Knox County Commission

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NOTICE

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

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL **JUNE** ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON **WEDNESDAY, JUNE 3, 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. 5-R-26-RZ Request of S&E Properties for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 3 dwelling units per acre because it is consistent with the Comprehensive Plan and due to changing conditions in the area, with one condition: Triplett Lane shall serve as access only to the existing residence on the property, by a vote of 11-2.**
(Commission District 3)

2. 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. (DEFERRED FROM MAY BY A MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)**
(Commission District 4)

3. 5-B-26-PA Request of Sharon E. Boyce and A. Jack Woodall for a Comprehensive Plan Amendment from CMU (Corridor Mixed-Use) to POS (Parks and Open Space). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area, by a vote of 12-0 Consent.**
(Commission District 5)

4. 5-E-26-RZ Request of Sharon E. Boyce and A. Jack Woodall for rezoning from CA (General Business) to A (Agricultural). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints, by a vote of 12-0 Consent.**
(Commission District 5)

5. 5-C-26-PA Request of Anderson Baker for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SP (Stream Protection) to BP (Business Park) and SP (Stream Protection). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the BP (Business Park) place type because it would be an extension of the place type, by a vote of 12-0 Consent. The SP (Stream Protection) designation would be retained.**
(Commission District 6)

6. 5-H-26-RZ Request of Anderson Baker for a rezoning from RA (Low Density Residential) to LI (Light Industrial). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions, by a vote of 12-0 Consent.**
(Commission District 6)

7. 5-F-26-RZ Request of MP Development Group LLC for rezoning from PR (Planned Residential) up to 4.5 dwelling units per acre to PR (Planned Residential) up to 4.7 dwelling units per acre. Property located at 0 Bishop Road / Parcel ID 047 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4.7 dwelling units per acre because it is consistent with the adopted plans, by a vote of 12-0 Consent.**
(Commission District 7)

8. 5-S-26-RZ Request of Lawler Wood, LLC for rezoning from RA (Low Density Residential) and A (Agricultural) to CN (Neighborhood Commercial) and OB (Office, Medical, and Related Services). Property located at 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way / Parcel ID 56 13903 056NE001, 004, 005, 006, 007, 008. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.**
(Commission District 7)

9. 5-D-26-PA Request of Mike Dedman for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SR (Suburban Residential) to CMU (Corridor Mixed-Use). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0.**
(Commission District 7)

10. 5-I-26-RZ Request of Mike Dedman for rezoning from CA (General Business) and A (Agricultural) to SC (Shopping Center). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions, by a vote of 13-0.**
(Commission District 7)

11. 5-Q-26-RZ Request of John Lamb for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 123 Cash Road / Parcel ID 62 02303 (partial). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.** *(Commission District 8)*

12. 5-A-26-PA Request of 0328 LLC for a Comprehensive Plan Amendment from RL (Rural Living) to RCC (Rural Crossroads Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area, by a vote of 12-0 Consent.** *(Commission District 8)*

13. 5-A-26-RZ Request of 0328 LLC for rezoning from A (Agricultural) and CA (Genal Business) to CR (Rural Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type, by a vote of 12-0 Consent.** *(Commission District 8)*

14. 5-B-26-RZ Request of David Tomljanovich for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6500 Keck Road / Parcel ID 068HB016. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development, by a vote of 12-0 Consent.** *(Commission District 8)*

15. 4-B-26-RZ Request of Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 8934 Pleasant Hill Road / Parcel ID 062LB017. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with four conditions: 1) Any dwelling within 150 ft of Pleasant Hill Road shall front Pleasant Hill Road and be located on a lot no less than one-third acre in size. 2) The developer must provide a speed study to delineate the operating speed of Kitts Road. 3) Access point via Kitts Road must have an adequate line of sight within the identified operating speed. If sight distance cannot be obtained, the developer must provide a plan accommodating necessary road improvements to obtain sight distance that allows work to occur within the right-of-way or within an easement they have obtained. 4) The developer must enter into a memorandum of understanding with the County to make necessary improvements to Kitts Road, by a vote of 12-1.**
(Commission District 8)

16. 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 MAY AT REQUEST OF APPLICANT)** *(Previously Deferred from April to May at Request of Applicant)*
(Commission District 9)

17. 4-L-26-RZ Request of Wesley Gibson Construction Inc. for rezoning from A (Agricultural) to PR (Planned Residential) up to 2.3 dwelling units per acre. Property located at 0 Tipton Station Road / 137 067. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions, by a vote of 13-0.**
(Commission District 9)

18. 5-G-26-RZ Request of Juan Rodriguez for rezoning from A (Agricultural) and RA (Low Density Residential). Property located at 0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, with one condition: Any future access easement shall not impact the property at 7612 Michaels Ln, by a vote of 13-0.** *(Commission District 9)*

19. 5-O-26-RZ Request of Noah Hudson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2312 Belt Road / Parcel 122OF025. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0.**
(Commission District 9)

20. 5-J-26-RZ Request of CMH Homes, Inc. for rezoning from PR (Planned Residential) up to 3.7 dwelling units per acre to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 7611, 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2216, 2120 Tipton Station Road / Parcel ID 148CJ001 148CJ002-148CJ075. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities, by a vote of 13-0.**
(Commission District 9)

B. Zoning Appeals

21. 1-A-26-TOS An appeal by Courtney Stevens of Knoxville-Knox County Planning's administrative decision to deny a Tennessee Technology Corridor Development Authority (TTDCA) Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) zones. Property located at 10780 Hardin Valley Road / Parcel ID 103 11913. **Planning Staff Decision: Deny because the proposed sign is out of character with signage in the surrounding area. The sign plans do not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.**
(Commission District 6)

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

RLA-18519 **5-R-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 S&E Properties for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 3 dwelling units per acre because it is consistent with the Comprehensive Plan and due to changing conditions in the area, with one condition: Triplett Lane shall serve as access only to the existing residence on the property, by a vote of 11-2.**
(Commission District 3)

Attachments

S&E Properties 5-R-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:23 AM FILE NUMBER: 5-R-26-RZ

APPLICANT:	S&E PROPERTIES
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural)
TO:	PR (Planned Residential)
AT A DENSITY OF:	up to 5 du/ac
COMM. RECOMMENDATION:	**Approve PR (Planned Residential) up to 3 du/ac because it is consistent with the Comprehensive Plan and due to changing conditions in the area, with one condition: Triplett Lane shall serve as access only to the existing residence on the property.**
COMMISSION VOTE COUNT:	11-2
LOCATION:	9857 GEORGE WILLIAMS RD; 307 TRIPLETT LN / Parcel ID 144 001, 00408
ACREAGE:	48.24 acres
DISTRICT:	Commission District 3
PLACE TYPE:	SR (Suburban Residential), RC (Rural Conservation), HP (Hillside Ridgetop Protection)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	S&E Properties 405 Montbrook Ln Knoxville, TN 37912
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the PR (Planned Residential) up to 5 du/ac 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 #:**	**5-R-26-RZ**	**AGENDA ITEM #:**	**42**
		AGENDA DATE:	**5/14/2026**
▸ **APPLICANT:**	**S&E PROPERTIES**		
OWNER(S):	Victoria Gillenwater		
TAX ID NUMBER:	144 001, 00408	**View map on KGIS**	
JURISDICTION:	County Commission District 3		
STREET ADDRESS:	9857 GEORGE WILLIAMS RD (307 TRIPLETT LN)		
▸ **LOCATION:**	**Northwest side of George Williams Rd, east of Fox Rd**		
▸ **APPX. SIZE OF TRACT:**	**48.24 acres**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via George Williams Road, a major collector with a pavement width of 18.5 ft within a right-of-way which varies between 55.5 ft and 66 ft. Access is also via Triplett Lane, a local street with a 23-ft pavement width within a 56-ft right-of-way.		
UTILITIES:	Water Source: First Knox Utility District		
	Sewer Source: First Knox Utility District		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Sinking Creek		
▸ **CURRENT ZONING:**	**A (Agricultural)**		
▸ **REQUESTED ZONING:**	**PR (Planned Residential)**		
▸ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**		
▸ **DENSITY PROPOSED:**	**up to 5 du/ac**		
EXTENSION OF ZONING:	No, this would not be an extension, though there is PR zoning in the area.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural)		
	South: Single family residential, agriculture/forestry/vacant land, rural residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) up to 2.5 du/ac, PR (Planned Residential) up to 4 du/ac		
	East: Rural residential, Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential), PR (Planned Residential) up to 4 du/ac		
	West: Rural residential, Agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) up to 3.2 du/ac, PR (Planned Residential) up to 4 du/ac.		
NEIGHBORHOOD CONTEXT:	This area is comprised of single family dwellings on small suburban lots and larger rural lots.		

STAFF RECOMMENDATION:

- **Deny the PR (Planned Residential) zone up to 5 du/ac because it is incompatible with site constraints and inconsistent with the Comprehensive Plan.**

COMMENTS:

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. There has been recent residential development in the area with the Foxborough Hills subdivision to the west and four new single-family lots next to the subject property's eastern access point on George Williams Road. However, these changing conditions do not necessitate a residential rezoning on the subject property, which has vastly different transportation impact considerations. The Foxborough Hills subdivision doesn't access George Williams Road; it has access on Fox Road near the Kingston Pike commercial corridor and a highway on-ramp. Similarly, the impact of the four new single-family lots that do access George Williams Road is incomparable to the scale and impact of this 48.24-acre residential rezoning on the same major collector street.
2. The subject property has three access points, and all of them are challenged with traffic capacity, topography or sight distance constraints that do not support a residential rezoning on a property of this size. The property has flag-lot access to Triplett Lane, which overlaps and parallels an existing private right-of-way to the subject property and neighboring properties. The flag stem access is approximately 25 ft wide, and it connects to Triplett Lane, which is a narrow, unstriped residential street. The other two access points on the subject property lead to George Williams Road to the south. The western access is marked by steep topography that would require extensive clearing and grading of mature forest in the Hillside Protection area. The eastern access point is located where there is limited sight distance to the east from both a horizontal and vertical perspective. These access conditions do not support a rezoning from the A (Agricultural) zone to the (Planned Residential) zone up to 5 du/ac, which could yield up to 241 dwellings with an average daily traffic impact of 2,267 vehicular trips.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The intent of the PR zone is to provide optional methods of development which encourage more imaginative solutions to environmental design problems. There is a strong emphasis in the purpose statement of the PR zone that development should be compatible with what surrounds it.
2. The subject property has historically operated as Scenic View Farm, a family-owned farm established in 1980 that raises and shows horses. The property that is not dedicated to horses and farm residences is comprised of mature, undisturbed forest on steep slopes. These existing conditions and the property's accessibility are more consistent with the existing A zone than the requested PR zone up to 5 du/ac.

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 potential development of 241 dwellings on this property could have injurious impacts on surrounding properties and through traffic. Triplett Lane, and the property's access to that local street, were not designed for significant increases in daily traffic. The property's access to George Williams Road is constrained by steep topography exceeding a 40 percent slope on the western point, and poor sight distance at the eastern point. A significant increase in residential units at either of these access points could result in dangerous impacts to traffic and/or a scale of grading and clearing that is incompatible with the wooded residential character of this corridor.

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 place type designation for this property in the Knox County Comprehensive Plan is RC (Rural Conservation), which is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The maximum PR density that can be considered in the RC place type is the requested 5 du/ac.
2. The western access point on George Williams Road would require extensive deforestation and grading to access the road through that steep slope. This is not consistent with the intent of the RC place type. Since that point is the safest access from a sight distance and traffic capacity perspective, a residential rezoning of this property, especially at the density bring requested, is incompatible with the intent of the RC place type.
3. This rezoning would also conflict with several Comprehensive Plan Implementation Policies, including Policy 2, to ensure that development is sensitive to existing community character and Policy 2.3, to provide protections

for ridges, views and open spaces. Rezoning this property to enable the development of over 240 units is incompatible with surrounding infrastructure, community character, and preservation of natural assets on this property. This rezoning is also incompatible with Policy 7, to encourage development practices that conserve and connect natural features and habitat.
4. The subject property is in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development in coordination with the provision of adequate roads, drainage, and other infrastructure services. The subject property does not have adequate road access to make such a significant increase in residential density reasonable.

