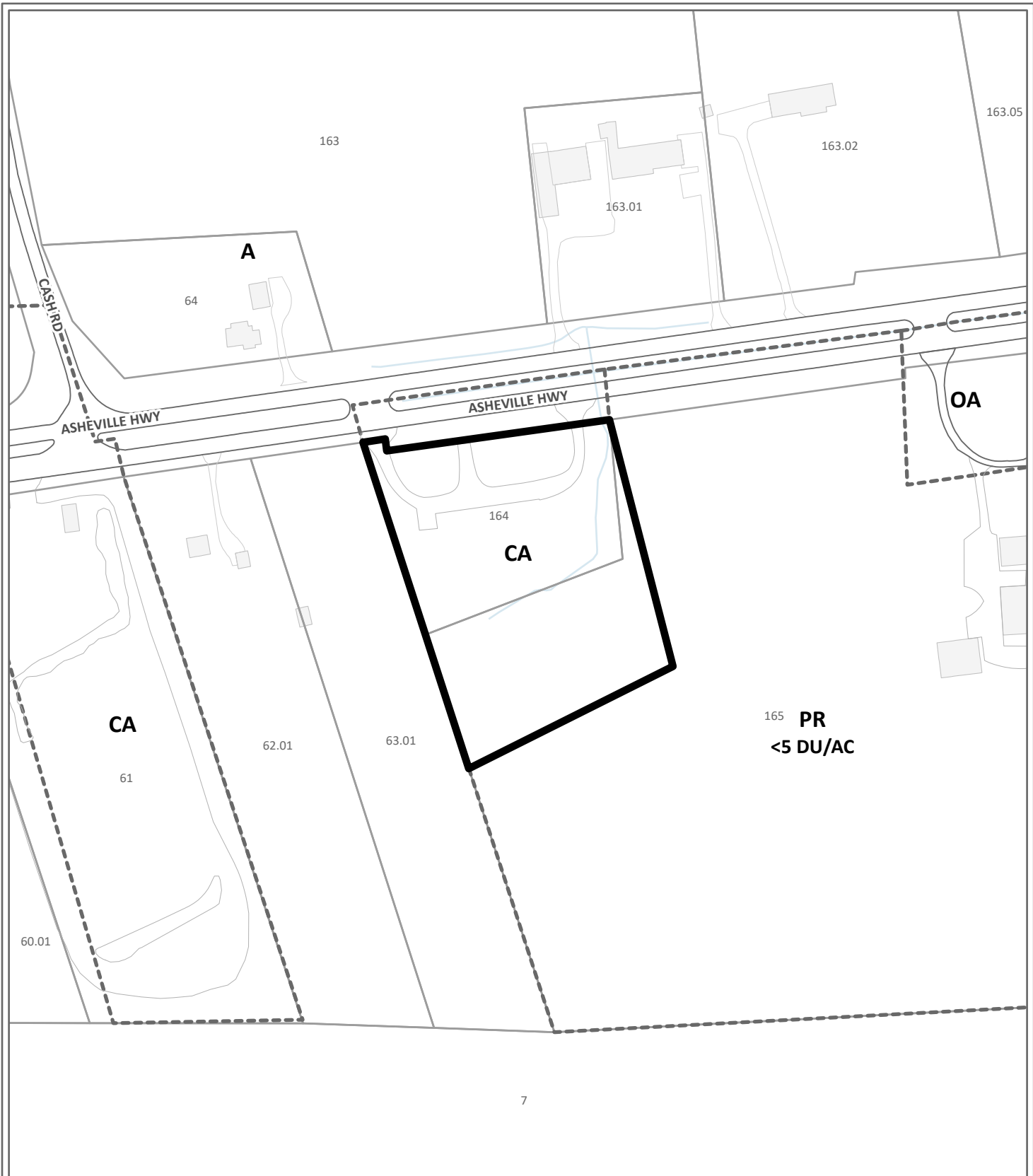
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