ESTIMATED TRAFFIC IMPACT: 2267 (average daily vehicle trips)

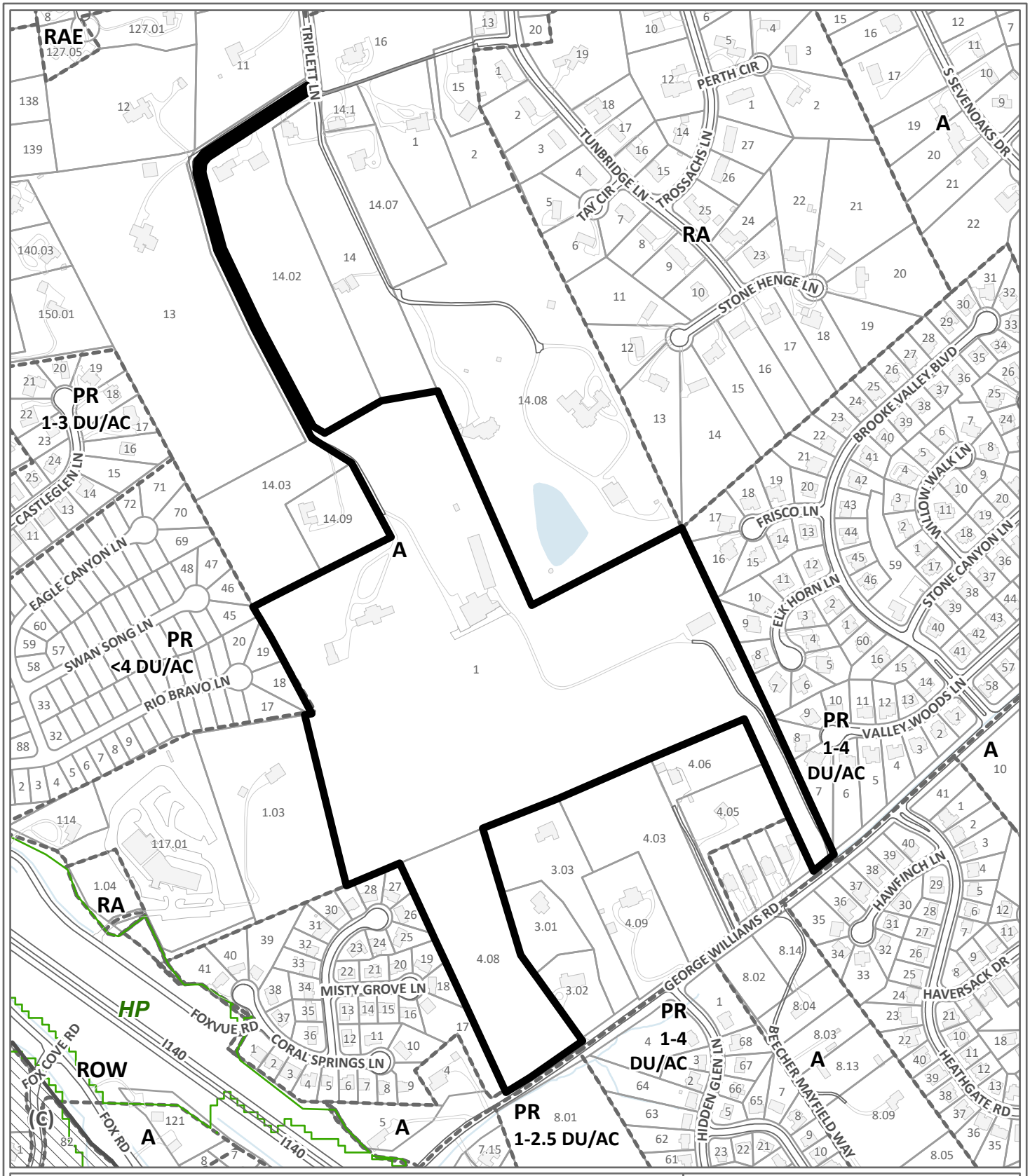
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 88 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

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

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-R-26-RZ**

Petitioner: S&E Properties

From: (Agricultural)

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

Map No: 144

Jurisdiction: County

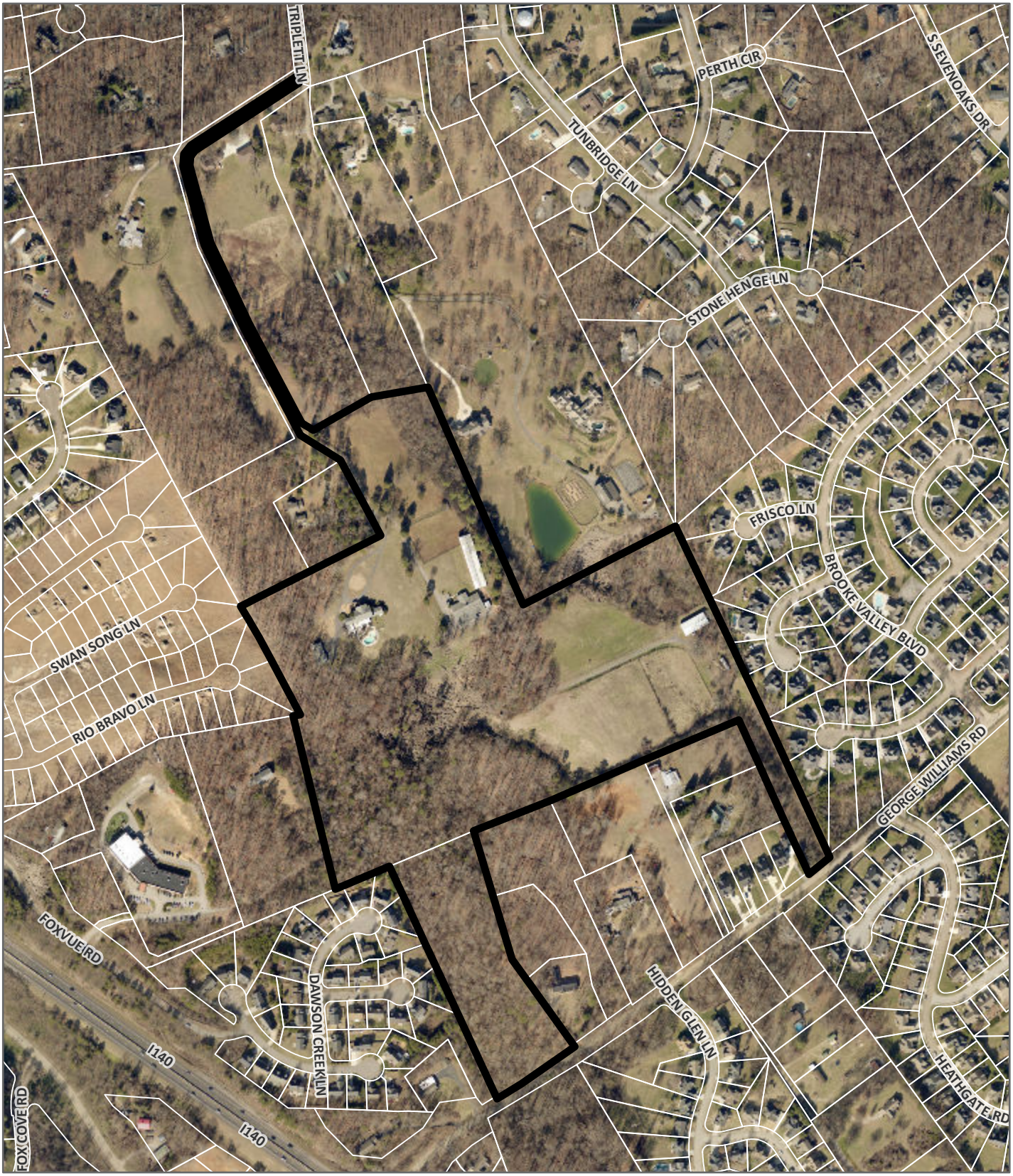
0 550

Feet

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

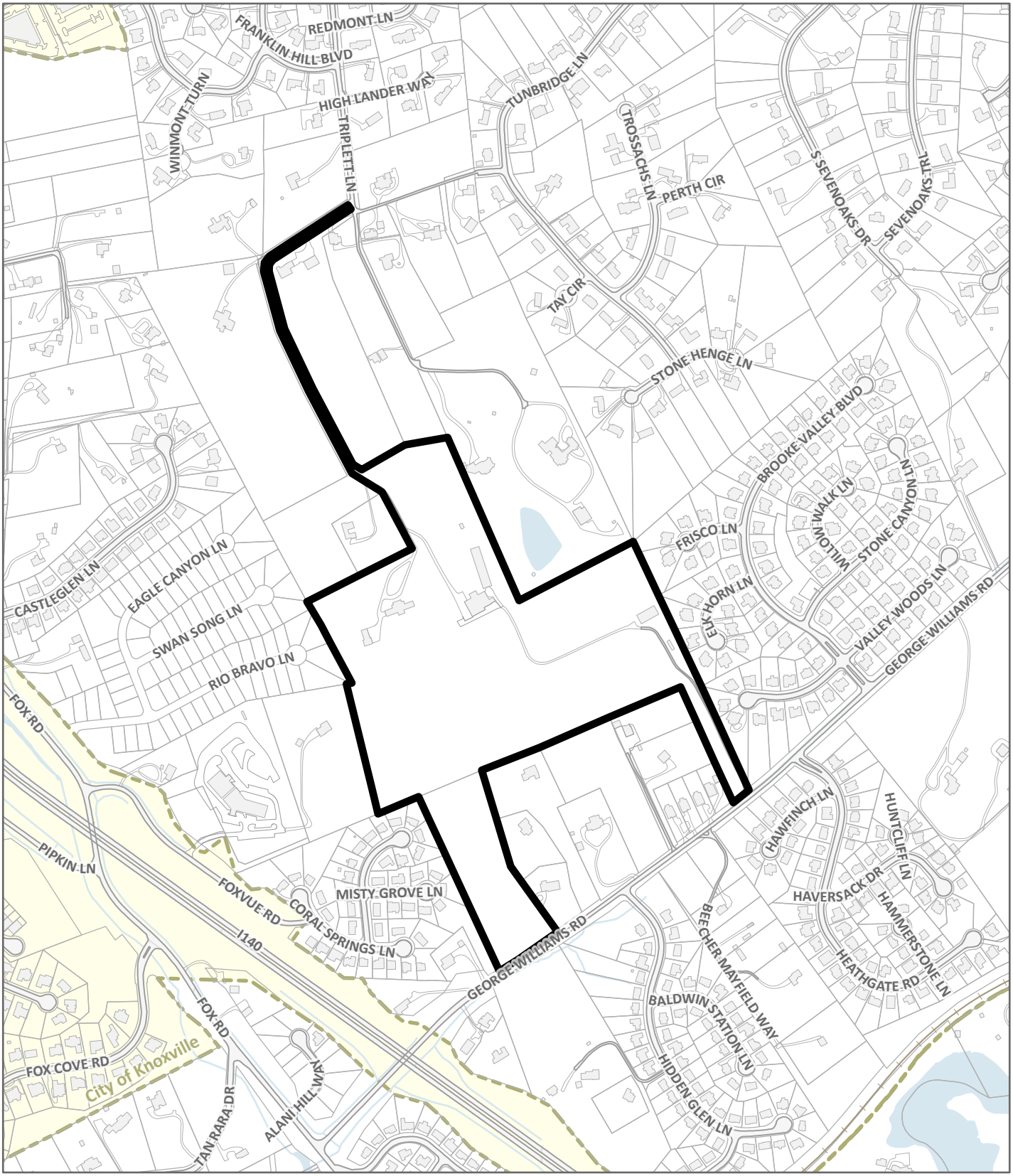
Case boundary

0 550

Feet

N

Exhibit A. Contextual Images



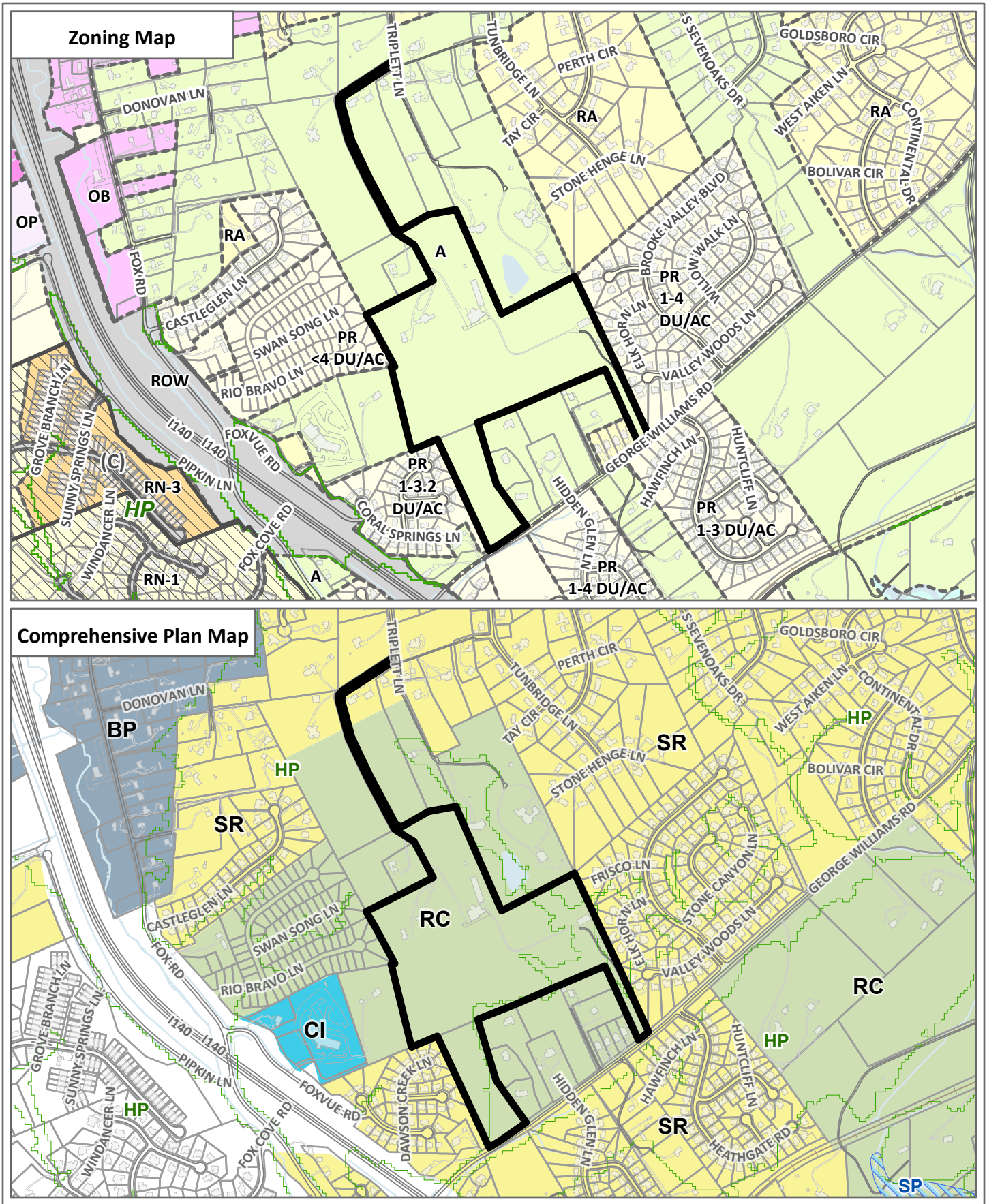
LOCATION MAP **5-R-26-RZ**

Case boundary

0 690

Feet

N


Zoning Map
DONOVAN LN
TRIPLETT LN
TUNBRIDGE LN
PERTH CIR
TAY CIR
RA
S SEVENOAKS DR
GOLDSBORO CIR
WEST AIKEN LN
RA
CONTINENTAL DR
BOLIVAR CIR
STONE HENGE LN
BROOKE VALLEY BLVD
WILLOW WALK LN
OB
OP
FOX RD
RA
A
PR
1-4
DU/AC
ELK HORN LN
VALLEY WOODS LN
CASTLEGLEN LN
SWAN SONG LN
PR
<4 DU/AC
RIO BRAVO LN
ROW
GROVE BRANCH LN
SUNNY SPRINGS LN
I140 – I140
FOXVUE RD
PIPKIN LN
(C)
RN-3
HP
WINDANCER LN
FOX COVE RD
RN-1
A
PR
1-3.2
DU/AC
CORAL SPRINGS LN
GEORGE WILLIAMS RD
HAWFINCH LN
HUNTCLIFF LN
PR
1-3 DU/AC
HIDDEN GLEN LN
PR
1-4 DU/AC
Comprehensive Plan Map
DONOVAN LN
BP
TRIPLETT LN
PERTH CIR
TUNBRIDGE LN
TAY CIR
S SEVENOAKS DR
GOLDSBORO CIR
WEST AIKEN LN
CONTINENTAL DR
HP
SR
STONE HENGE LN
BOLIVAR CIR
HP
SR
GEORGE WILLIAMS RD
FRISCO LN
STONE CANYON LN
CASTLEGLEN LN
RC
SWAN SONG LN
ELK HORN LN
VALLEY WOODS LN
FOX RD
RIO BRAVO LN
RC
GROVE BRANCH LN
SUNNY SPRINGS LN
CI
I140 – I140
PIPKIN LN
FOXVUE RD
HP
HUNTCLIFF LN
HAWFINCH LN
DAWSON CREEK LN
HIDDEN GLEN LN
HP
WINDANCER LN
FOX COVE RD
SR
HEATHGATE RD
SP
EXHIBIT A, CONTEXTUAL MAPS
5-R-26-RZ
Case boundary
0
1,100
Feet
N

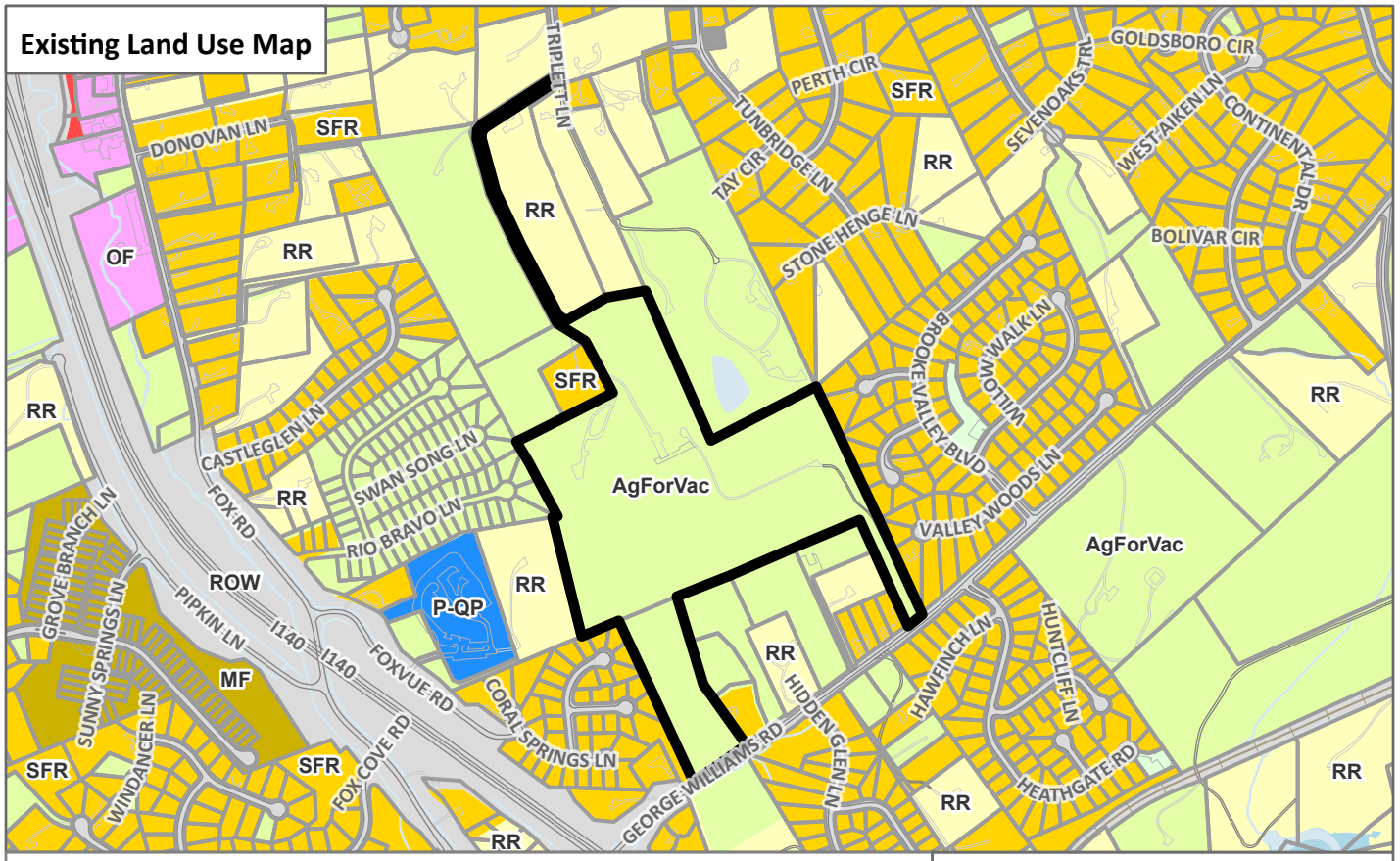


EXHIBIT A, CONTEXTUAL MAPS **5-R-26-RZ**

Case boundary

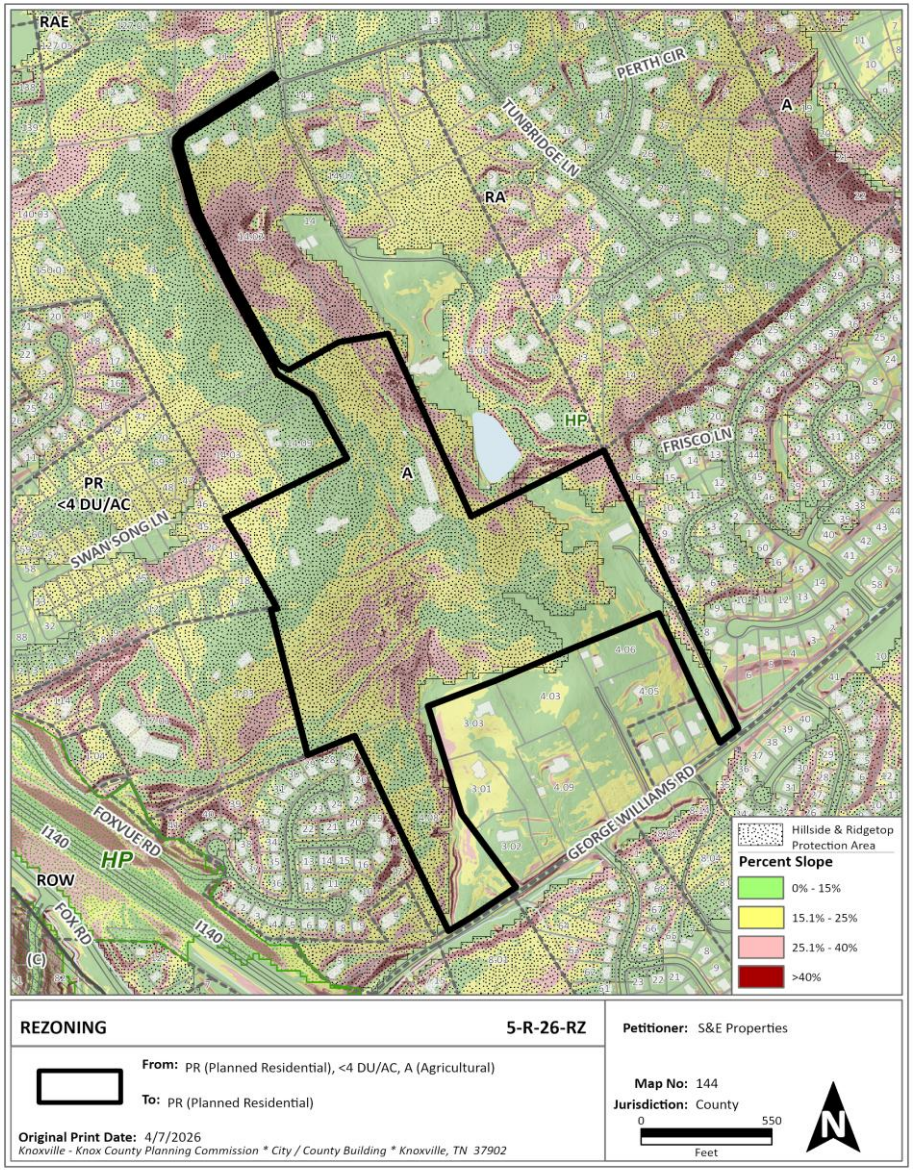
0 1,100

Feet

N

Staff - Slope Analysis
Case: 5-R-26-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**48.2**		
Non-Hillside	8.4	N/A	
0-15% Slope	14.2	100%	14.2
15-25% Slope	18.3	50%	9.1
25-40% Slope	7.0	20%	1.4
Greater than 40% Slope	0.5	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	39.9	Recommended disturbance budget within HP Area (acres)	**24.7**
		Percent of HP Area	**62.1%**



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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

Eric Moseley — Applicant Name

3/30/26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

25 Comments for 5-R-26-RZ and

Dixie (37922), April 28, 2026 at 3:16 PM

Dear Planning Commission
Many of us in Hidden Glen are a little alarmed at this proposed zoning change. 48 acres at 5 or even 4 per acre is way too many cars for two lane George Williams. With two entrance/exits on either side of Hidden Glen the amount of traffic created will invite backups or collisions on GW. The proposal also looks to connect the back of the property to Triplett Lane to Kingston Pike which would create a very busy pass through type shortcut to George Williams from all directions. I know people need places to live, but please vote No without clear upgrades, much less density and widening of affected roads

Nicole (37922), April 28, 2026 at 4:47 PM

I am extremely opposed to this proposition in relation to the lack of infrastructure that is needed to sustain such population and traffic. George Williams and Fox Road cannot handle such traffic. This would be a disaster. Not to mention, the schools in this area cannot effectively incorporate an increase in population of this magnitude. Please consider denying this request. Sometimes common sense should supersede financial gain. At the very least take in consideration of advancing the infrastructure before hand.

Philip (37922), April 28, 2026 at 6:41 PM

The applicant has requested rezoning of the entire 48.24 acres of the parcel at 5 dwelling units per acre, or 241 dwellings.
1. Access to the new residential development on the rezoned property should be limited to George Williams Road only. The applicant's parcel includes a 25 foot wide strip, a portion of an existing driveway, which extends approximately 1600 feet north and east to the terminus of Triplett Lane. Neither this 25 foot wide strip nor a combination of it with the parallel 25 foot strip to an adjacent parcel should ever be utilized to develop a public road to connect with or extend Triplett Lane to the new residential development.
2. The density is too high. It is very likely that when we finally see the site plan, only the southern slope near George Williams Road, approximately 34 acres, will be utilized for residential development, leaving the current owner's house, stables and pasture separated. At the allowed 241 dwellings, the new residential development would thus have a density 7.1 du/ac. The overall density should be reduced to a maximum of 4 du/ac.

Linda & Richard (37922), April 28, 2026 at 8:24 PM

Our property is adjacent to this proposed development. Lot sizes in our neighborhood are 1/3 acre minimum. This proposed developments density of 5 du/ac is not consistent with the surrounding neighborhoods. It will put more traffic on George Williams Rd. and make turning left more dangerous. Higher density housing is more concerning to us than the fact that the land is being developed for residential purposes. We'll miss seeing the beautiful horses in the pasture and the wild turkeys strolling in our backyard.

Donna (37922), April 29, 2026 at 6:49 PM

I am very concerned about the high density housing you plan on building. Our roads just can't handle it, we already have a hard time turning left into George Williams off of Brooke Valley Blvd. We already have all the other high density housing coming in off Fox Rd. This will increase traffic coming in from Kingston Pike also. I oppose this Rezoning!

Debbie (37922), April 29, 2026 at 6:59 PM

I would like this project to be reconsidered. I am very concerned about the significant traffic to George Willams road. Adding this traffic to a road close to a school is a problem plus the road is very narrow and dangerous especially at night. Please do not approve this!

Henry (37922), April 29, 2026 at 10:00 PM

I am writing to express my opposition to the proposed subdivision. The current plan raises serious concerns about traffic safety and congestion that do not appear to be adequately addressed.
The development would significantly increase traffic volume in an area that is already constrained by limited road capacity. In particular, the proposal to create a through street connecting a major roadway to an existing two-lane road is problematic. This change is likely to redirect a substantial amount of cut-through traffic into a roadway that is not designed to handle higher volumes or speeds, increasing the risk of congestion, accidents, and delays.
Additionally, there does not appear to be sufficient traffic impact analysis demonstrating that the surrounding infrastructure can safely and efficiently accommodate the projected increase in vehicles. Without clear mitigation measures such as road widening, traffic calming strategies, or signal improvements, the proposal places an undue burden on current residents and commuters.
For these reasons, I urge the planning commission to deny or reconsider the subdivision proposal until a comprehensive traffic study is conducted and meaningful infrastructure improvements are included to address these concerns.

Steven (37922), April 30, 2026 at 1:39 PM

Regarding the proposed rezoning of the property at 9857 George Williams Rd., the primary argument against the proposed unit density of 5 du/acre is that this would add 150 to 200 new residences to the area at the intersection of George Williams Rd. with Fox Rd. which would also bring approximately 300 to 400 new vehicles into an already congested area for traffic. There is already one neighborhood going in right at the George Williams - Fox Rd intersection and now this proposed development would add even more homes within 1/4 mile of the same intersection.
I propose two items for this project to be approved: 1. a reduction in the allowable residences per acre to a maximum of 3, and 2. even with such a prudent reduction, that the commission approve the construction of a traffic circle at the intersection of George Williams and Fox to facilitate the ease of movement of associated traffic. Further, that the traffic circle will be completed prior to any construction being allowed on the property in question. And, no, a traffic light is not a realistic or acceptable solution. That would be entirely inappropriate and more conducive to traffic jams and hassles than a traffic circle for the movement of vehicles on George Williams and Fox roads as well as making it more convenient for school buses to navigate the intersection.