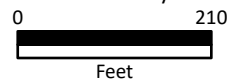


**From:** CA (General Business)

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

**Map No:** 62

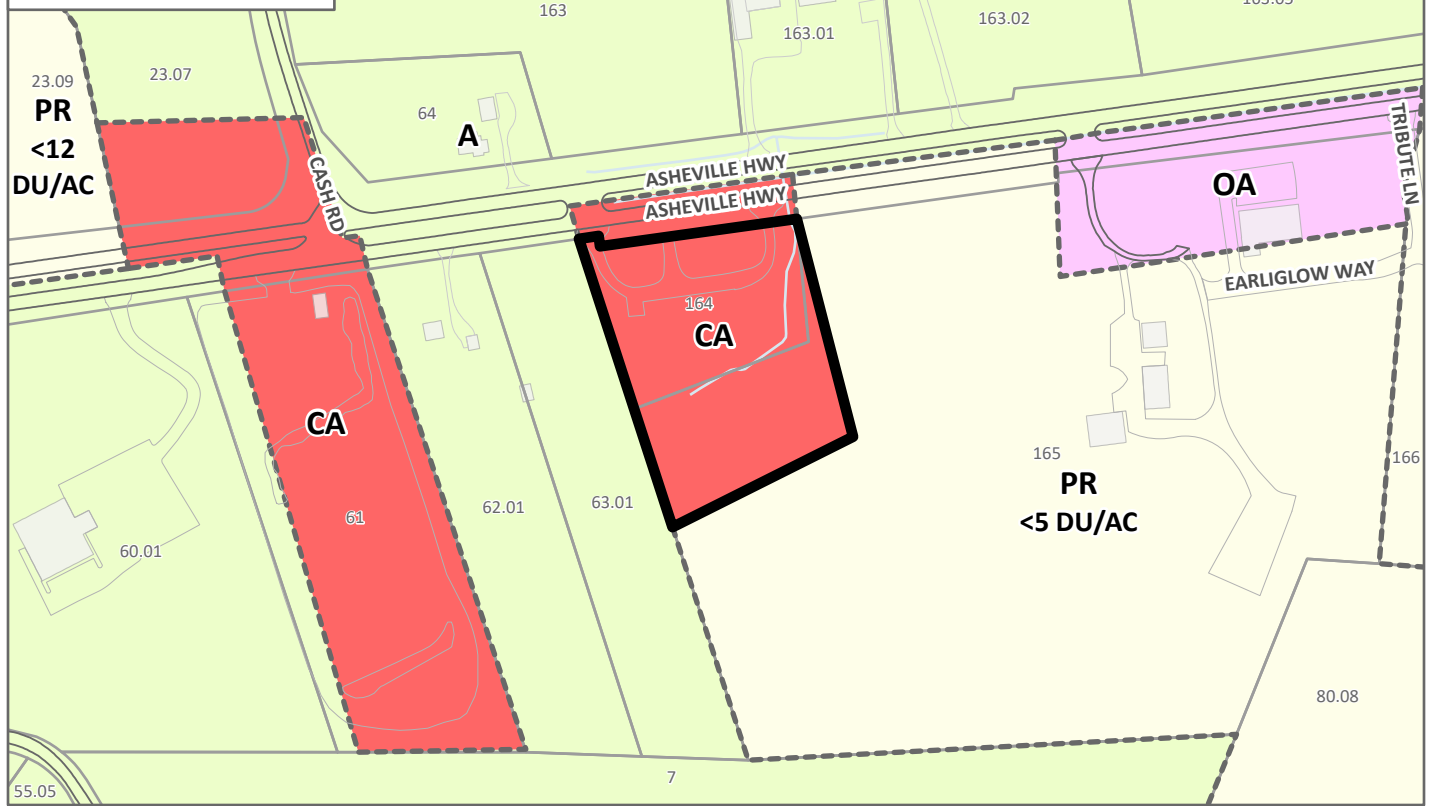
**Jurisdiction:** County



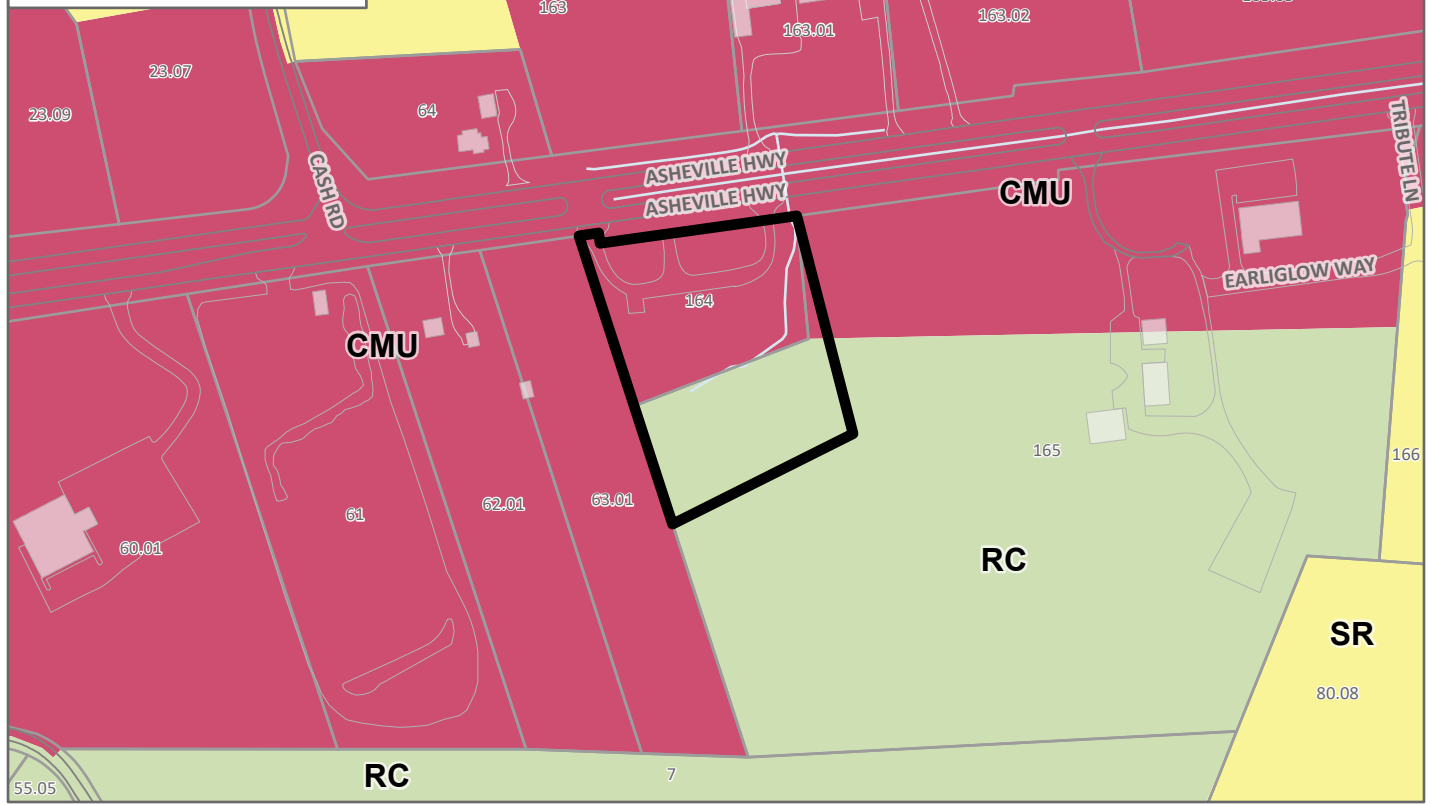
**Original Print Date:** 1/8/2026

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

### Zoning Map



### Comprehensive Plan Map

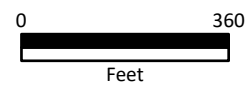


### EXHIBIT A, CONTEXTUAL MAPS

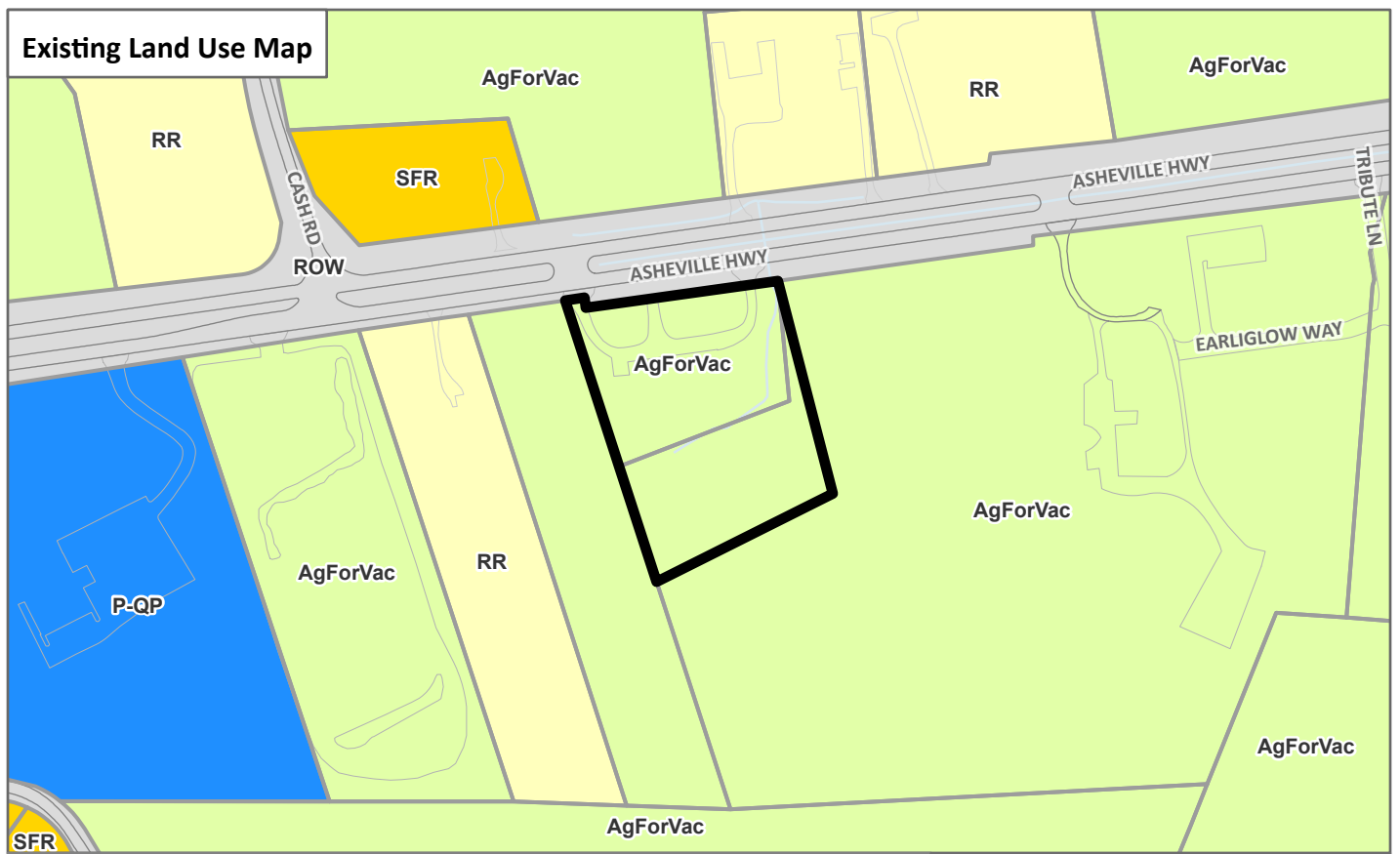
2-E-26-RZ



Case boundary



**Existing Land Use Map**

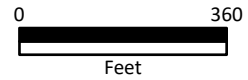


**EXHIBIT A, CONTEXTUAL MAPS**

**2-E-26-RZ**



Case boundary



# Exhibit A. Contextual Images



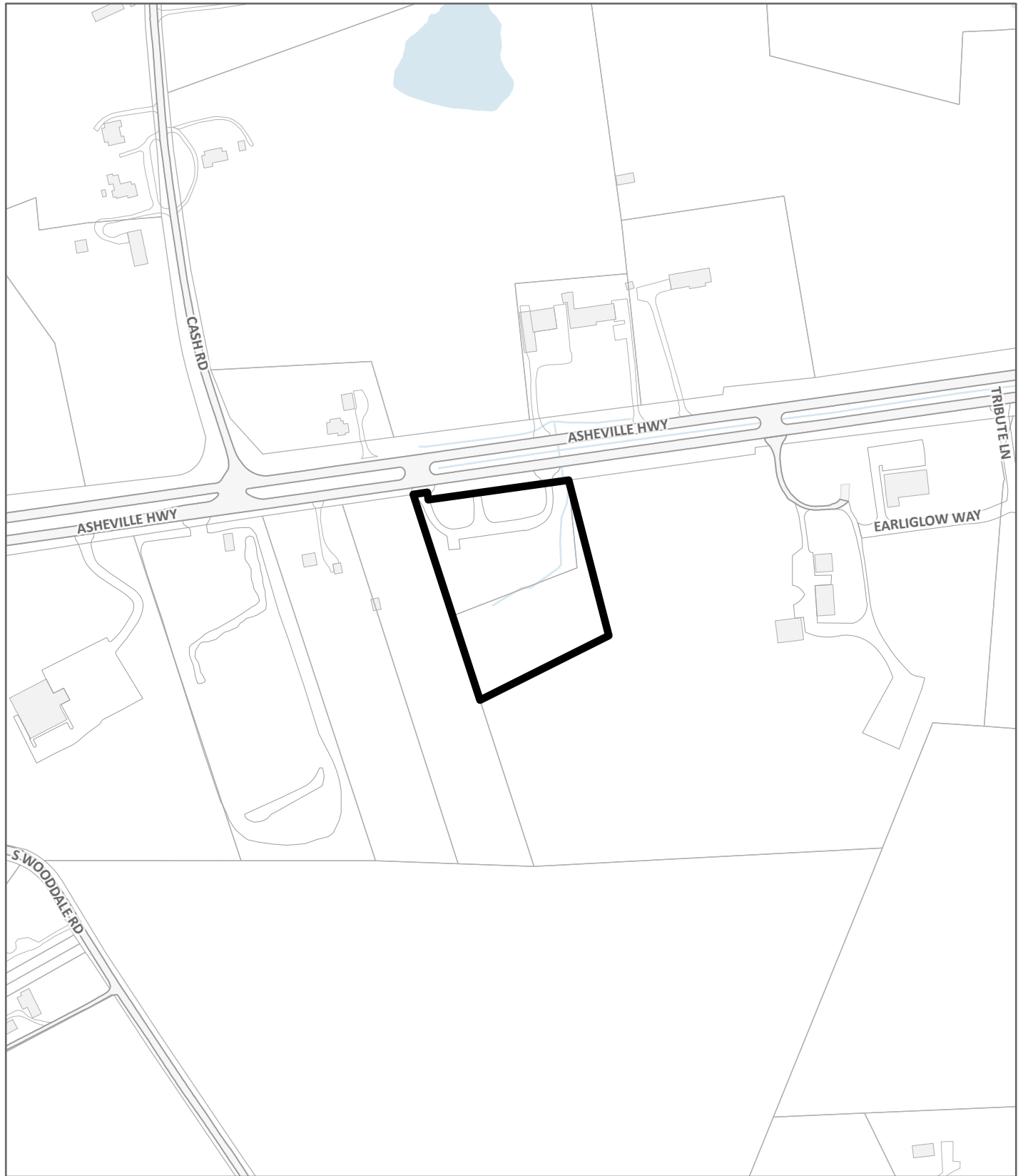
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

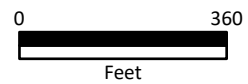


**LOCATION MAP**

**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.

## 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

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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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **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

[Privacy Policy](#) | [Terms of Service](#)

[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.**

Defer to  
April

**Drucilla Stills**

---

**From:** Drew Staten [REDACTED]  
**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  
[REDACTED]

*Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.*

>>>CAUTION<<<

This message originates outside of the Knox County email system. Use caution if this message contains attachments, links or requests for information.



Defer to  
may

**Drucilla Stills**

**From:** Drew Staten <drew.staten2019@gmail.com>  
**Sent:** Friday, April 17, 2026 11:54 AM  
**To:** Commission  
**Cc:** Scott Davis  
**Subject:** [External]Re: [External]Knox County Commission Agenda Item 2-E-26-RZ

Drucilla,

We hope you have had a great week and that this finds you well. We respectfully request a postponement to the next County Commission Zoning Meeting (5/11/2026) for agenda item 2-E-26-RZ.

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

Thank you,



Drew Staten  
(865) 659-7311

*Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.*

On Mon, Mar 16, 2026 at 9:43 AM Commission <[Commission@knoxcounty.org](mailto:Commission@knoxcounty.org)> wrote:

Drew,

I will inform Madam Chair Oster of your request to defer to the April Zoning meeting.

Thank you,

Drucilla

**RLA-18360**

**4-J-26-RZ**

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

Meeting Date: 04/29/2026  
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 Linda Shown for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 1515 Tipton Station Road / Parcel ID 137 059 (partial). **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area, by a vote of 12-0.**  
*(Commission District 9)*

---

**Attachments**

Linda Shown 4-J-26-RZ

---

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

4/14/2026 01:31 PM

FILE NUMBER: 4-J-26-RZ

*APPLICANT:* LINDA SHOWN

*APPLICANT'S REQUEST:* REZONING

*FROM:* A (Agricultural)

*TO:* CN (Neighborhood Commercial)

*COMM. RECOMMENDATION:* **Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.**

*COMMISSION VOTE COUNT:* 12-0

*LOCATION:* 1515 TIPTON STATION RD / Parcel ID 137 059 (PARTIAL)

*ACREAGE:* 0.65 acres

*DISTRICT:* Commission District 9

*PLACE TYPE:* RCC (Rural Crossroads Commercial)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Linda G. Shown  
918 Tipton Station Rd  
Knoxville, TN 37920

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Comp. Plan?* Yes, CN (Neighborhood Commercial) is partially related to the RCC (Rural Crossroads Commercial) place type.

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

# REZONING REPORT

▶ **FILE #:** 4-J-26-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** LINDA SHOWN

OWNER(S): Linda G. Shown

TAX ID NUMBER: 137 059 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1515 TIPTON STATION RD

▶ **LOCATION:** North side of Tipton Station Rd, northeast of Neubert Springs Rd

▶ **APPX. SIZE OF TRACT:** 0.65 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector with 20-22 ft of pavement width within a right-of-way width that varies from 40-109 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

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

▶ **REQUESTED ZONING:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Rural Residential

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

HISTORY OF ZONING: None noted.

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

South: Rural residential - CA (General Business)

East: Single family residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features single family houses on large lots interspersed with forested, undeveloped tracts and agricultural fields. South Doyle High School lies 0.8 miles to the southwest, and there is a small market across the street from the subject property. A large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway is 0.3 miles to the northwest.

**STAFF RECOMMENDATION:**

▶ **Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.**

**COMMENTS:**

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

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

1. This request to rezone the .65-acre portion of 1508 Tipton Station Road that's on the north side of the street from A (Agricultural) to CN (Neighborhood Commercial) is consistent with changing conditions in the area.
2. In 2023, the formerly vacant commercial building at the western corner of Tipton Station Road and Neubert Springs Road was reopened as Farm South, a market storefront featuring local growers, producers, bakers, and artisans to promote the agricultural heritage of the area. This retail establishment provides a catalyst for future service-oriented businesses at this commercial node where CA (General Business) zoning exists. The subject property's broader parcel that lies on the southern side of Tipton Station Road is not included in this rezoning request because it includes CA zoning. It has also been recently cleared and graded to enable future commercial development, per the property owner's intent.
3. This request for a minor extension of a less intensive neighborhood-oriented commercial zone is consistent with changing conditions and development potential at this intersection of two major collector streets.

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

1. The CN zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods.
2. The subject property's location at a commercial intersection near a range of suburban and rural residential properties where small-scale commercial amenities are limited is an ideal location for a neighborhood-oriented commercial rezoning.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses

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

1. Neubert Springs runs through the property and stream buffering requirements will be enforced per Knox County Stormwater Engineering standards. This property is also at an intersection where the access design and location for a new business from the subject property to Tipton Station Road would be evaluated at the time of permitting to ensure traffic safety requirements are being met.
2. With these considerations, no adverse impacts are anticipated to occur. The CN zone is intended to accommodate small-scale development that suits the physical constraints of the site.