Erin (37922), May 1, 2026 at 2:19 PM

I am writing to formally express my concerns regarding the continued approval of high-density developments along George Williams Road, Fox Road, and Emory Church Road. While development continues to accelerate, there has been a noticeable lack of concurrent infrastructure or traffic flow improvements. Our local roadsâ which remain narrow, rural routesâ are being overwhelmed by volume they were never designed

to handle. Please see attached PDF with more specific concerns.

View Attachment

Mandy (37922), May 4, 2026 at 9:33 PM

Thank you for taking our comments. We request that you please reconsider this proposed zoning change. We understand Knox County needs additional housing, but we are very concerned that the proposed neighborhood, especially its density, could significantly impact already strained resources in this area by further pushing the limits of schools/bus capacity, increasing traffic congestion and risk to George Williams Rd., increasing audible noise from Pellissippi, and degrading the natural tree-lined landscape of our community.
Pleases see PDF attached with more detail to our concerns.

View Attachment

Applicant Correspondence
May 11, 2026 at 1:31 PM

Attached please find correspondence regarding 5-R-26-RZ.

View Attachment

Deborah (37922), May 11, 2026 at 7:11 PM

I am unable to attend this meeting but feel strongly that this application be denied. George Williams has already taken on much more traffic in recent years and this development would be very dangerous. George Williams road is narrow and hilly making it unable to take on a development of this size. There is very heavy traffic during school hours as it carries traffic to West Valley Middle school. I live right next to the proposed site and it is very difficult to make a left during school morning hours as well as when school lets out. Environmentally, the loss of the vegetation is concerning. All the new developments in the nearby area has made the traffic on the Pellissippi Parkway audible from my home. Removing all of the trees on this beautiful property would only make this worse.
Thank you so much for considering my concerns!

Mark (37922), May 11, 2026 at 7:47 PM

My comments are attached. It includes commentary of both the Staff Recommendation and the new Applicant Correspondence submitted today.

View Attachment

Karen (37922), May 11, 2026 at 8:12 PM

I am a resident of the Woods at West Valley subdivision located off of George Williams Road. I am submitting this in opposition to the development being planned off George Williams rd. This area is already saturated and the roads cannot handle more traffic. It is becoming a safety issue with the amount of vehicles on George Williams and Fox roads.

Joel and Lisa (37922), May 12, 2026 at 9:30 PM

We are writing to express our serious concern. We have lived on our property 40 years. Since that time we

have watched as development has occurred all around us.
In previous years traffic on Triplett Lane was acceptable. Over the past few years it has increased significantly, causing congestion at the intersection with Kingston Pk, making entry/exit hazardous
First, we experienced the addition of homes added to adjoining property that was subdivided and built on, totally crowding up what was an open space. Most recently we have seen the addition of a 25 unit neighborhood situated on 7 acres built across from our property. While it's a nice development, the added traffic is very noticeable to all of us on this street.
We already deal with persons from up Triplett or coming in off Kingston Pike speeding up and down our little lane like it's an open highway.
The exponential increase in traffic this proposed development would bring causes us great alarm at best and puts all of us in danger at worst. Triplett Lane simply cannot handle any additional load.
In addition, this type of development strays far from the original intent of development for this area, which was to provide open areas of living with sizeable properties. This has already been diminished greatly, and with this proposed rezoning, would be lost completely.
We respectfully submit that our family does not support the application for rezoning, using Triplett Lane as an entry point.

Philip (37922), May 13, 2026 at 10:22 AM

In response to the Applicant's attorney's comments: Although the Applicants now seems willing to drop the proposed density to 3 dwelling units per acre. This is the "straw man" strategy. Don't be fooled. Do the math for yourself. At 3 dua, the rezoning would allow 144 dwellings. If the existing house and barns are excluded from the new development area, my estimate is that the development will cover 34 acres. 143 dwellings on 34 acres is roughly 4.25 dwellings per acre on a steeply sloping property, meaning that most, if not all of the trees will be lost due to extensive grading. Don't be fooled by this ploy!

Michael (37922), May 13, 2026 at 1:15 PM

As Triplett Lane residents in the Blake family home of more than forty years, we respectfully request that the application for rezoning be denied. Although we certainly are concerned about the serial re-zonings of properties surrounding our home for high density residential developments that threaten our sense of security as well as the health of our wildlife, OUR PRIMARY CONCERN IS THE PROSPECT OF PUBLIC ACCESS BETWEEN GEORGE WILLIAMS ROAD AND KINGSTON PIKE across the private, country lane that has previously served only as a driveway to two properties. This drive parallels our property, making a 90 degree turn at its intersection with our driveway. The proposed development would greatly increase the traffic at our driveway as well as the potential for unauthorized access to our quiet and somewhat isolated property (and neighborhood) and therefore our sense of safety here. Please preserve the integrity of our multiple-acre properties, zoned agricultural, and our small neighborhood. Do not allow access to our neighborhood by a new and separate development.

Joe and Regina (37922), May 13, 2026 at 2:51 PM

The Triplett Lane access route would be totally inadequate for the estimated traffic impact. Any attempt to use it as a connector would create a traffic nightmare for all concerned.
The Commission Staff has done an excellent job in defining the flaws in this plan.
We respectfully request that you follow their recommendation to Deny. Thank You.

Peter (37922), May 13, 2026 at 4:29 PM

I live on Highlander Way and drive Triplett Lane every day to get to and from my house. I don't believe that Triplett Lane is suited to handling any more traffic than it does already. A substantial development has already been added on the street in the last two years. The street is on a hill and the intersection with Kingston Pike at the bottom is challenging for the traffic we already have. The top half is steep and visibility up and down the hill for drivers entering from Highlander Way, Redmont Ln., and Franklin Hill Blvd. is limited.

Jimmy (37922), May 13, 2026 at 6:53 PM

I have lived off of George Willams Rd since 2001 and have progressively watched the traffic become worse. Adding another major subdivision would severely affect traffic and the overall quality of this community. It is a special place to live because of the wooded areas and farm land nearby. This allows for a countryside feel in a suburb of a growing city. This change would decrease the quality and overall value of the area as it would lose the countryside feel we all know and love. Knoxville is overflowing and it's time we slow that process down. This is a hard no for me and my family.

Anna (37922), May 13, 2026 at 9:51 PM

As a resident of Triplett Lane, I strongly oppose rezoning case 5-R-26-RZ. This development is simply too large and intense for this area. Triplett Lane is already a narrow residential road, and adding potentially 240 homes and over 2000 daily vehicle trips would create major traffic and safety issues for everyone who lives here. This property has steep hillsides, limited visibility at access points.
Even the planning staff recommended denying this rezoning because it does not fit the area or the existing road conditions.
Please deny this rezoning request.

Amanda (37922), May 13, 2026 at 10:14 PM

To whom it may concern,
I respectfully request that you deny this proposal. My family and I have lived on Redmont (off Triplett Lane) for nearly ten years. Due to the recent development on Triplett, traffic on this road has increased significantly in the past five years. Turning onto Kingston Pike has become increasingly more dangerous. Making this road a connecting road to George Williams will only make matters worse. Also, as a teacher at the affected elementary school, I ask that you please consider overcrowding in the school where we have nearly a whole grade level in portable classrooms. Thank you for your time.

James (37902), May 14, 2026 at 8:50 AM

See attached

View Attachment

Darryl (37922), May 14, 2026 at 9:11 AM

As a concerned neighbor who lives on George Williams Road, I am writing this statement in order to officially oppose this development. Developing this land in the manner described is not wise, nor is it environmentally sound. There are two chief concerns behind my opposition to this project: the environmental impact and the negative effect on existing infrastructure. Please see the attached PDF for more detail.

View Attachment

John (37922), May 14, 2026 at 12:05 PM

1. Triplett Lane in the area leading to 307 Triplett Lane is little more than an extended driveway serving 5 houses, including Scenic View Farm.
2. Connecting the proposed subdivision to both George Williams Road and Triplett Lane would create a new short-cut connection from George Williams to Kingston Pike that would likely add significant traffic issues. Such a connection should be prohibited.
Request:
That the Planning Commission in its response to this rezoning request (approval or disapproval), or in consideration of a future revised request, clearly Condition that:

For request 5-R-26-RZ, under no circumstance shall the traffic from the proposed and planned subdivision be directed to or along Triplett Lane.

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

42. SE PROPERTIES, LLC 5-R-26-RZ

9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Dixie Fentress, 804 Hidden Glenn Ln., Knoxville, TN
James Corbeil, 700 Dawson Creek Ln., Knoxville, TN
Victoria Gillenwater, 307 Triplett Ln., Knoxville, TN
Dr. Bill Sampson, 227 Triplett Ln., Knoxville, TN
Kathy Cross, 305 Triplett Ln., Knoxville, TN
John Lyons, 9713 Lantern Way, Knoxville, TN

1. **STAFF RECOMMENDATION**

   Deny the PR (Planned Residential) zone up to 5 du/ac because it is incompatible with site constraints and inconsistent with the Comprehensive Plan.

2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND DUE TO CHANGING CONDITIONS IN THE AREA, WITH ONE CONDITION: TRIPLETT LANE SHALL SERVE AS ACCESS ONLY TO THE EXISTING RESIDENCE ON THE PROPERTY.**

MOTION CARRIED 11-2 (NO: GILL AND MIDIS). APPROVED

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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This case is scheduled to be heard by County Commission on June 15, 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-18366 **4-U-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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. (DEFERRED FROM MAY BY A MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)** *(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. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is a low-density residential zone that allows single family houses 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).

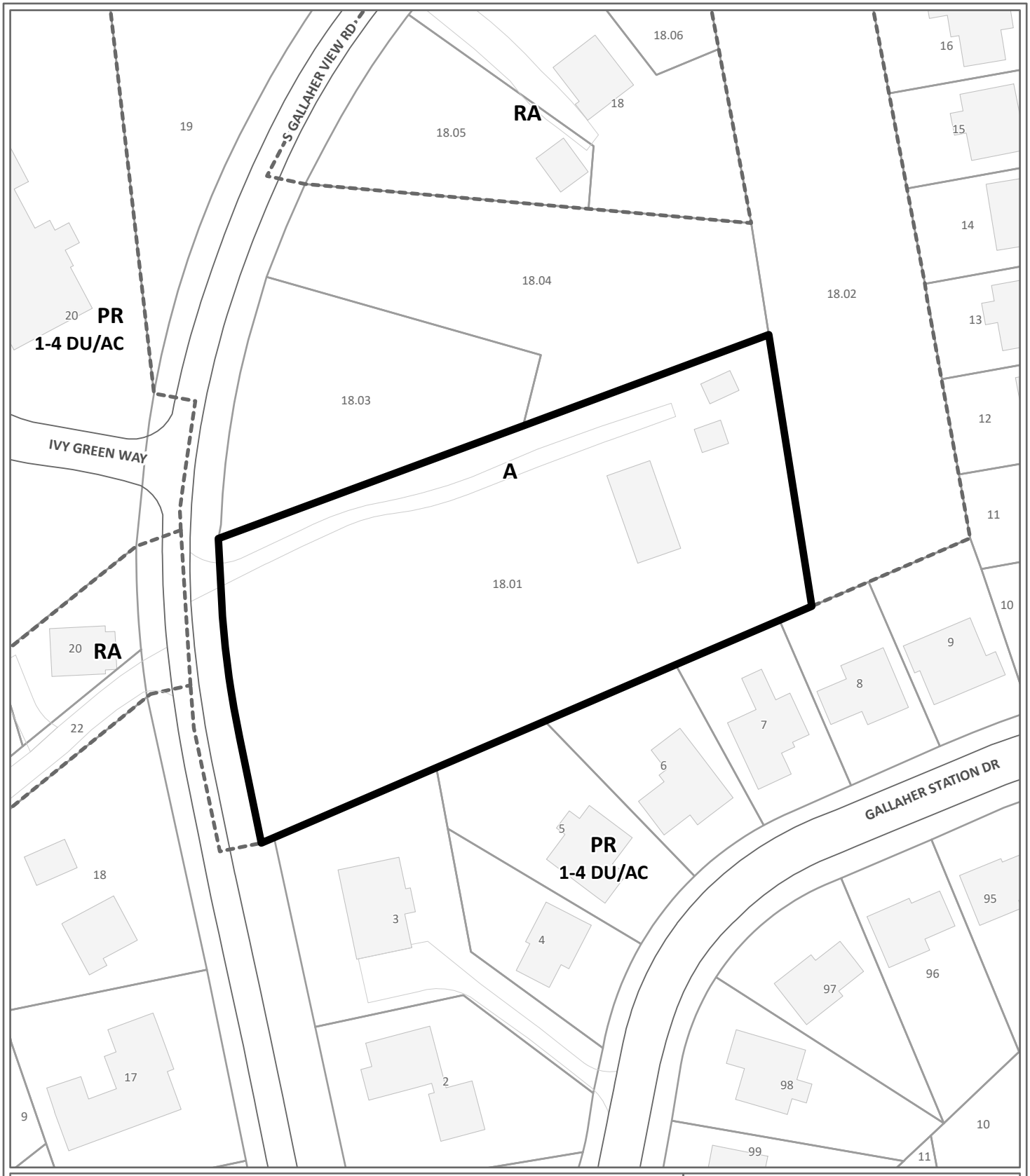
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type of the Knox County Comprehensive 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**