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:

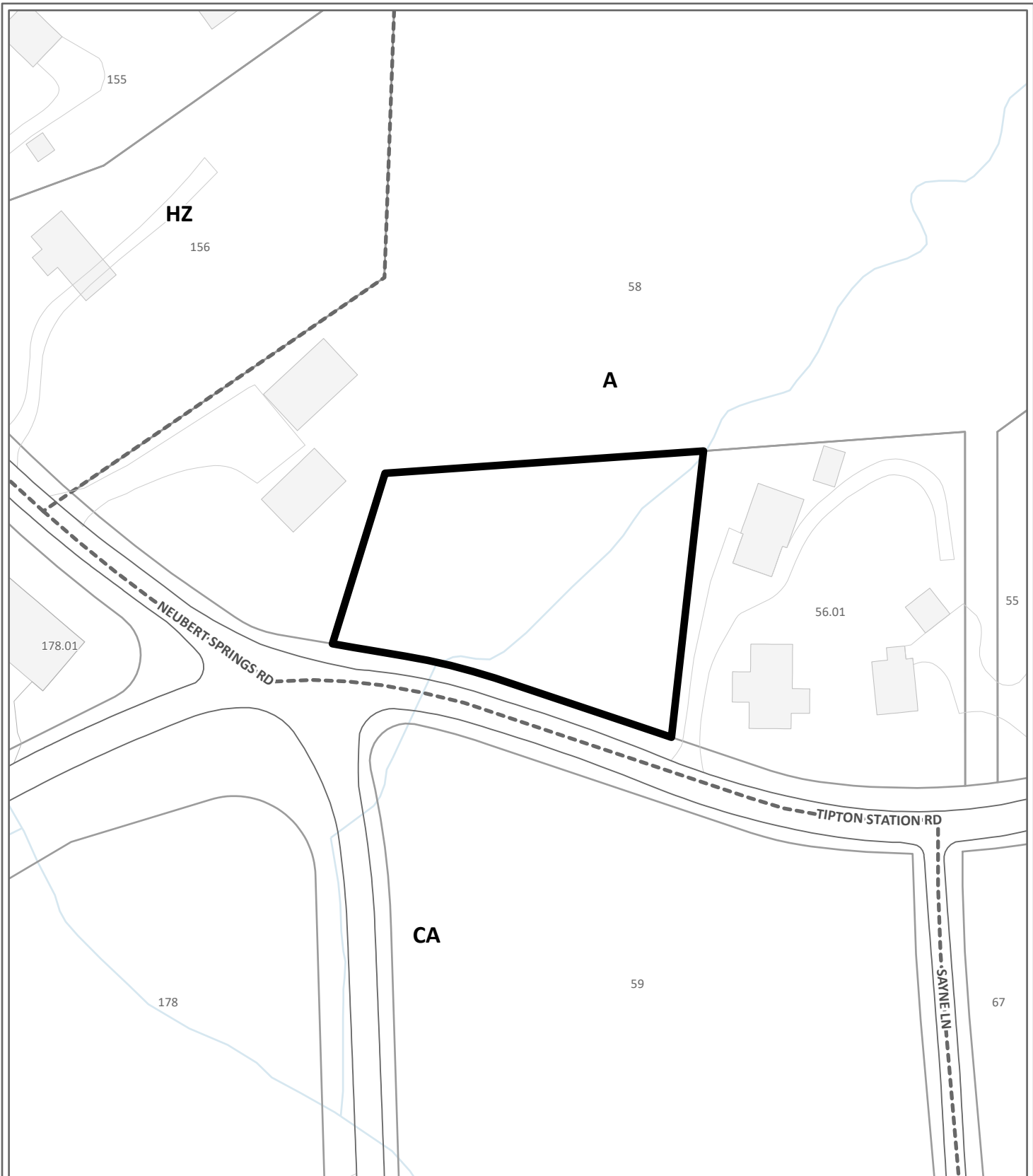
1. The CN zone is partially related to the RCC (Rural Crossroads Commercial) place type, which is intended for small commercial nodes occurring at intersections within rural areas. The CN zone here meets the review criteria for partially related zones by being consistent with the commercial primary use of the RCC place type and being compatible with the current CA zoning around this node.
2. A CN rezoning is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-J-26-RZ**

**Petitioner:** Linda Shown

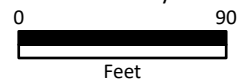


**From:** A (Agricultural)

**To:** CN (Neighborhood Commercial)

**Map No:** 137

**Jurisdiction:** County



**Original Print Date:** 3/9/2026

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

# Exhibit A. Contextual Images



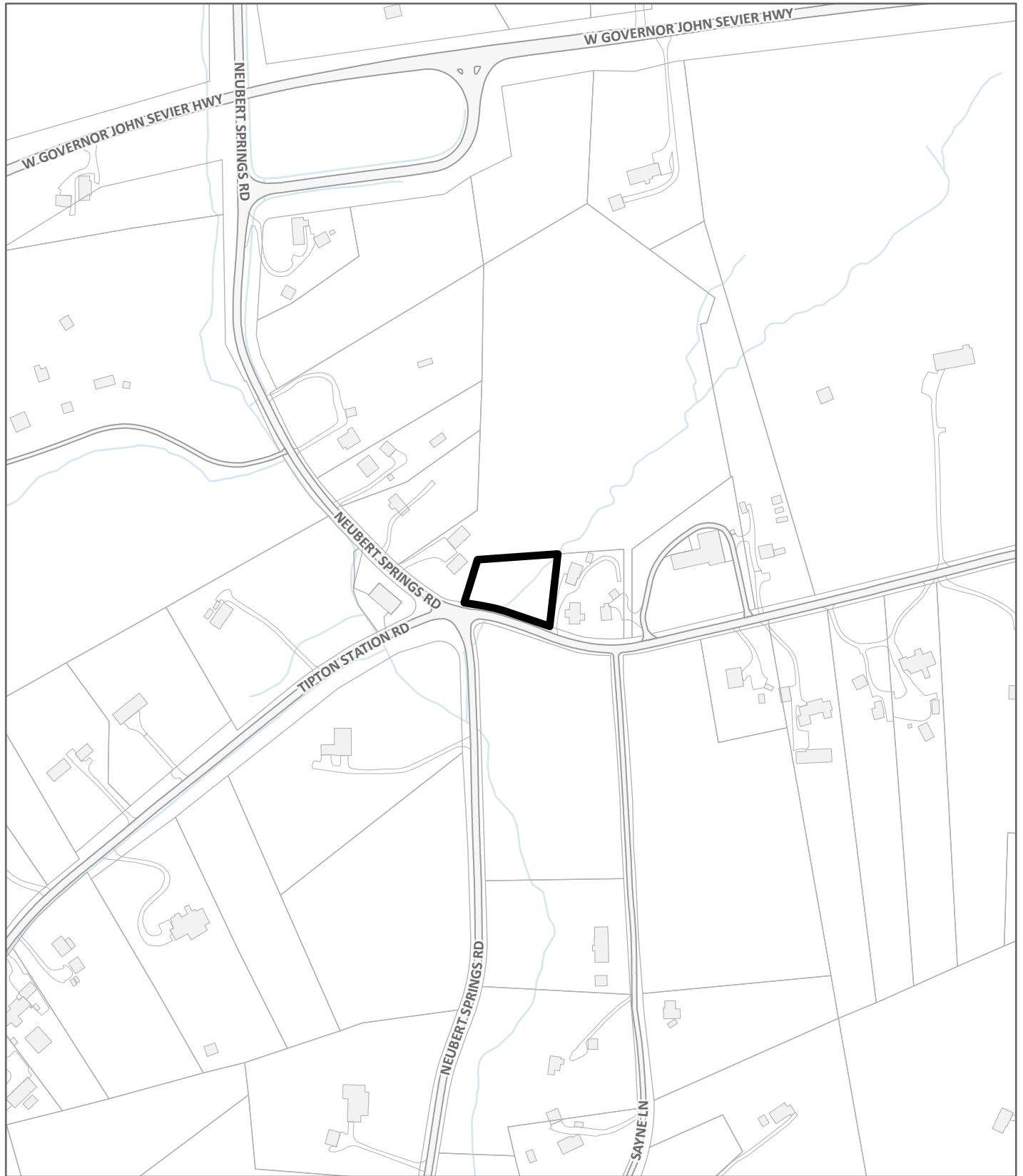
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

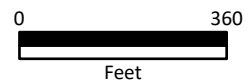


**LOCATION MAP**

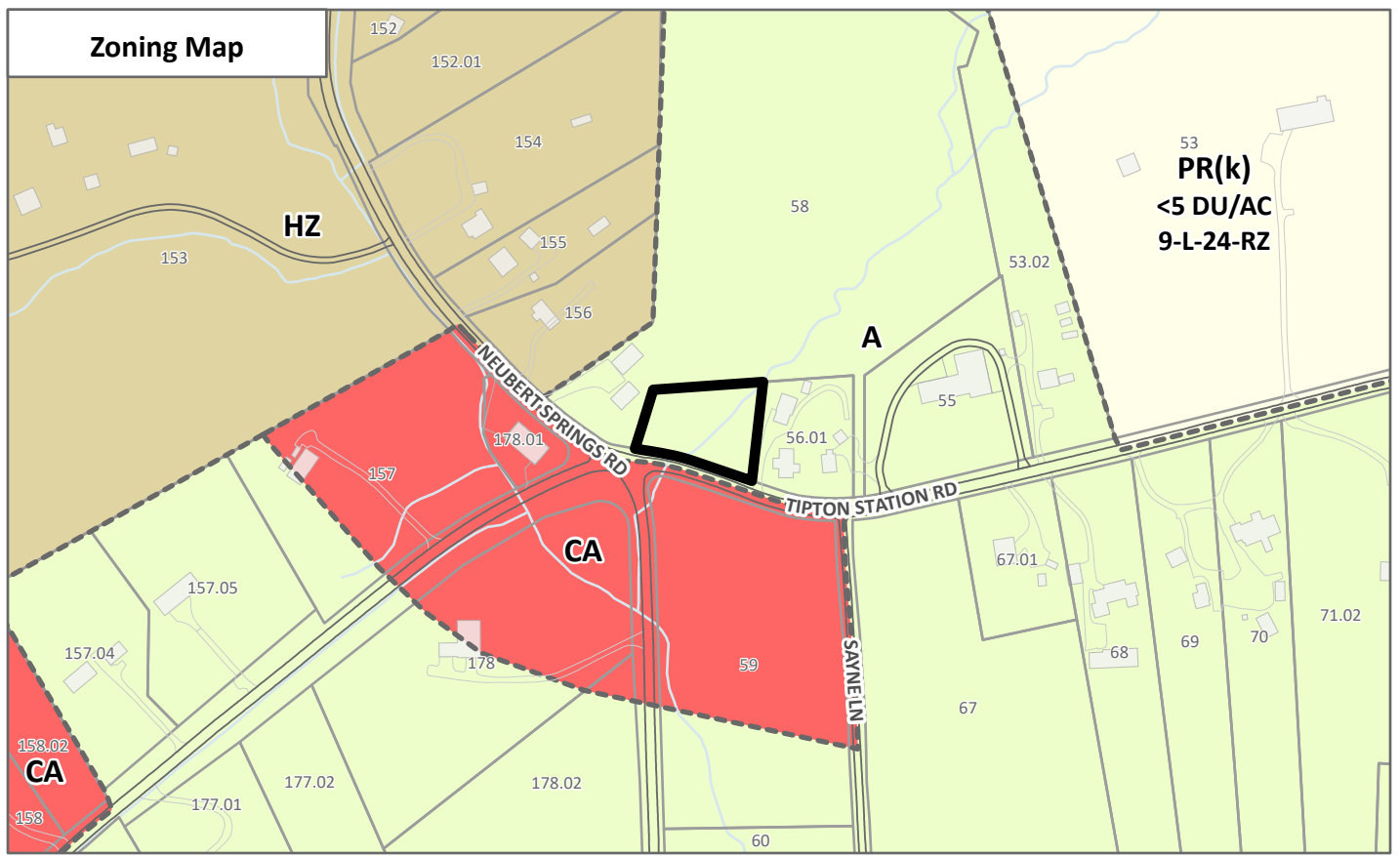
**4-J-26-RZ**



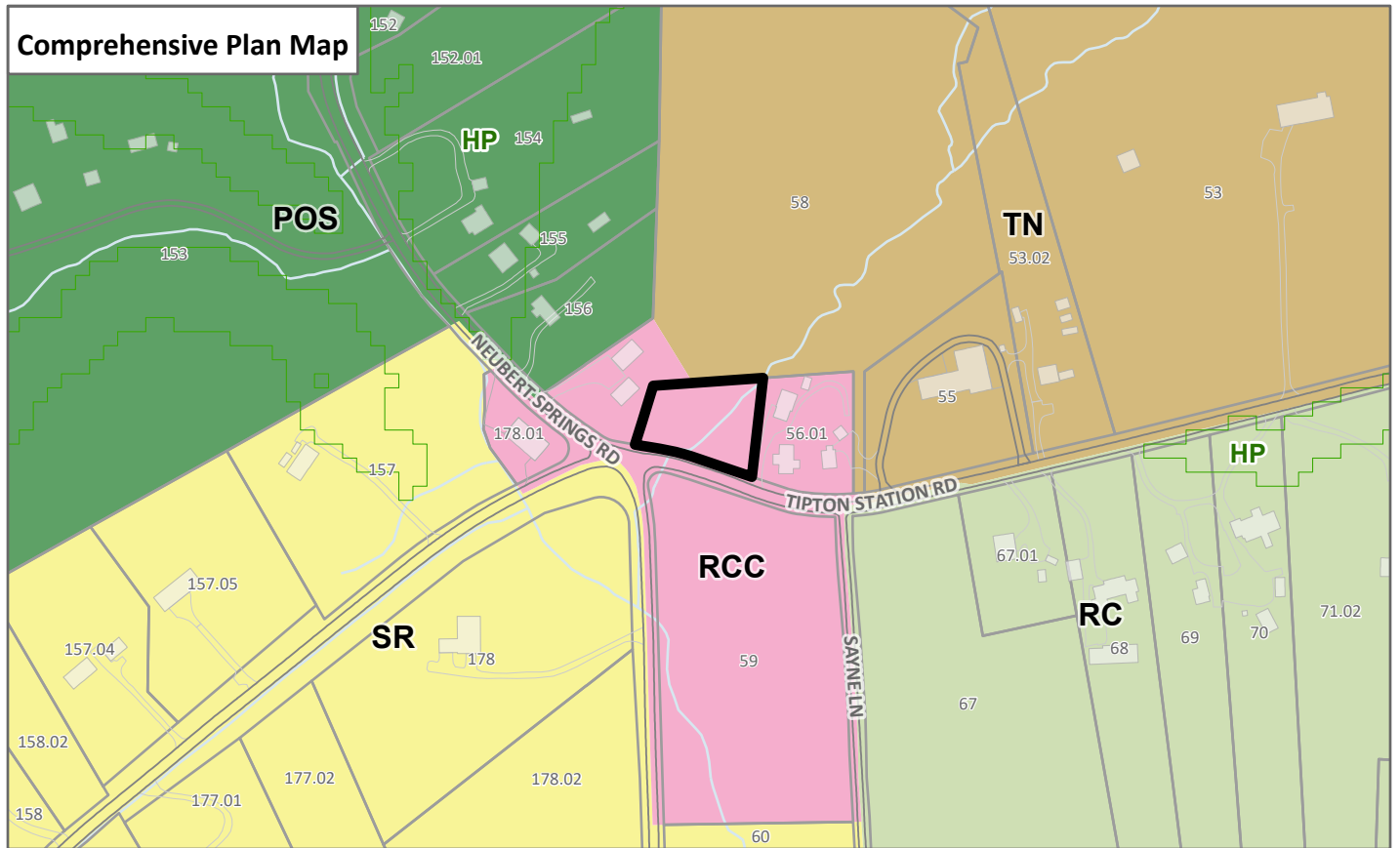
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

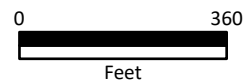


**EXHIBIT A, CONTEXTUAL MAPS**

**4-J-26-RZ**



Case boundary



Existing Land Use Map

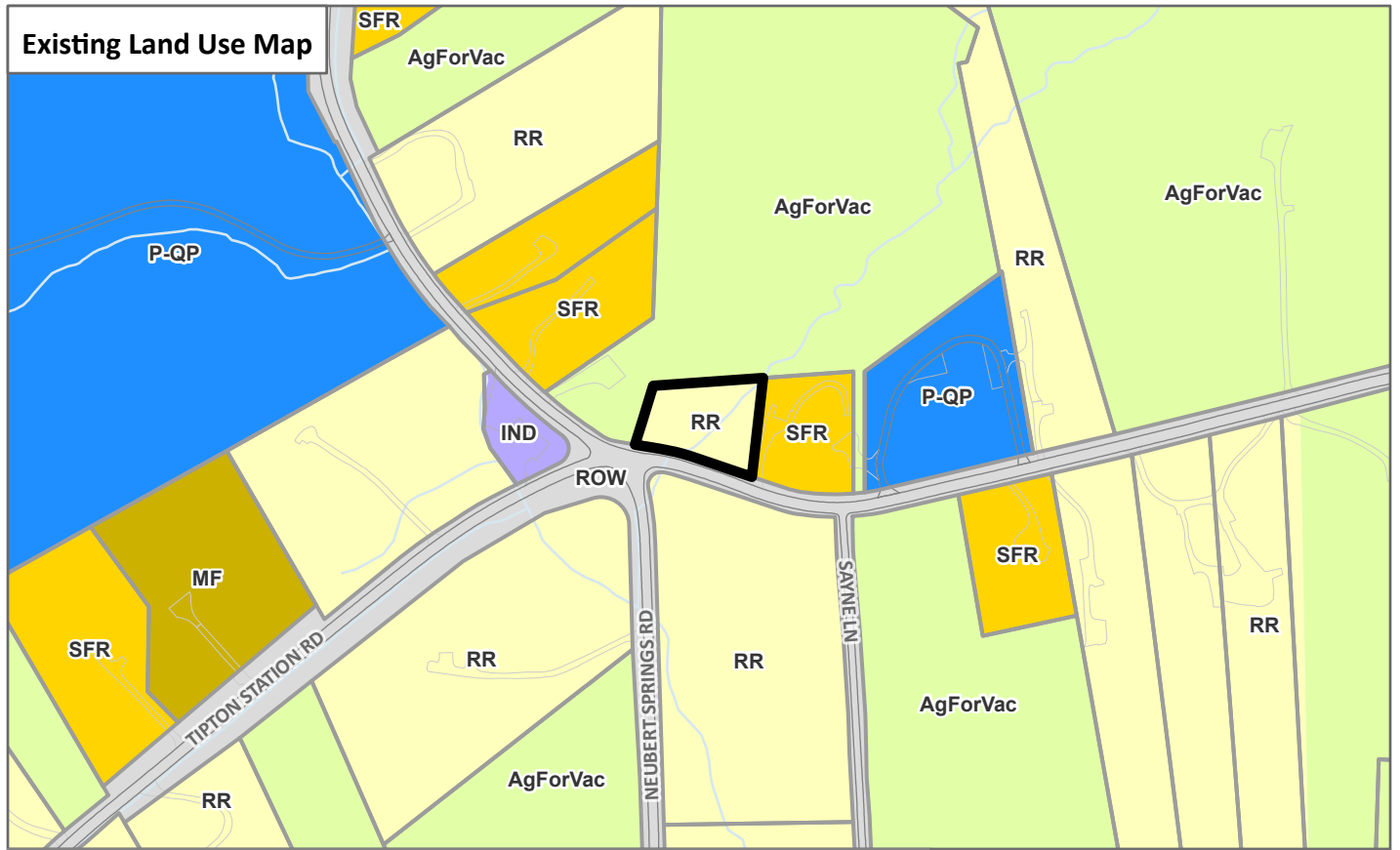
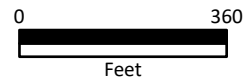


EXHIBIT A, CONTEXTUAL MAPS

4-J-26-RZ



Case boundary



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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.*

03/28/2026

04/10/2026

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

*Linda G. Shown*

Linda G. Shown

*2/18/26*

Applicant Signature

Applicant Name

Date

April 9, 2026  
Planning Commission meeting

# PUBLIC COMMENTS

## 12 Comments for 4-J-26-RZ and

---

**Jason** (37920), March 21, 2026 at 6:08 AM

I want to oppose this zoning change for this property to allow for commerce and any increase of density noting that this would prove challenging to the already increasing population that has been allowed through zoning. This is supposed to be an agricultural area, and should there be a desire to make a commercial location, not the land east of this location in the Mountain Grove area which is already zoned for such allowing for existing traffic for that purpose. Please do not continue to erode the rural setting our community expects based on existing zoning.

---

**Alvin** (37920), March 26, 2026 at 9:40 AM

Sevier Home Community is a tranquil community of long established residents who have worked to preserve the land for future generations. Given the tremendous development growth allowed less than a quarter of mile away at 1413 Tipton Station Rd & Gov. John Sevier Hwg by this commission for a dense housing development, the infrastructure and safety of all residents in this community is already now in jeopardy. Any further growth would require speed and traffic restrictions on Tipton Station Rd via speed bumps, traffic lights, and more police protection. Given this commission had vision to restricted Tipton Station Road access to the development property at 1413 Tipton Station Rd, please don't turn around and undermine this vision by now allowing more development in this pristine rural community.

---

**Martha** (37920), March 27, 2026 at 8:57 PM

I am writing to ask you to turn down rezoning for the proposal.

I own property near this and fear this would be detrimental to our family community!

I ask you consider the school system and road infrastructure before approving such additional rezoning.

We encourage growth, just in areas that can perhaps adapt to increased growth better. The areas further down Chapman where current vacant lots and buildings are would be more appropriate.

---

**Brian** (37920), March 31, 2026 at 1:14 AM

Please see the attached PDF for comments I would like to share related to 1515 Tipton Station. Thank you for the opportunity to comment.

[View Attachment](#)

---

**Paul** (37920), March 31, 2026 at 7:52 AM

I am against the zoning change for this small tract of land for a couple of reasons.

First, the change from Ag to NC would change the appearance of that side of Tipton Station. This is a small wedge shaped piece of property located in a between small hills near the corner of Tipton Station and Neubert Springs. A commercial building does not have the same appearance as the homes immediately adjacent to both sides of the property. Parking would have to be in front of the business without moving a lot of dirt, again, changing the current landscape of forest the adjoins the open space now.

The second and, in my opinion, more important reason, is the safety of people who may visit the business. The speed limit on Tipton Station at that location is 40 mph. There is a blind curve approximately 50-75 feet to the east of where a parking lot or driveway would be to access Tipton Station or enter the business if customers approach from the west. Customers would have to back onto Tipton Station or pull into the business without knowing what kind of traffic, if any, may be approaching from the east. The traffic that currently move through there includes everything from bicycles to heavy equipment haulers and dump trucks. In fact, if more development are allowed east of the that location, there will be more heavy haulers and dump trucks on Tipton Station.

---

**JOE** (37920), April 6, 2026 at 6:38 PM

WE DO NOT NEED MORE COMMERCIAL DEVELOPMENT!!!! MTN GROVE IS RIGHT UP THE ROAD. IT IS ALREADY HARD ENOUGH TO CROSS THE ROAD AT THIS LOCATION ALREADY! MY VOTE IS NO NO NO NO NO!!!

---

**SUZIE** (37920), April 6, 2026 at 6:42 PM

NO!!! We do not need more development! we cannot support what we have now!

---

**Paul** (37920), April 6, 2026 at 10:18 PM

This is an addition to my previous comment where I did not have pictures and descriptions of Tipton Station Rd. approaching the CN proposed change. The attachment contains these.

[View Attachment](#)

---

**Bradley** (37920), April 6, 2026 at 11:00 PM

I, my family and my neighbors strongly oppose the proposed re-zoning request for 1515 Tipton Station. Our primary concern is the location of this property at a difficult intersection within our community. The intersection of Tipton Station and Neubert Springs already presents challenges, particularly for traffic traveling on Neubert Springs and crossing Tipton Station. The passage from south to north is particularly dangerous as eastbound traffic on Tipton Station can not be easily seen, and commonly approaches downhill, with excessive speed. The proposed site location for rezoning to commercial property would introduce additional traffic difficulties and undesirable confusion. We ask that the planning committee continue to serve our local committee by rejecting this request. Thank you.

---

**Gayla** (37920), April 7, 2026 at 12:06 AM

Please the attached file for my comments. Thank you.

[View Attachment](#)

---

**Paul** (37920), April 9, 2026 at 10:34 AM

This PDF will be used during speaking portion of the planning meeting for case # 4-J-26-RZ.

Thank you.

[View Attachment](#)

---

**Applicant Correspondence**

Submitted during the meeting

Submitted at meeting

[View Attachment](#)

---

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### 35. LINDA SHOWN

4-J-26-RZ

1515 Tipton Station Road / Parcel ID 137 059 (partial),  
 Commission District 9. Rezoning from A (Agricultural) to CN  
 (Neighborhood Commercial).

Speaking:

Linda Shown, 918 Tipton Station Rd., Knoxville, TN  
 Gayla Guignard, 7632 Sayne Ln., Knoxville, TN  
 Paul Jaeger, 7710 Sayne Ln., Knoxville, TN

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.

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

**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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
178.02

**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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

### PREVIEW FOR AD NUMBER LOKR05001070

#### PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on May 11, 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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### **PLAN AMENDMENTS/REZONINGS**

4-F-26-RZ - BILLY R HENSLEY- 8616, 8618 MASCOT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-J-26-RZ - LINDA SHOWN- 1515 TIPTON STATION RD. Proposed rezoning. Planning Commission Action: Approve CN (Neighborhood Commercial)

4-K-26-RZ - ERIC WHITE- 8822 VALGRO RD. Proposed rezoning. Planning Commission Action: Approve LI (Light Industrial)

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4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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-18361**

**4-K-26-RZ**

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

Meeting Date: 04/29/2026  
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 Eric White for rezoning from EC (Employment Center) to LI (Light Industrial). Property located at 8822 Valgro Road / Parcel ID 138 27406. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area, by a vote of 12-0.**  
*(Commission District 9)*

---

**Attachments**

Eric White 4-K-26-RZ

---

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

4/14/2026 01:31 PM

FILE NUMBER: 4-K-26-RZ

*APPLICANT:* ERIC WHITE

*APPLICANT'S REQUEST:* REZONING

*FROM:* EC (Employment Center)

*TO:* LI (Light Industrial)

*COMM. RECOMMENDATION:* **Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area.**

*COMMISSION VOTE COUNT:* 12-0

*LOCATION:* 8822 VALGRO RD / Parcel ID 138 27406

*ACREAGE:* 5.81 acres

*DISTRICT:* Commission District 9

*PLACE TYPE:* RL (Rural Living), BP (Business Park), HP (Hillside Ridgetop Protection)

*COMMISSION HEARING ON:* 4/9/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 3/9/2026

*LEGISLATIVE HEARING ON:* 5/11/2026

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/17/2026

*APPLICANT'S ADDRESS:* Eric White  
214 Apple St  
Seymour, TN 37865

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Comp. Plan?* Yes, LI (Light Industrial) is partially related to the BP (Business Park) place type.

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

# REZONING REPORT

▶ **FILE #:** 4-K-26-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** ERIC WHITE

OWNER(S): Eric White

TAX ID NUMBER: 138 27406

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8822 VALGRO RD

▶ **LOCATION:** Southeast side of Valgro Rd, south of Dry Hollow Rd, east of Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 5.81 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Valgro Road, a private unstriped street with 16-26 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Hinds Creek

▶ **CURRENT ZONING:** EC (Employment Center)

▶ **REQUESTED ZONING:** LI (Light Industrial)

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

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

HISTORY OF ZONING: In 2013 the property was rezoned from LI (Light Industrial) and A (Agricultural) to EC (Employment Center); the applicant requested I (Industrial) (3-D-13-RZ). In 2017 the property was rezoned from EC to A (1-K-17-RZ). In 2018 the property was rezoned from A to EC; the applicant requested LI (12-A-18-RZ).