From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: Natalia Efremenko

Map No: 133

Jurisdiction: County

0 90

Feet

N

Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



AERIAL MAP

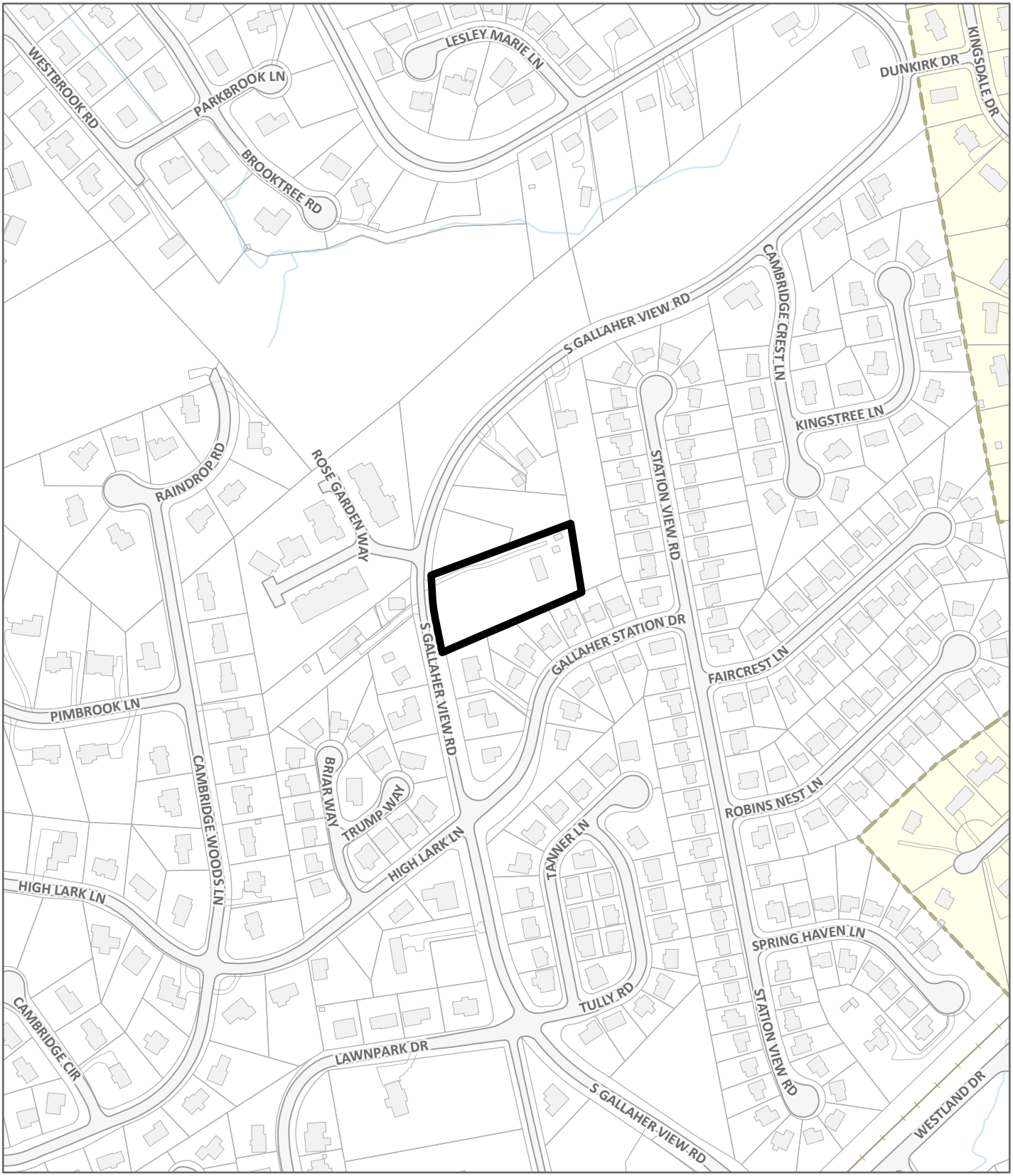
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **4-U-26-RZ**

Case boundary

0 360

Feet

N

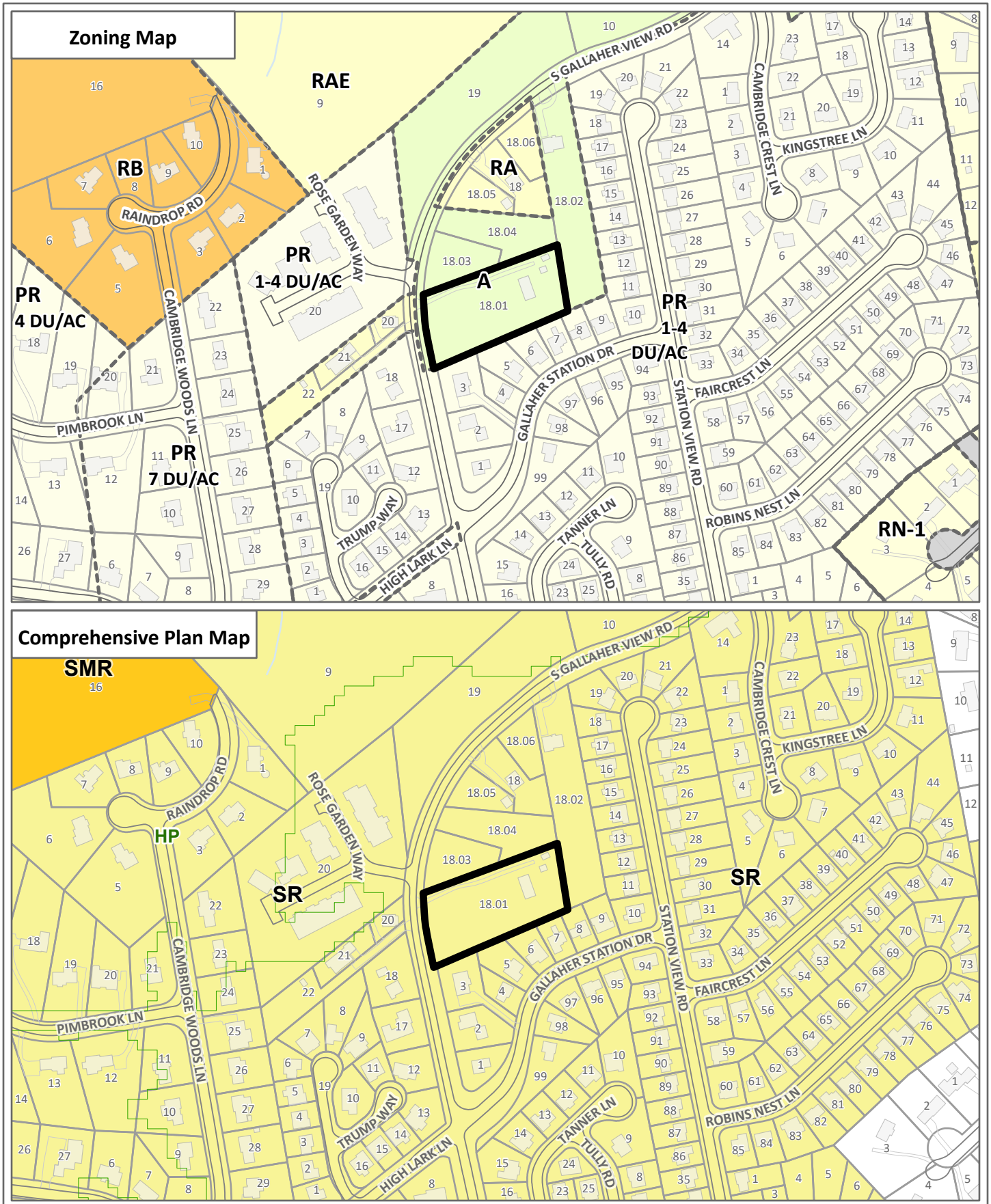


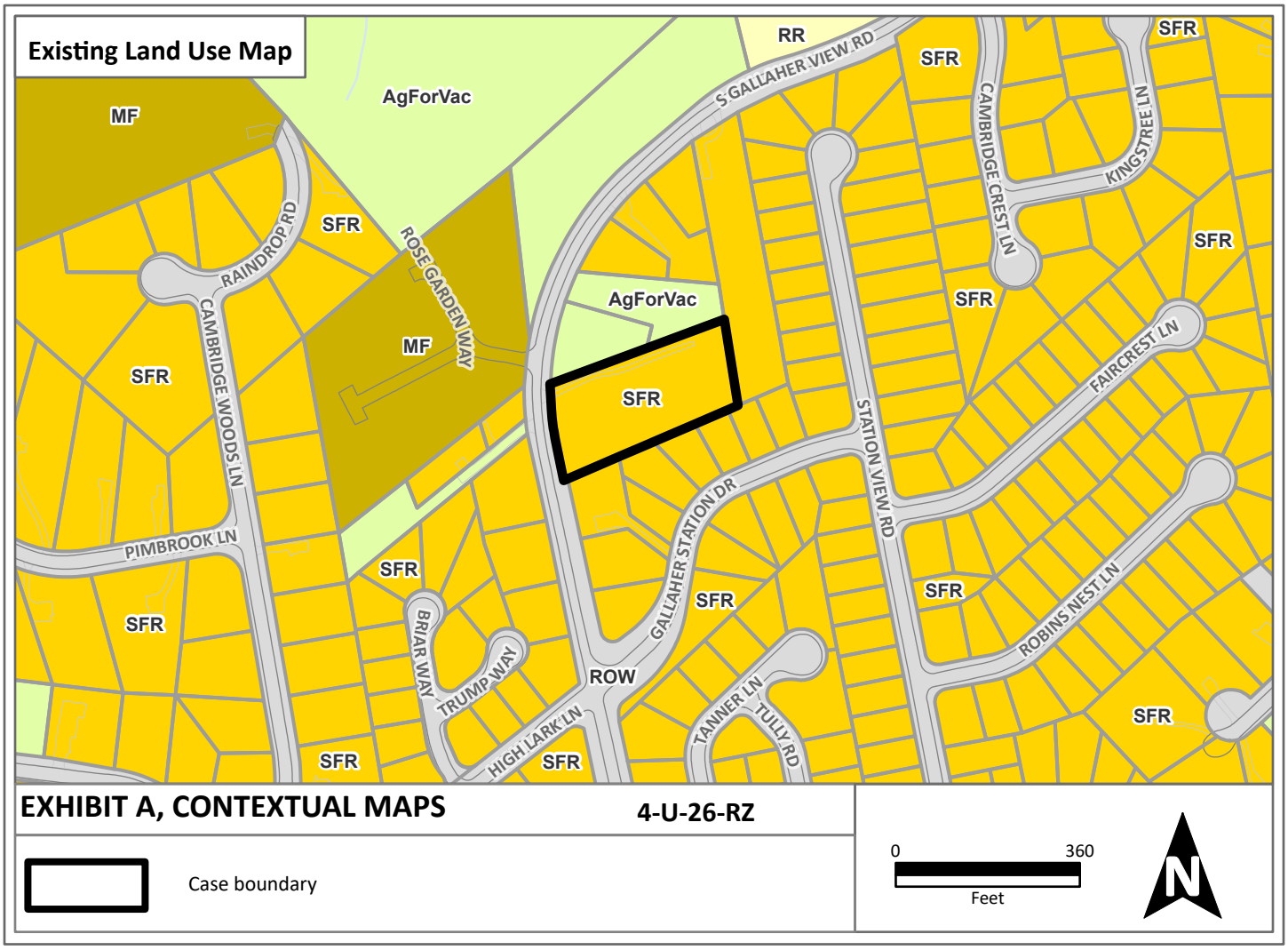
EXHIBIT A, CONTEXTUAL MAPS 4-U-26-RZ

Case boundary

0 360

Feet

N


Existing Land Use Map
MF
AgForVac
RR
S GALLAHER VIEW RD
SFR
CAMBRIDGE CREST LN
KINGSTREE LN
SFR
RAINDROP RD
SFR
ROSE GARDEN WAY
AgForVac
SFR
MF
SFR
CAMBRIDGE WOODS LN
SFR
FAIRCREST LN
STATION VIEW RD
PIMBROOK LN
SFR
GALLAHER STATION DR
SFR
SFR
ROBINS NEST LN
BRIAR WAY
TRUMP WAY
ROW
SFR
TANNER LN
TULLY RD
HIGH LARK LN
SFR
SFR
SFR
EXHIBIT A, CONTEXTUAL MAPS
4-U-26-RZ
Case boundary
0
360
Feet
N

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

Nataliq Efremenko

Applicant Name

2-23-26

Date

Planning
KNOXVILLE | KNOX COUNTY

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, Iâ m interested in understanding the development plan for this property, including how many homes are expected to be built. After reviewing the topography, Iâ 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, Iâ 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?

Draft Minutes
Planning Commission Meeting

April 9, 2026

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

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 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

i-Publish® AdPortal: v2.6
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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-18507 **5-B-26-PA**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Sharon E. Boyce and A. Jack Woodall for a Comprehensive Plan Amendment from CMU (Corridor Mixed-Use) to POS (Parks and Open Space). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area, by a vote of 12-0 Consent.**
(Commission District 5)

Attachments

Sharon E Boyce & A Jack Woodall 5-B-26-PA

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:50 PM FILE NUMBER: 5-B-26-PA

APPLICANT:	SHARON E BOYCE & A. JACK WOODALL
APPLICANT'S REQUEST:	COUNTY COMPREHENSIVE PLAN AMENDMENT
FROM:	CMU (Corridor Mixed-use)
TO:	POS (Parks and Open Space)
COMM. RECOMMENDATION:	**Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	9520 WESTLAND DR / Parcel ID 144 03706 (partial)
ACREAGE:	0.47 acres
DISTRICT:	Commission District 5
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026 & 5/5/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Sharon E. Boyce & A. Jack Woodall 9520 Westland Dr. Knoxville, TN
LEGISLATIVE BODY:	Knox County Commission

PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:**	**5-E-26-RZ**	**AGENDA ITEM #:**	**30**
	5-B-26-PA (REVISED)	**AGENDA DATE:**	**5/14/2026**

▶ **APPLICANT:**	**SHARON E BOYCE & A. JACK WOODALL**
OWNER(S):	Sharon E Boyce
TAX ID NUMBER:	144 03706 (PARTIAL) **View map on KGIS**
JURISDICTION:	Commission District 5
STREET ADDRESS:	9520 WESTLAND DR
▶ **LOCATION:**	**Southeast side of Westland Dr, west of Mourfield Rd, east of Pellissippi Pkwy**
▶ **TRACT INFORMATION:**	**0.47 acres.**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via an access easement with 10 ft of pavement width from Westland Drive, a minor arterial with 37 ft of pavement width within a 47-ft right-of-way.
UTILITIES:	Water Source: First Knox Utility District
	Sewer Source: First Knox Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Sinking Creek
▶ **CURRENT PLAN AND ZONING DESIGNATION:**	**CMU (Corridor Mixed-use) / CA (General Business)**
▶ **REQUESTED PLAN AND ZONING DESIGNATION:**	**POS (Parks and Open Space) / A (Agricultural)**
▶ **EXISTING LAND USE:**	**Agriculture/forestry/vacant land**
▶	
EXTENSION OF PLAN AND ZONING DESIGNATION:	It is an extension of the zoning, but it is not an extension of the plan designation.
HISTORY OF REQUESTS:	In 2018 part of the property was rezoned from A (Agricultural) to CA (General Business) (7-E-18-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Commercial, single family residential - CMU (Corridor Mixed-Use) in the County - CA (General Business), A (Agricultural) in the County
	South: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Ridgetop Protection) in the County - A (Agricultural) in the County
	East: Multifamily residential - SMR (Suburban Mixed Residential) in the County - PR (Planned Residential) up to 4 du/ac in the County

West: Agriculture/forestry/vacant land - GC (General Commercial) in the City - C-H-1 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The subject property lies behind a commercial development directly to the west of the Westland Drive and Pellissippi Parkway interchange and is directly to the west of a small townhouse subdivision. This section of Westland Drive primarily features residential and civic uses. There are forested slopes to the south, west, and east of the subject property.