SURROUNDING LAND USE AND ZONING: North: Industrial - EC (Employment Center), LI (Light Industrial), A (Agricultural)

South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 0.8 du/ac

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 0.8 du/ac

West: Industrial - LI (Light Industrial)

NEIGHBORHOOD CONTEXT: The subject property is located in an active industrial node at the dead end of Valgro Road, roughly 0.5 miles east of Chapman Highway. Surrounding the subject property on the east and south sides is a large, heavily wooded tract of land that is steeply sloped. There are churches, office uses, single family homes, and two-family dwellings to the west near Chapman Highway.

**STAFF RECOMMENDATION:**

- ▶ **Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the 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. The subject property is located in an active industrial node established around the early 1960s that features a mix of manufacturing, assembling, and wholesaling operations.
2. In 2022, the Tennessee Department of Transportation (TDOT) completed a road widening project on Chapman Highway that installed a center turn lane and realigned the intersection of Valgro Road. The segment of Valgro Road between Sevierville Pike and Chapman Highway was moved further south and renamed E Simpson Road. The new E Simpson Road intersection included dedicated left- and right-turn lanes with a striped median to improve roadway safety and traffic flow.
3. In 2024, the Knoxville-Farragut-Knox County Growth Policy Plan was updated to expand the Planned Growth Area based on existing conditions, infrastructure, and trends in land use. The subject property is now included in this expanded area, which was previously designated as Rural.
4. A large, steeply sloped forested tract of land that abuts the east side of the subject property was gifted to Knox County in 2025 for future recreation, open space, and natural habitat preservation, and is not expected to be developed in any manner outside of recreational purposes.

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

1. The LI (Light Industrial) zone is intended to provide for areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. The subject property meets the intent of the LI zone, as it is within an established industrial node that primarily consists of manufacturing, assembling, and wholesaling uses.
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 rezoning would be an extension of the LI zone from the north and west, and it is compatible with the neighboring CB (Business and Manufacturing) and EC (Employment Center) zoning.

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 LI zone has performance standards intended to mitigate impacts on neighboring residentially zoned properties, including increased setbacks, landscape buffering, and exterior lighting requirements (Article 5, Sections 5.60.06-11).
2. The LI zone restricts the range of permitted industrial activities and requires primary operations of all allowable uses, except nurseries, to be conducted within a completely enclosed building. Limited outdoor storage is permitted for materials used in the primary operation or for the finished product of any operation, provided it is completely screened from view from any public right-of-way.
3. The LI zone at this location is not anticipated to negatively impact the surrounding area.

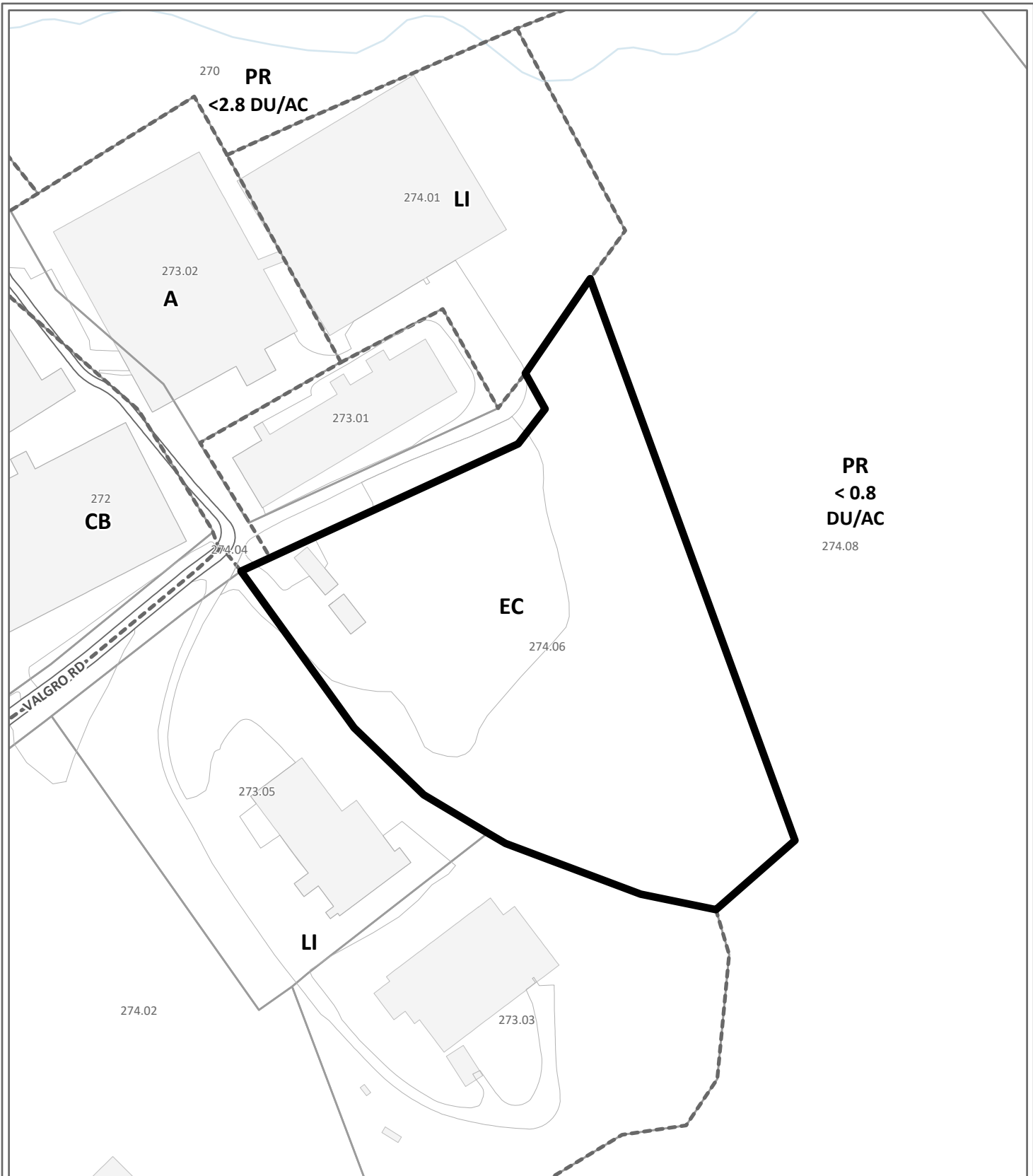
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property has the BP (Business Park) place type on the Future Land Use Map. The BP place type is intended for employment intensive uses that may include corporate office, light industrial, advanced manufacturing, and research and development. The LI zone is partially related to the BP place type and must meet additional review criteria. The proposed rezoning meets the second criterion, as the LI zone is compatible with the LI, EC, and CB zoning of adjacent sites.
2. The LI zone supports the intent of the BP place type, as the allowable uses in the zone align with the recommended land use mix of primarily light industrial and office uses.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 3: Encourage infill and redevelopment of underutilized commercial land. The subject property is currently a vacant and partially wooded lot within an established industrial node with nearby access to Chapman Highway.
4. As previously mentioned, the subject property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and coordinate the action of public and private sectors. The LI zone supports 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 5/11/2026. 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**

**4-K-26-RZ**

**Petitioner:** Eric White

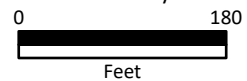


**From:** EC (Employment Center)

**To:** LI (Light Industrial)

**Map No:** 138

**Jurisdiction:** County



**Original Print Date:** 3/9/2026

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

# Exhibit A. Contextual Images



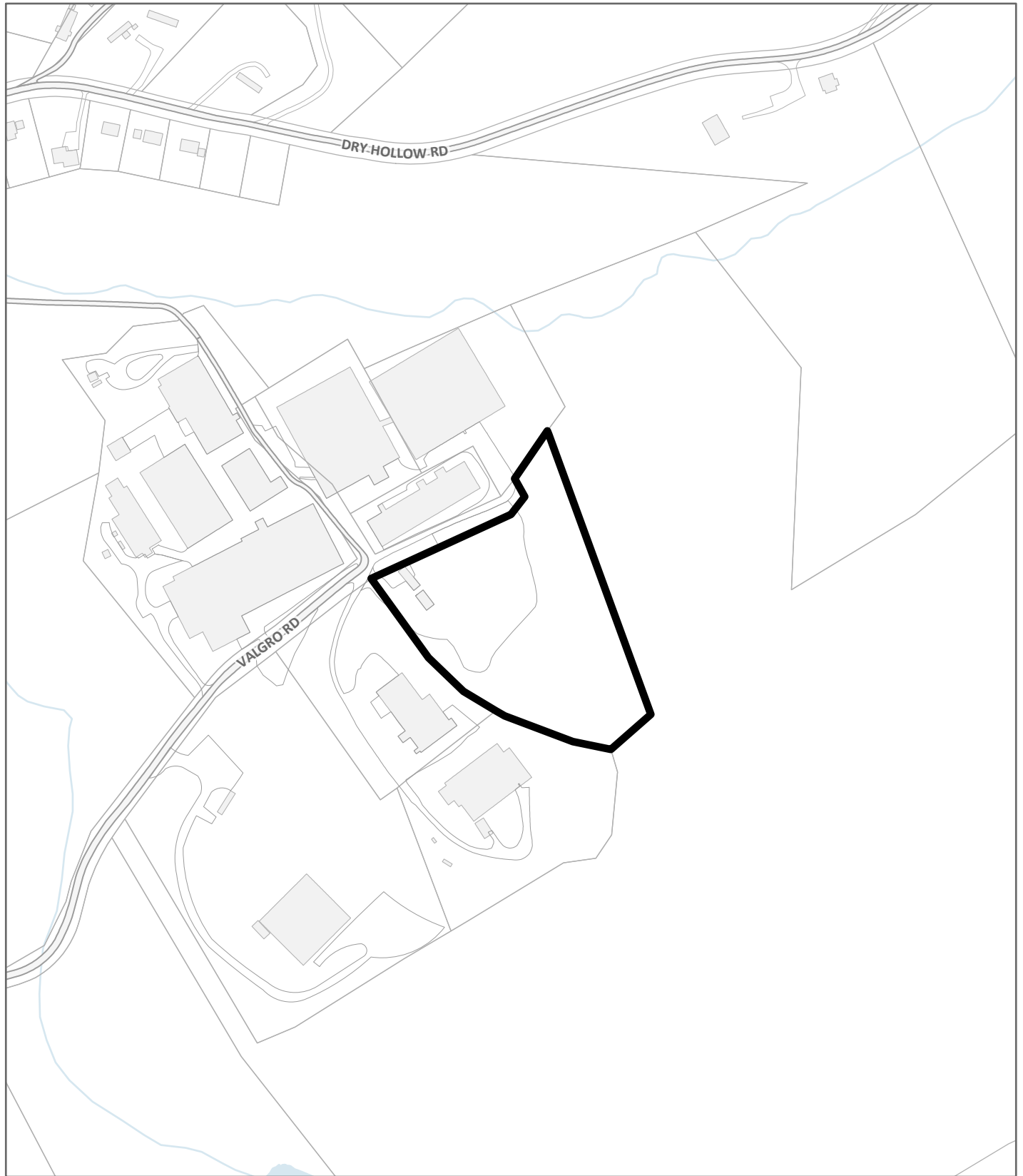
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