STAFF RECOMMENDATION:

- **Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.**

- **Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.**

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMMISSION IN THE PLAN:
1. When the Comprehensive Plan was adopted, a portion of the subject property was part of the abutting parcel to the north that has frontage on Westland Drive, which aligns with the CMU (Corridor Mixed-Use) place type. This portion was subdivided into its own lot in 2025, and it was combined with the 9-acre property directly to the south in April 2026, changing its access (Exhibit B).
2. The subject property is now part of a 13-acre lot with a single family house whose sole access is a long, 25-foot wide access strip with a gravel driveway. The CMU place type is misaligned with this substandard access.
3. A jurisdictional waters report was completed in 2019 that identified jurisdictional wetlands and streams on the subject property, and this information was not considered when the CMU place type was assigned (Exhibit B). Updating the land use classification to POS (Parks and Open Space) would better align with this sensitive natural area.

IF THERE ARE NO ERRORS OR OMMISSIONS, TWO OF THE FOLLOWING CRITIERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. As previously mentioned, the subject property's sole access became a one-way gravel access strip off of Westland Drive when it was subdivided in 2025 and 2026 and added to a property containing a residence. This access and land use does not support the current CMU place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No improvements are anticipated to this section of Westland Drive. The property's access is substandard, which does not align with the current CMU place type.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. The 2019 jurisdictional waters report identified wetlands and streams that were not considered when the CMU place type was assigned.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The plan amendment is not in conflict with any policies of the Comprehensive Plan, and it would align with the intent of the POS place type to permanently protect natural areas.
2. The proposed plan amendment aligns with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development along this section of Westland Drive has predominantly consisted of single-family and townhouse subdivisions since the construction of Pellissippi Parkway in the mid-1990s. An approximately 27-acre senior living facility was constructed to the northwest of the subject property in 2020.
2. In 2018 part of the subject property was included in a rezoning from A (Agricultural) to CA (General Business) and OA (Office Park) and in a use-on-review request for a self-storage facility that was constructed directly to the north in 2024 (7-E-18-RZ, 12-F-18-UR). Two jurisdictional wetlands and streams were identified on the subject property in 2019 during the construction of the self-storage facility (Exhibit B).
3. In 2021 a rezoning from AG (General Agricultural) to O (Office) in the City was denied on a property 30 ft to the southwest, largely due to environmental constraints (7-E-21-RZ).
4. The subject property was subdivided from the abutting parcel to the north in 2025 after the self-storage facility was completed, changing its access to a one-way gravel access strip off of Westland Drive. A plat was recorded in April 2026 that combines the subject property with the 9 acres directly to the south (Exhibit B).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The low population density of the A zone aligns with the environmental constraints on the property.
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 agricultural and residential uses permitted in the A zone align with the existing uses of surrounding properties.

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 current CA zoning allows for commercial and higher density residential uses that could negatively impact the wetlands and streams on the property.
2. The proposed A zoning is less intensive than the current CA zone, allows for low density residential and agricultural uses that are sensitive to these environmental constraints, and would be a minor extension of the A zoning on the rest of the parcel.

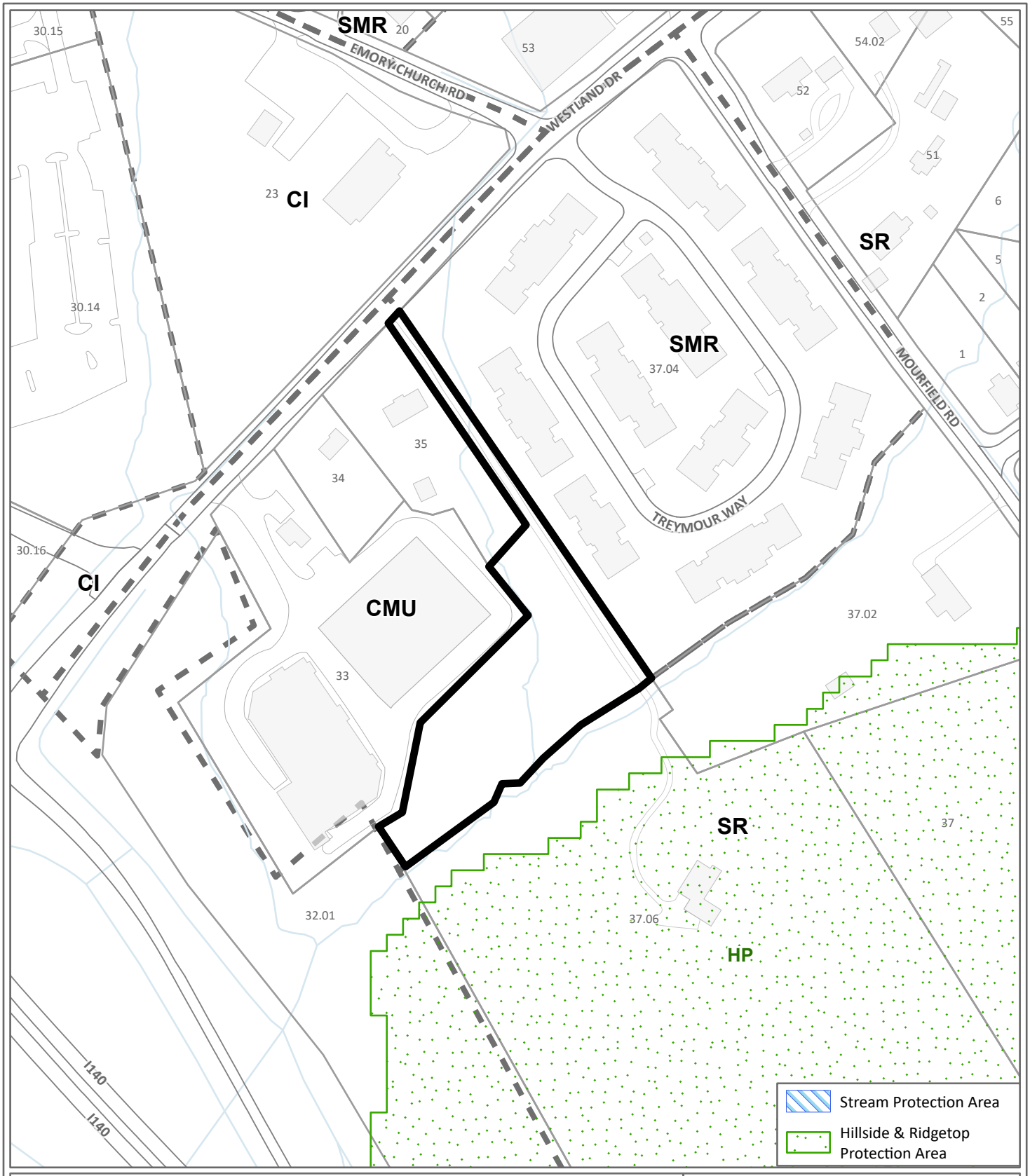
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The A zone is appropriate within the POS (Parks and Open Space) place type plan amendment recommended by staff.
2. The rezoning is compatible 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: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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.



5-B-26-PA
COMPREHENSIVE LAND USE PLAN MAP

From: CMU (Corridor Mixed-use)

To: POS (Parks and Open Space)

Petitioner: Sharon E Boyce & A. Jack Woodall

Map No: 144
Jurisdiction: County

0 210
Feet

N

Original Print Date: 5/4/2026

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

Exhibit A. Contextual Images



AERIAL MAP

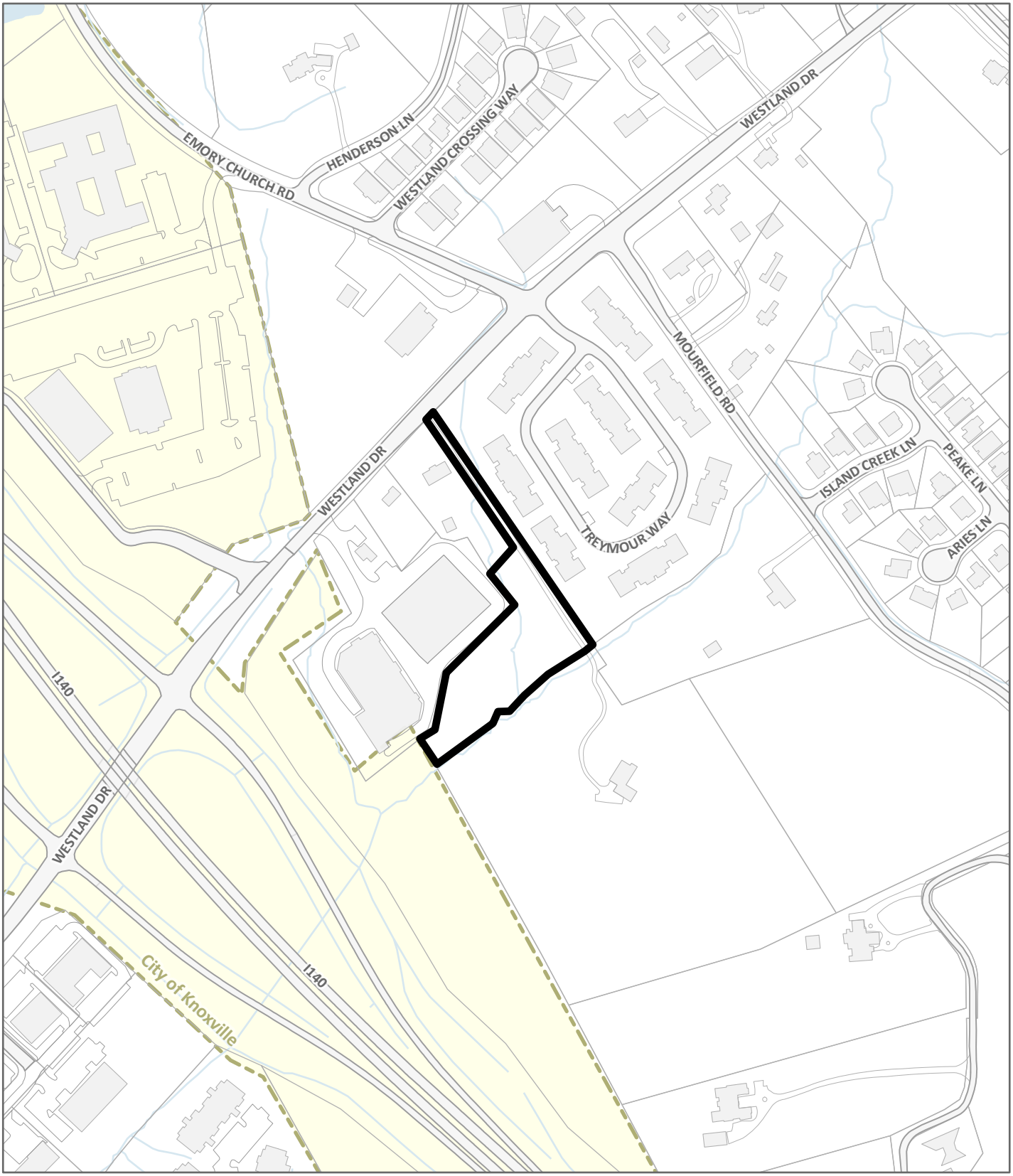
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-B-26-PA / 5-E-26-RZ**