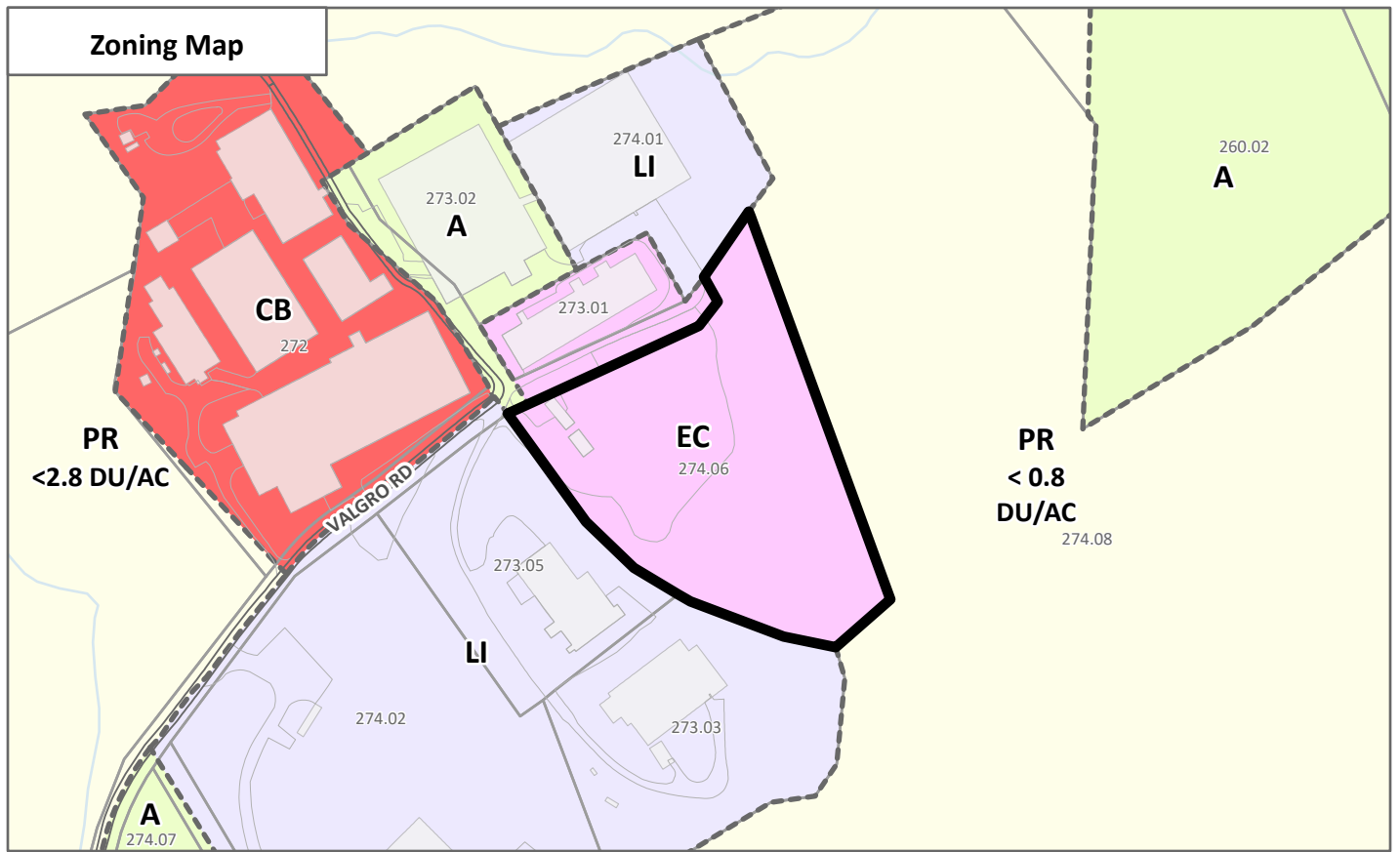
**4-K-26-RZ**



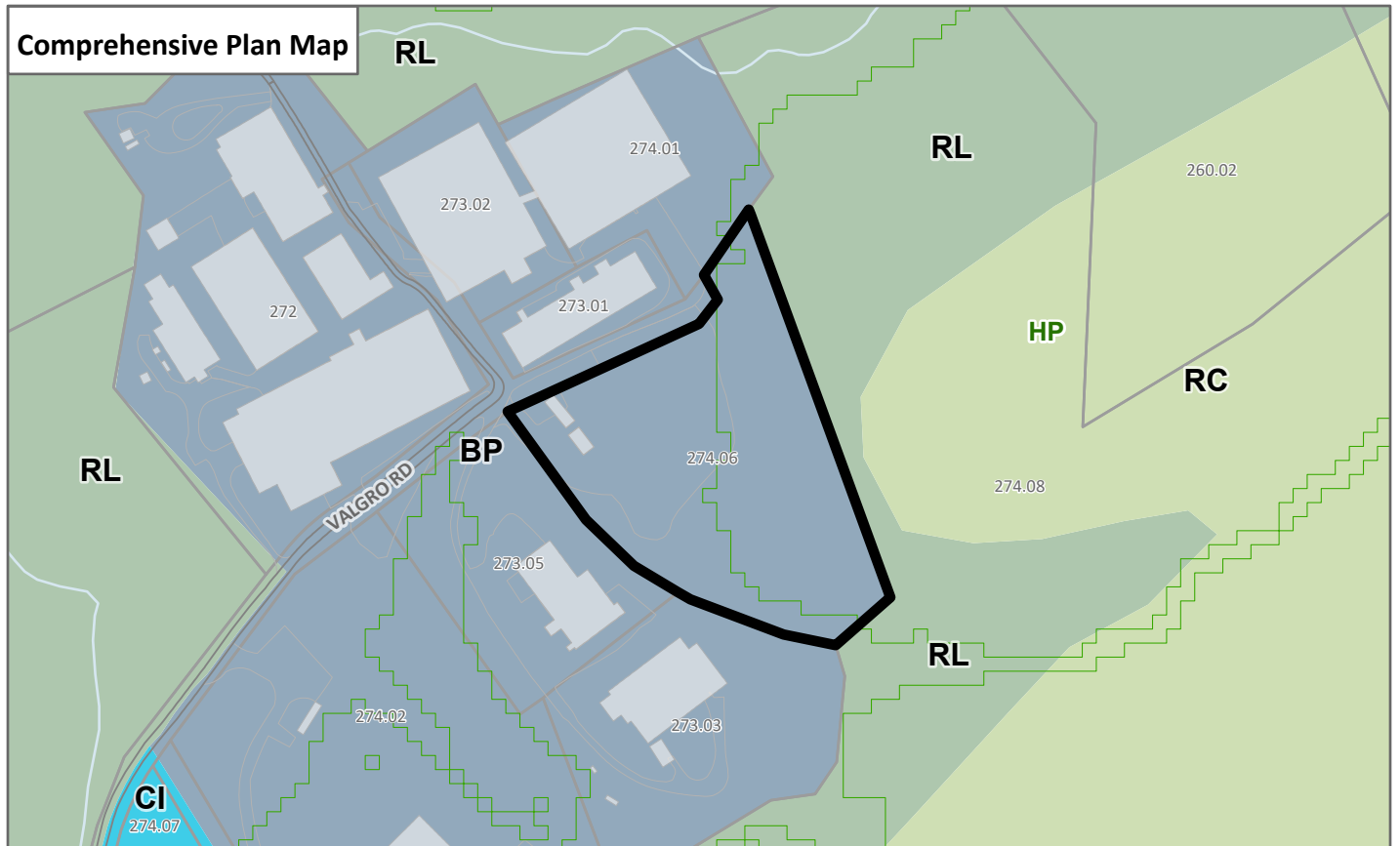
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



**EXHIBIT A, CONTEXTUAL MAPS**

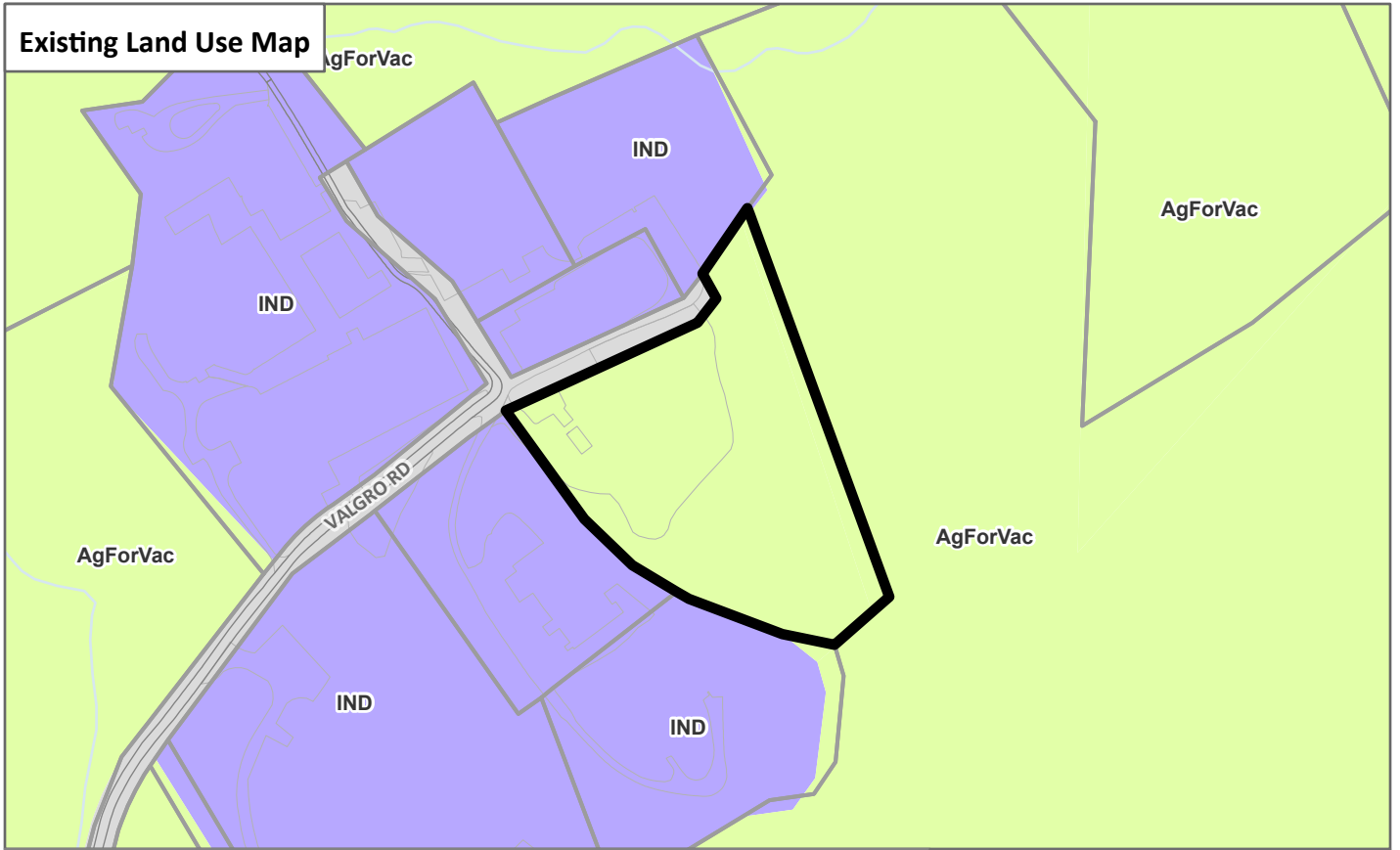
**4-K-26-RZ**



Case boundary



**Existing Land Use Map**



**EXHIBIT A, CONTEXTUAL MAPS**

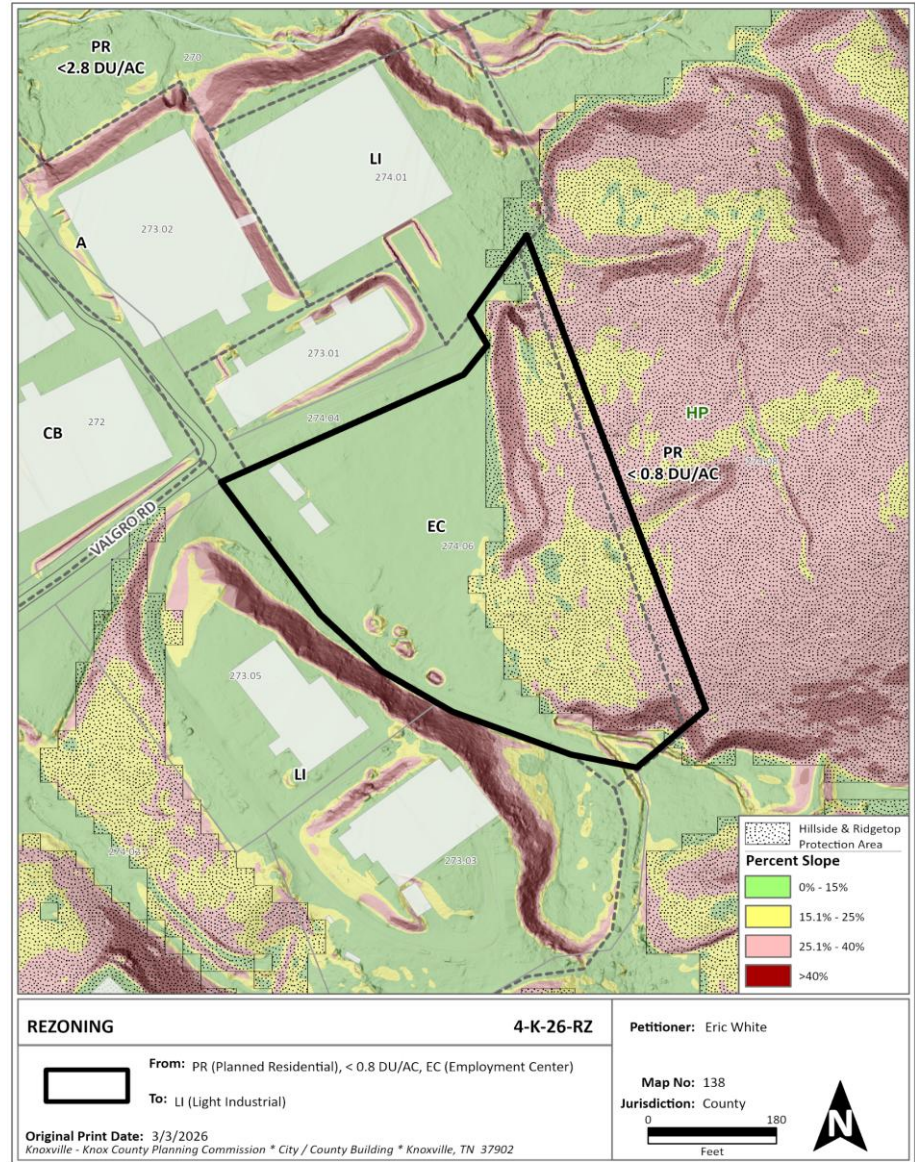
**4-K-26-RZ**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>5.81</b>		
Non-Hillside	3.00	N/A	
0-15% Slope	0.28	100%	0.28
15-25% Slope	1.24	50%	0.62
25-40% Slope	0.95	20%	0.19
Greater than 40% Slope	0.34	10%	0.03
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>2.81</b>	Recommended disturbance budget within HP Area (acres)	<b>1.12</b>
		Percent of HP Area	<b>39.9%</b>



# 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.*

03/28/2026

04/10/2026

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

Eric White

Applicant Name

2-20-26

Date

The Planning Commission met in regular session on April 9, 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	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

### 36. ERIC WHITE

8822 Valgro Road / Parcel ID 138 27406, Commission District 9.  
 Rezoning from EC (Employment Center) to LI (Light Industrial).

4-K-26-RZ

Speaking: Eric White, 8822 Valgro Rd., Knoxville, TN

#### 1. STAFF RECOMMENDATION

Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area.

**Item No.**

**File No.**

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

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

---

April 9, 2026  
Planning Commission meeting

# PUBLIC COMMENTS

## 5 Comments for 4-K-26-RZ and

---

**Bradley (37920)**, March 15, 2026 at 2:30 PM

The signage for this case has been placed at the end of a dead end road completely out of view of the community. I have made attempts to contact the owner of the property to discipline plans with no response. From what I understand the large church on this road was also unaware of this being rezoning to light industry. I am requesting on behalf of our community that this case be postponed until the church and the public are correctly notified of this request. I have notified commissioners Kim Frazier and Andy Fox for help regarding this poor sign placement.

---

**Bradley (37920)**, March 15, 2026 at 2:45 PM

The sign for this case has been placed at a spot hidden from public view and does not even stand on the correct property. Attempts have been made to contact the owner to discuss plans with no response. This property sits adjacent to the property now owned by Knox county that can only be used as a park. Rezoning this area would require a large buffer and sound blocking construction in order to maintain the parks character and usefulness.

The church on this road is also unaware of any rezoning attempt. The church has a large playground just a few feet from the only road allowing access to this property which to my understanding is used daily. Large heavy trucks with the inability to stop quickly will cause the park and church pedestrians to be in constant danger. This property also sets on the road that is claimed to be used for the relocation of Bower Field away from Chapman Highway.

---

**Cynthia (37920)**, March 20, 2026 at 3:22 PM

I'm commenting because this area is located in behind my home. I would like to have input if by chance there is a change that is going to allow growth on the hillside in the forest behind me has a large cavern. In the zoning change before, they were not going to build on the hillside. Why do they want to change this?

---

**Bradley (37920)**, April 2, 2026 at 1:06 PM

Thank you for relocating the sign to the correct site. We are asking that the planning commission to please require a substantial buffer between any new development on this property due to the adjacent land now being owned by Knox county for a park. The deed on the park property clearly states that this land can only be used for a park. All future development around the new park should be required to preserve its natural state.

---

---

**Bradley** (37920), April 7, 2026 at 12:26 PM

---

Why will we not consider the park on all other sides of this parcel? This property is on the corner of the industrial park. Why can we not place some sort of buffering along the edges of this property to protect the atmosphere of the new park?

---

## 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:**  
LOKR0500107

**Order Status:**  
Submitted

**Classification:**  
Public Notices

**Package:**  
General Package

**1 Affidavit:**  
7.50

**Total payment:**  
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**Payment Type:**  
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**External User ID:**  
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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**  
April 14, 2026 12:42:32 PM EDT

**Amount:**  
178.02

### ADDITIONAL OPTIONS

1 Affidavit

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4-T-26-RZ - JOSH HAUN- 510 LOOP RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-U-26-RZ - NATALIA EFREMENKO- 768 S GALLAHER VIEW RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)

4-V-26-RZ - BENJAMIN C. MULLINS- 6612 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)

April 17 2026  
LOKR0500107

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**SCHEDULE FOR AD NUMBER LOKR05001070**

April 17, 2026  
Knoxville News Sentinel

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**This case is scheduled to be heard by County Commission on **May 11, 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 (May Preliminary Agenda)**

Meeting Date: 04/29/2026  
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. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)**

*(Commission District 9)*

---

**Attachments**

Taylor D. Forrester 3-F-26-RZ  
Letter to Defer to May

---

**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)

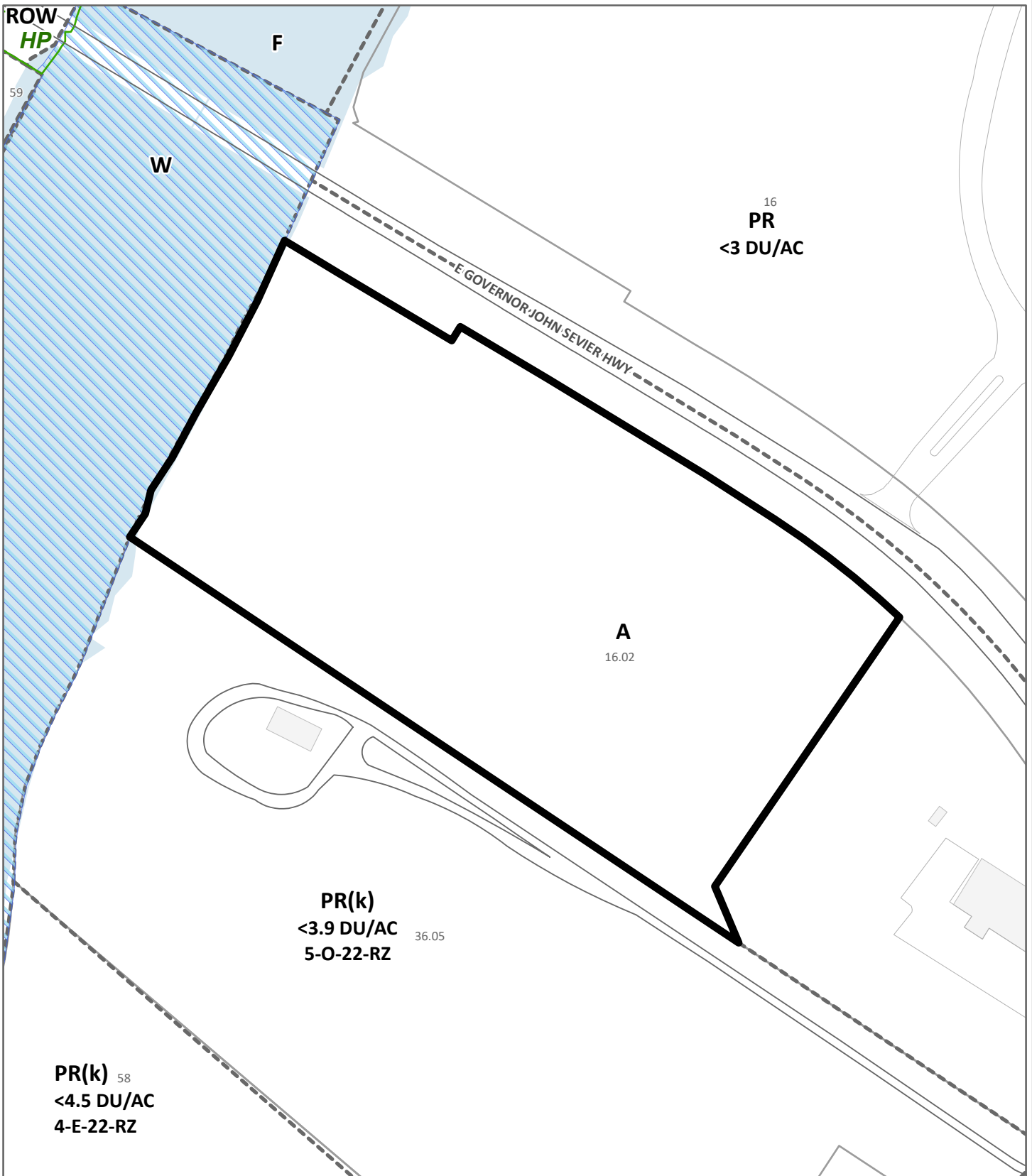
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

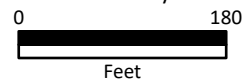
**3-F-26-RZ**

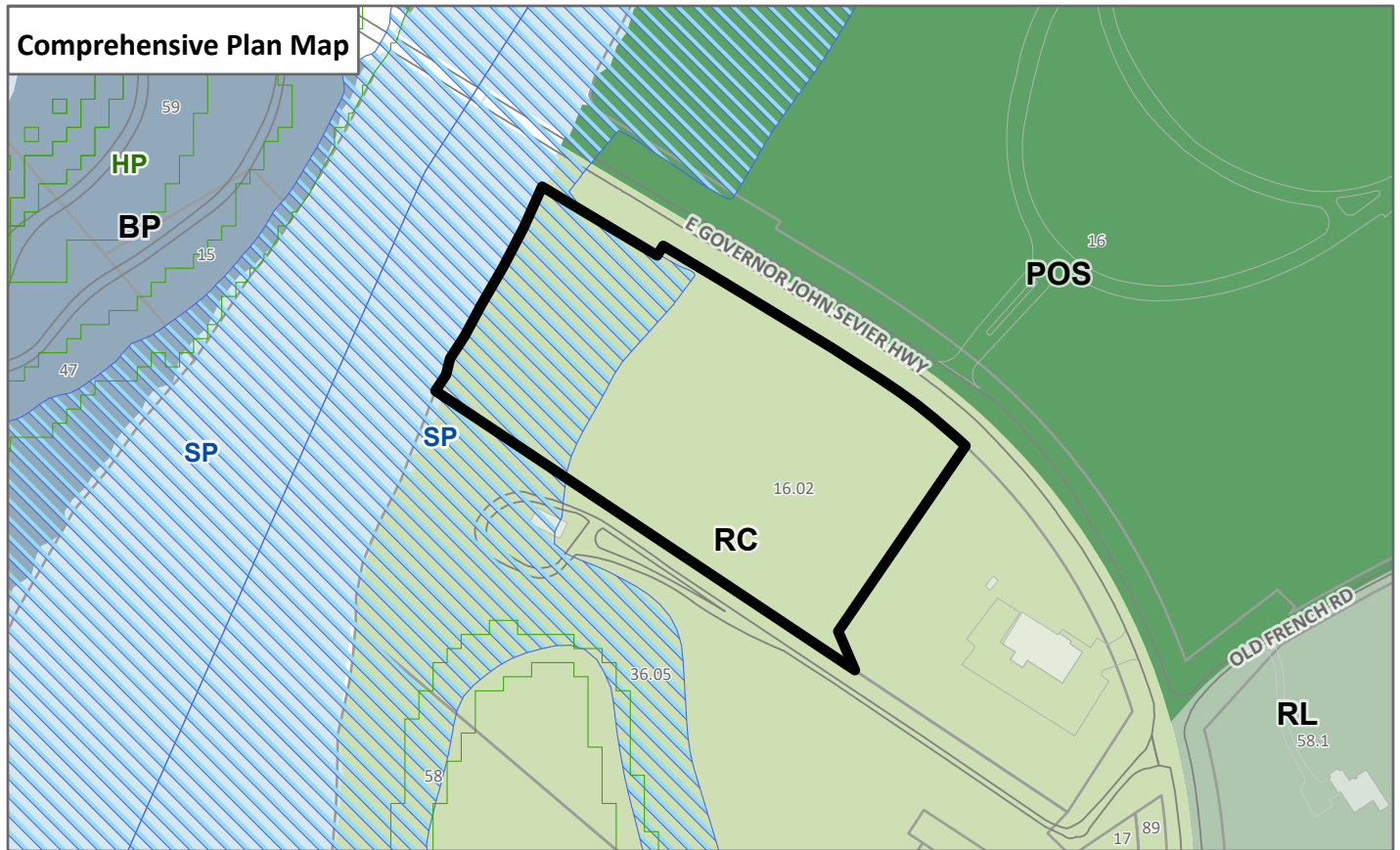
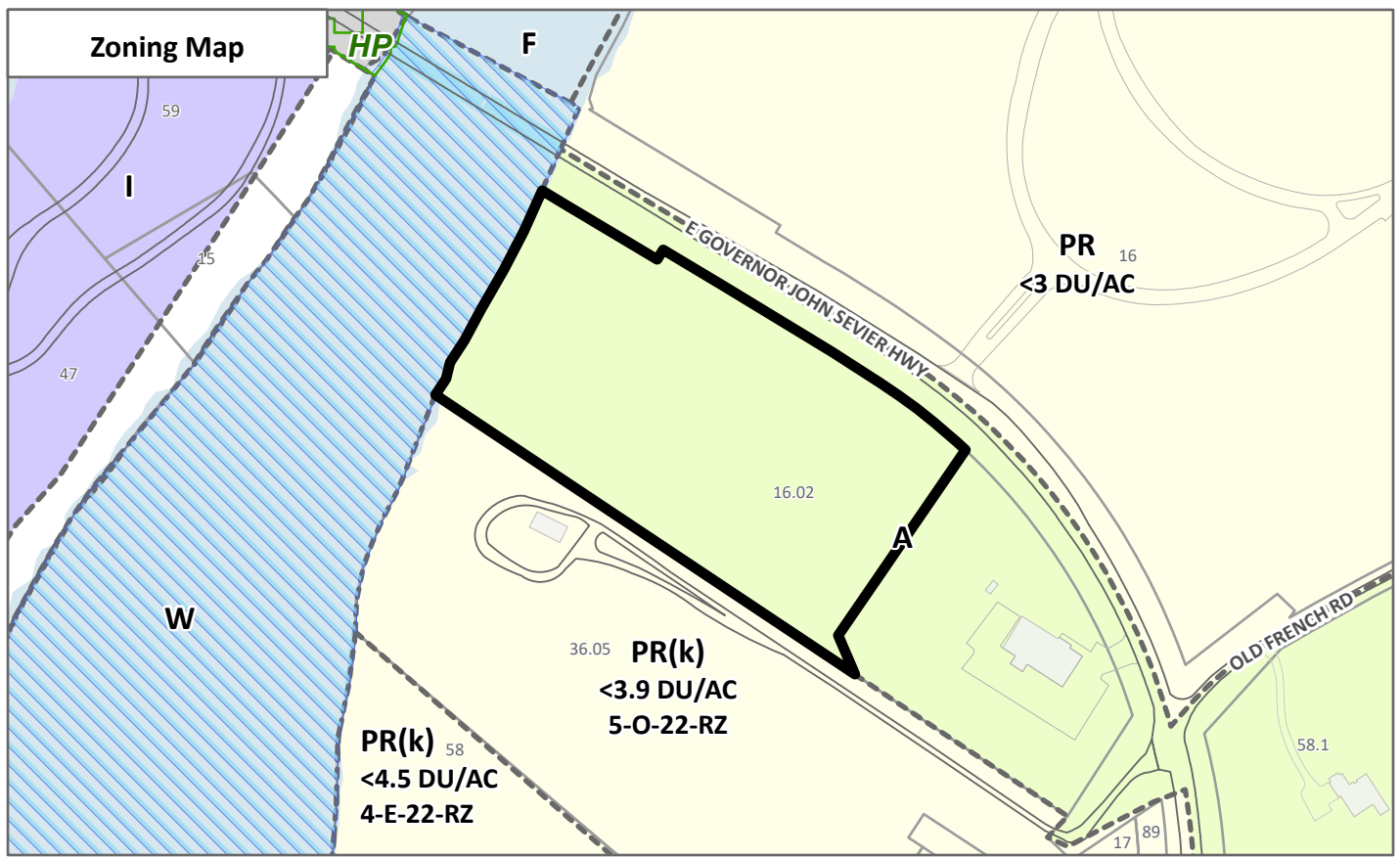
**Petitioner:** Taylor D. Forrester




**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

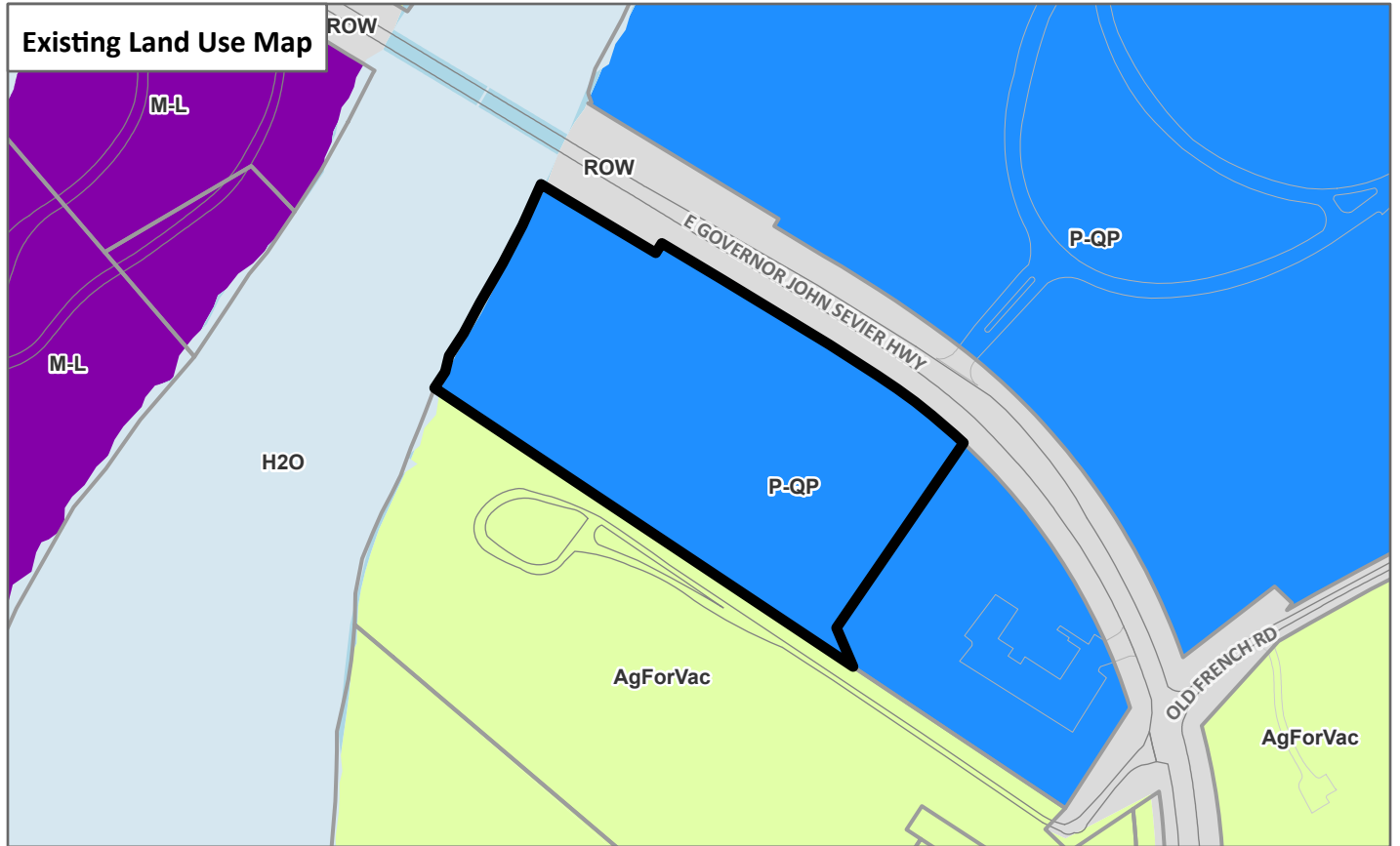


EXHIBIT A, CONTEXTUAL MAPS

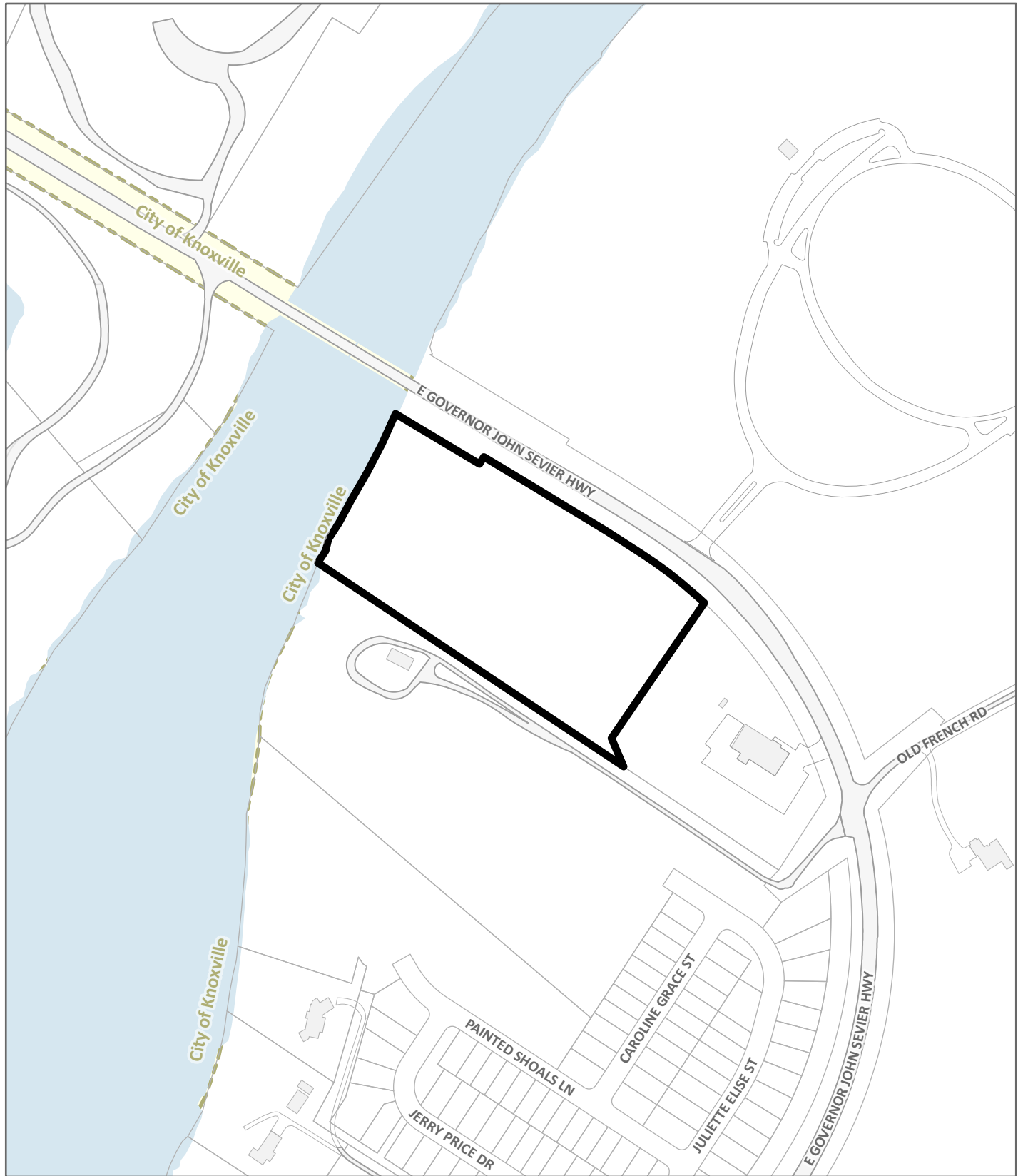
3-F-26-RZ



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  
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](http://knoxplanning.org/agenda) or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

#### REZONINGS

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.**

David Wilson Long  
Dennis B. Ragsdale  
John B. Waters III  
J. Michael Ivens  
Garrett P. Swartwood  
Lee A. Popkin  
W. Michael Baisley  
Taylor D. Forrester  
Alexander O. Waters  
Oliver D. Adams  
William D. Edwards



Long, Ragsdale & Waters, P.C.  
ATTORNEYS AT LAW

Katherine Sanford Goodner  
Ryan P. McNally  
Brenden S. Moriarty \*\*  
Leah W. McClanahan  
Mycol E. Scott  
C. Paul Harrison †  
Jennifer Milligan Swindle \* †  
Angelia M. Nystrom †  
Christopher A. Hall †

John B. Waters, Jr. (1929-2018)  
R. Louis Crossley, Jr. (1953-2019)

April 20, 2026

**VIA EMAIL**

Madam Chair Gina Oster  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

*Via E-Mail: [gina.oster@knoxcounty.org](mailto:gina.oster@knoxcounty.org)*

Re: County Commission Agenda Item No. 8.  
File No. 3-F-26-RZ  
Rezoning Request – 2131 E. Governor John Sevier Highway (partial)

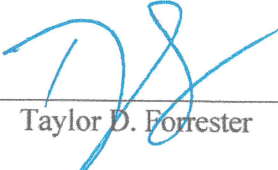
Dear Madam Chair Oster:

The above reference matter is scheduled for consideration at the Knox County Commission meeting on Monday, April 20, 2026. As the applicant, I am requesting that consideration of the instant rezoning request be postponed from the April 20, 2026 County Commission meeting to the May 11, 2026 County Commission meeting.

Should you have any questions or concerns, please do not hesitate to contact me.

Respectfully yours,

**LONG, RAGSDALE & WATERS, P.C.**

By:   
Taylor D. Forrester

cc (via email) : Andy Fox  
Kim Frazier  
Damon Rawls  
Courtney Durrett  
Shane Jackson  
Rhonda Lee  
Angela Russell



1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919-4074  
865 584 4040 865 584 6084 fax [www.lrwlaw.com](http://www.lrwlaw.com)

† Of Counsel \*Also admitted in New York

Terry Hill  
Adam Thompson  
Larsen Jay  
Amy Brooks  
Jim Snowden  
Steve Elliott  
Mike Moyers