Case boundary

0 360

Feet

N

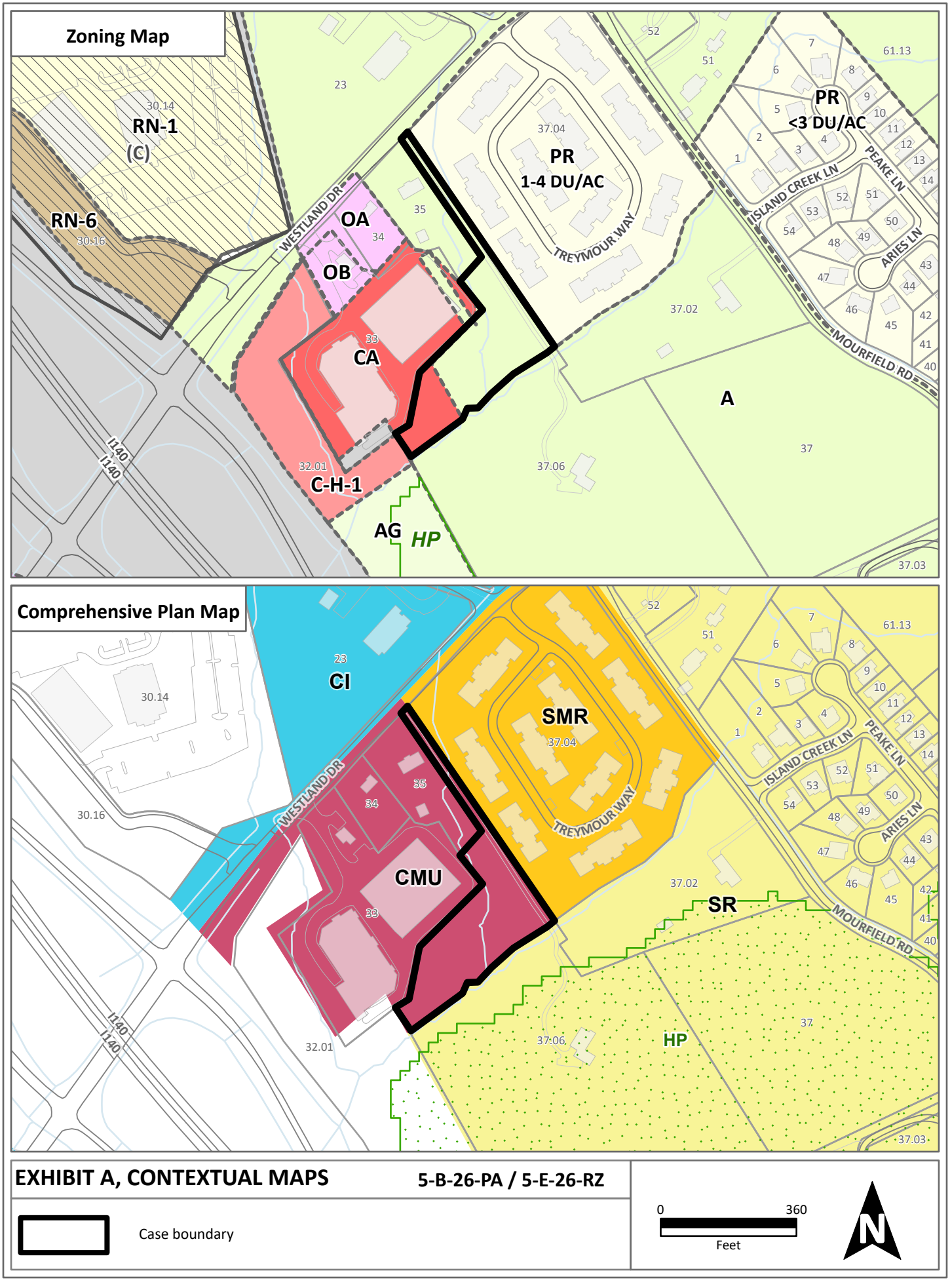


EXHIBIT A, CONTEXTUAL MAPS **5-B-26-PA / 5-E-26-RZ**

Case boundary

0 360

Feet

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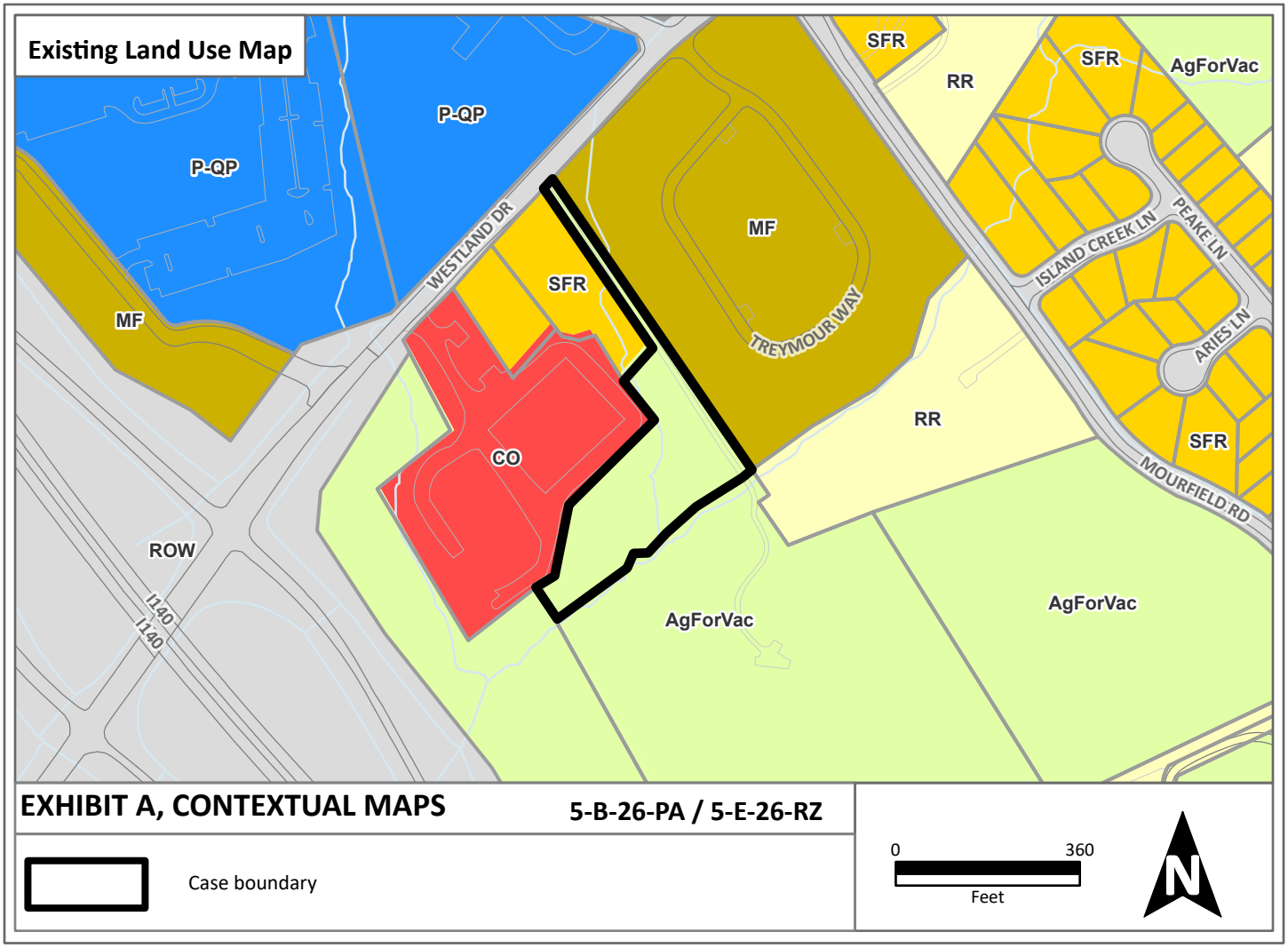
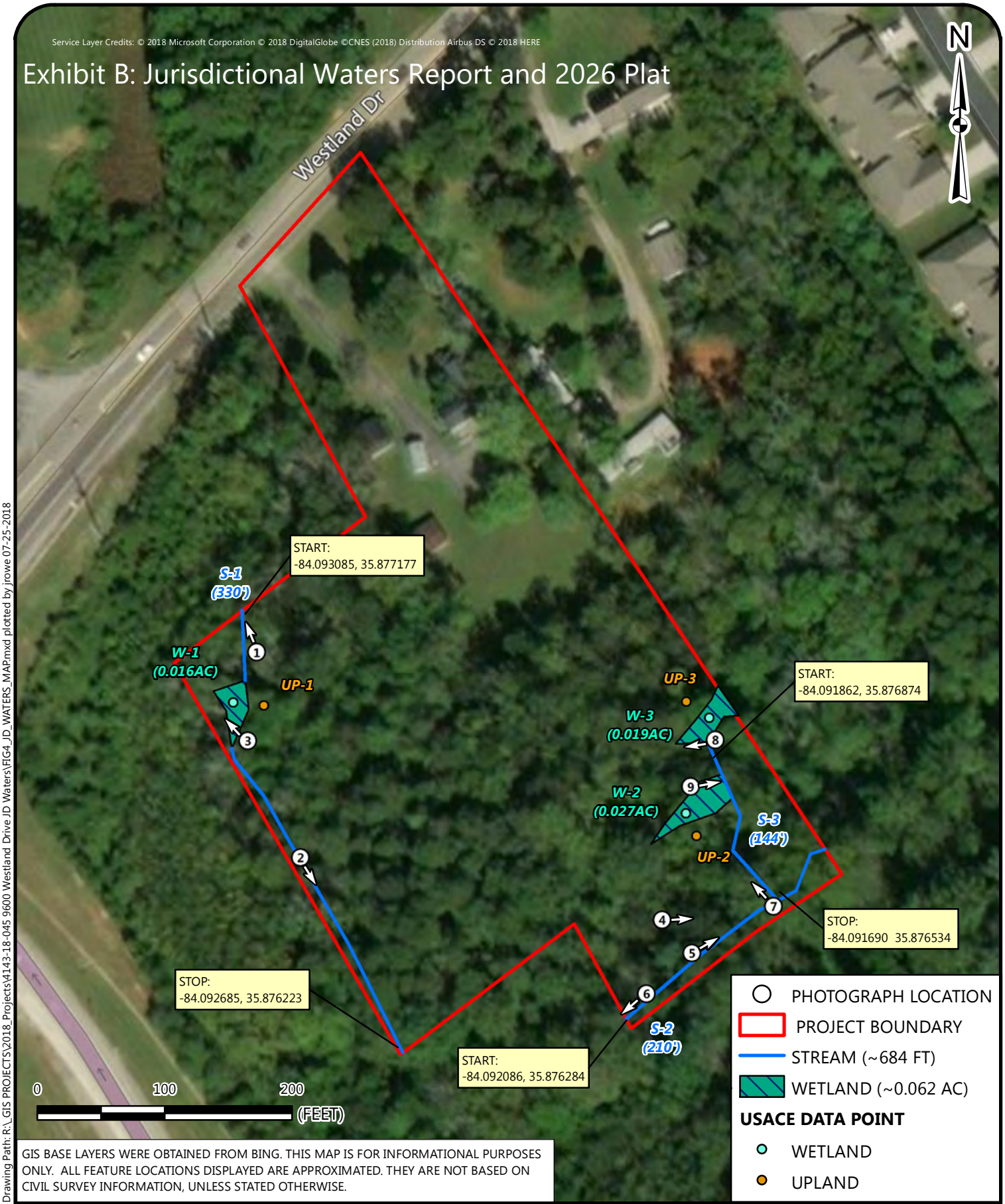

Existing Land Use Map
P-QP
P-QP
MF
WESTLAND DR
SFR
MF
TREYMOUR WAY
SFR
RR
SFR
AgForVac
ISLAND CREEK LN
PEAKE LN
ARIES LN
SFR
MOURFIELD RD
RR
CO
ROW
1140
1140
AgForVac
AgForVac
EXHIBIT A, CONTEXTUAL MAPS
5-B-26-PA / 5-E-26-RZ
Case boundary
0
360
Feet
N



GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

Drawing Path: R:_GIS PROJECTS\2018_Projects\4143-18-045 9600 Westland Drive JD Waters\FIG4_JD_WATERS_MAP.mxd plotted by jrowe 07-25-2018

JURISDICTIONAL WATERS MAP

JURISDICTIONAL WATERS REPORT
9600 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SCALE:	FIGURE NO.
1 " = 100 '	4
DATE: 7-25-18	
PROJECT NUMBER 4143-18-045	

©Copyright 2025
by Professional Land Systems

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

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

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 30th day of April, 2018.

Registered Land Surveyor

Tennessee License No. 1643 DATE: 10/7/2019

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor
Tennessee License No. 1643 Date: 10/7/2019

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

First Utility District of Knox County
Utility Provider

Michael Graham 4/16/2026
Authorized Signature for Utility *Date*

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

First Utility District of Knox County
Utility Provider

Michael Graham 4/16/2026
Authorized Signature for Utility *Date*

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: Andrew McDaniel 4/16/2026
Date

COUNTY - RELEASE OF EASEMENTS.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Signed: Amanda Purkey Date: 4/16/2026
Knox County Department of Engineering & Public Works

Signed: Michael Graham Date: 4/16/2026
Water: FUD

Signed: Michael Graham Date: 4/16/2026
Sewer: FUD

Signed: Andrew McDaniel Date: 4/16/2026
Electric: LCUB

Signed: Clayton Hollifield Date: 04/16/2026
Gas: KUB

Signed: Ed Finley Date: 04.16.2026
Telephone: ATT

Signed: Michelle Moore Date: 04.16.2026
Cable Television: COMCAST

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

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

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this the

16th day of April, 20 26

Amanda Purkey for Jim Snowden
Engineering Director

TAXES AND ASSESSMENTS

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

Knox County Trustee:

Signed: JUSTIN BIGGS Date: 04/16/2026

811

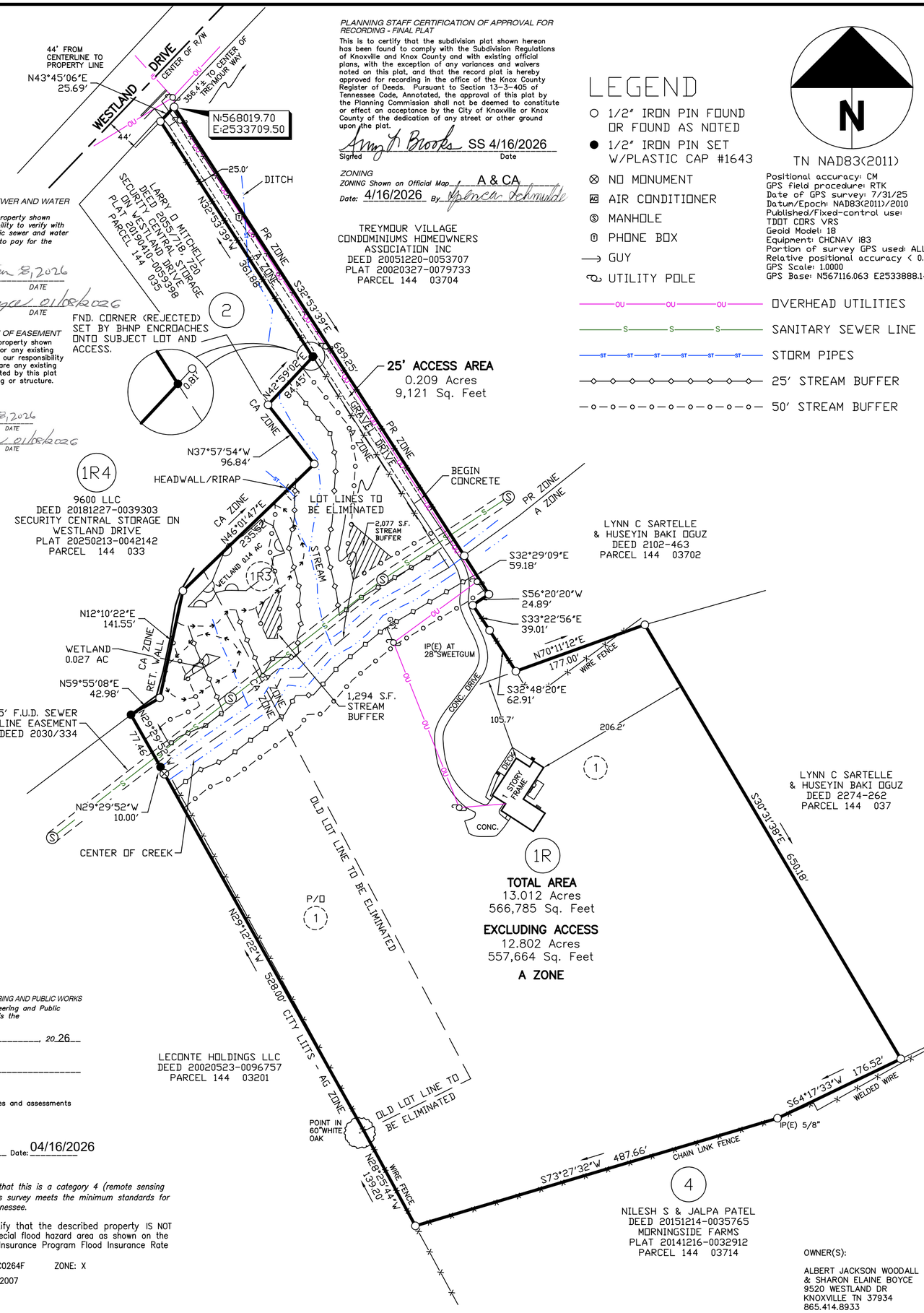
Call Before You Dig! 1-800-351-1111 Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3-.06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property IS NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 47093C0264F ZONE: X

EFFECTIVE: 5/2/2007



PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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

Amy L. Brooks SS 4/16/2026
Signed Date

ZONING

ZONING Shown on Official Map A & CA

Date: 4/16/2026 *By* Spencer Schmidt

TREYMOUR VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION INC
DEED 20051220-0053707
PLAT 20020327-0079733
PARCEL 144 03704

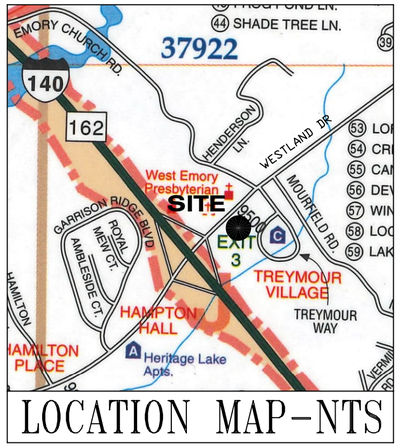
LEGEND

- ○ 1/2" IRON PIN FOUND OR FOUND AS NOTED
- ● 1/2" IRON PIN SET W/PLASTIC CAP #1643
- ⊗ NO MONUMENT
- AC AIR CONDITIONER
- Ⓢ MANHOLE
- Ⓣ PHONE BOX
- ⟶ GUY
- UTILITY POLE
- OU OU OU OVERHEAD UTILITIES
- S S S SANITARY SEWER LINE
- ST ST ST ST ST ST STORM PIPES
- 25' STREAM BUFFER
- 50' STREAM BUFFER

N

TN NAD83(2011)

Positional accuracy: CM
GPS field procedure: RTK
Date of GPS survey: 7/31/25
Datum/Epoch: NAD83(2011)/2010
Published/Fixed-control use:
TDOT CORS VRS
Geoid Model: 18
Equipment: CHCNAV i83
Portion of survey GPS used: ALL
Relative positional accuracy < 0.1'.
GPS Scale: 1.0000
GPS Base: N567116.063 E2533888.149



LOCATION MAP-NTS

0 100 200 300

NOTES:

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. DEEDS 1588/686, 2164/736, 2274/259, 20190516-0067606, 20250416-0054330.
4. PROPERTY IS ZONED CA AND A. SETBACKS ARE PER ZONING.
5. 1 LOT CONTAINING 13.012 ACRES.
6. THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOTS LINES TO COMBINE INTO ONE LOT.
7. THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
8. SEE PREVIOUS PLATS OF RECORD AT INST. 20110323-0056386; 20250213-0042142; 20190410-0059398.
9. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

NED D. FERGUSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCE
10/10/25
TENNESSEE NO. 1643

2-F-26

RESUBDIVISION OF A JACKSON WOODALL, JR. AND SHARON BOYCE PROPERTY LOT 1R3 AND PART OF LOT 1 SECURITY CENTRAL STORAGE ON WESTLAND DRIVE

PLAT REF: SEE NOTE 8. SCALE: 1"=100'
PARCEL(S): 144 03501; 144 03706
COUNTY/DISTRICT: KNOX/6
CITY: N/A WARD/BLOCK: N/A DATE: 10/10/25

Ned D. Ferguson, R.L.S.
400 N Hicks St
Clinton, Tn. 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free

Professional Land Systems
www.PLSurvey.com

When you need to know, knowing is our business.

OWNER(S):

ALBERT JACKSON WOODALL
& SHARON ELAINE BOYCE
9520 WESTLAND DR
KNOXVILLE TN 37934
865.414.8933

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

☒ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

☒ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

☒ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

SEE ATTACHED LETTER DATED 2/27/2026.

A Jackson Woodall
Sharon E Boyce

Property Owner Signature	A. JACK WOODALL SHARON E. BOYCE	2/27/2026
	Print Name	Date

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

FILE NUMBER

February 27, 2026

Knoxville/Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Request for Zoning Change from CA and A to A, Agriculture
Request for Plan Amendment Change from CMU, Corridor Mixed-Use to POS, Parks and Open Space

Dear Knoxville/Knox County Planning:

We own the property at 9520 Westland Dr, Knoxville, TN 37922. In April 2025, we purchased 1.9 acres from 9600, LLC. The purchased property is adjacent to our property on the north side of the creek and to our driveway from Westland Drive. There are no buildings, structures, paving or driveways on the purchased property. The area is primarily wooded with a creek, streams and wetlands.

We have filed a one lot subdivision application with Knoxville/Knox County Planning to combine the purchased property, 1R3 as shown on the plat, with our property.

The purchased property is located to the rear of Security Central Storage which consists of two storage buildings, an office, driveways and parking. The purchased property is lower and separated from the rear (south) and east side of Security Central Storage by a tall retaining wall and is not visible from Westland Drive.

We believe that there is an obvious and significant error in the Knox County Comprehensive Land Use and Transportation Plan that designates these two acres as CMU, Corridor Mixed-Use. First, the purchased property was and is not suitable for development. Second, the only access to the purchased property from Westland Drive is a 25 feet wide gravel and paved driveway that is the access to our house. Third, the purchased property consists of several jurisdictional wetlands as shown on TDEC website, a creek with a 50 feet buffer on the north side, a 15 feet wide First Utility sewer easement, a private sewer easement, ten feet in wide, from 9524 Westland Drive to the First Utility sewer easement and two smaller blue line streams. One small stream runs under our driveway and into the creek. The second stream further to the west runs from the wetlands and the outlet from the underground detention area of Security Central Storage into the creek.

As further justification for the Plan Amendment, the commercial development of Security Central Storage on the property facing Westland Drive and the construction of a tall retaining wall with fence on top constitutes a changed condition that makes the purchased property with wetlands, a creek, two blue line streams, a large sewer easement, and no commercial access or visibility to Westland Drive, even more undevelopable.

The Proposed Plan change supports the goals of the Parks and Open Space to preserve a natural area with a creek, two streams and wetlands.

Attached to this letter is a picture facing north of the wetlands and the Security Central Storage retaining wall and fence. Also attached is an aerial photo prepared by S&ME, Inc, entitled Jurisdictional Waters Map, showing the location of the creek, two streams and wetlands before development.

Sharon E. Boyce

Sharon E. Boyce

A. Jackson Woodall

A. Jackson Woodall





Drawing Path: R:_GIS PROJECTS\2018_Projects\4143-18-045 9600 Westland Drive JD Waters\Fig4_JD_WATERS_MAP.mxd plotted by: jrowe 07-25-2018

GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

JURISDICTIONAL WATERS MAP

JURISDICTIONAL WATERS REPORT
9600 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SCALE: 1 " = 100 '

DATE: 7-25-18

PROJECT NUMBER: 4143-18-045

FIGURE NO.: 4A

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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

A. Jackson Woodall — Applicant Signature

A. JACK WOODALL — Applicant Name

2/27/2026 — Date

Sharon E. Boyce — Applicant Signature

SHARON E BOYCE — Applicant Name

2/27/2026 — Date

Planning
KNOXVILLE | KNOX COUNTY

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

30. SHARON E BOYCE & A. JACK WOODALL

9520 Westland Drive / Parcel ID 144 03706 (partial) (formerly 9598 Westland Drive / Parcel ID 144 03501), Commission District 5.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-B-26-PA

From CMU (Corridor Mixed-use) to POS (Parks and Open Space).

1. **STAFF RECOMMENDATION**

   Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-E-26-RZ

From CA (General Business) to A (Agricultural).

1. **STAFF RECOMMENDATION**

   Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18508 **5-E-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Sharon E. Boyce and A. Jack Woodall for rezoning from CA (General Business) to A (Agricultural). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints, by a vote of 12-0 Consent.**
(Commission District 5)

Attachments

Sharon E Boyce & A Jack Woodall 5-E-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:53 PM FILE NUMBER: 5-E-26-RZ

APPLICANT:	SHARON E BOYCE & A. JACK WOODALL
APPLICANT'S REQUEST:	REZONING
FROM:	CA (General Business)
TO:	A (Agricultural)
COMM. RECOMMENDATION:	**Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	9520 WESTLAND DR / Parcel ID 144 03501
ACREAGE:	0.47 acres
DISTRICT:	Commission District 5
PLACE TYPE:	CMU (Corridor Mixed-use)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026 & 5/5/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Sharon E Boyce & A. Jack Woodall 9520 Westland Dr Knoxville, TN 37922
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the A (Agricultural) district is consistent with the POS (Parks and Open Space) place type.
Consistent with Growth Plan?	Yes, the property is within the Planned Growth Area.

PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:**	**5-E-26-RZ**	**AGENDA ITEM #:**	**30**
	5-B-26-PA (REVISED)	**AGENDA DATE:**	**5/14/2026**

▶ **APPLICANT:**	**SHARON E BOYCE & A. JACK WOODALL**
OWNER(S):	Sharon E Boyce
TAX ID NUMBER:	144 03706 (PARTIAL) **View map on KGIS**
JURISDICTION:	Commission District 5
STREET ADDRESS:	9520 WESTLAND DR
▶ **LOCATION:**	**Southeast side of Westland Dr, west of Mourfield Rd, east of Pellissippi Pkwy**
▶ **TRACT INFORMATION:**	**0.47 acres.**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via an access easement with 10 ft of pavement width from Westland Drive, a minor arterial with 37 ft of pavement width within a 47-ft right-of-way.
UTILITIES:	Water Source: First Knox Utility District
	Sewer Source: First Knox Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Sinking Creek
▶ **CURRENT PLAN AND ZONING DESIGNATION:**	**CMU (Corridor Mixed-use) / CA (General Business)**
▶ **REQUESTED PLAN AND ZONING DESIGNATION:**	**POS (Parks and Open Space) / A (Agricultural)**
▶ **EXISTING LAND USE:**	**Agriculture/forestry/vacant land**
▶	
EXTENSION OF PLAN AND ZONING DESIGNATION:	It is an extension of the zoning, but it is not an extension of the plan designation.
HISTORY OF REQUESTS:	In 2018 part of the property was rezoned from A (Agricultural) to CA (General Business) (7-E-18-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Commercial, single family residential - CMU (Corridor Mixed-Use) in the County - CA (General Business), A (Agricultural) in the County
	South: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Ridgetop Protection) in the County - A (Agricultural) in the County
	East: Multifamily residential - SMR (Suburban Mixed Residential) in the County - PR (Planned Residential) up to 4 du/ac in the County

West: Agriculture/forestry/vacant land - GC (General Commercial) in the City - C-H-1 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The subject property lies behind a commercial development directly to the west of the Westland Drive and Pellissippi Parkway interchange and is directly to the west of a small townhouse subdivision. This section of Westland Drive primarily features residential and civic uses. There are forested slopes to the south, west, and east of the subject property.

STAFF RECOMMENDATION:

- **Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.**

- **Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.**

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMMISSION IN THE PLAN:
1. When the Comprehensive Plan was adopted, a portion of the subject property was part of the abutting parcel to the north that has frontage on Westland Drive, which aligns with the CMU (Corridor Mixed-Use) place type. This portion was subdivided into its own lot in 2025, and it was combined with the 9-acre property directly to the south in April 2026, changing its access (Exhibit B).
2. The subject property is now part of a 13-acre lot with a single family house whose sole access is a long, 25-foot wide access strip with a gravel driveway. The CMU place type is misaligned with this substandard access.
3. A jurisdictional waters report was completed in 2019 that identified jurisdictional wetlands and streams on the subject property, and this information was not considered when the CMU place type was assigned (Exhibit B). Updating the land use classification to POS (Parks and Open Space) would better align with this sensitive natural area.

IF THERE ARE NO ERRORS OR OMMISSIONS, TWO OF THE FOLLOWING CRITIERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. As previously mentioned, the subject property's sole access became a one-way gravel access strip off of Westland Drive when it was subdivided in 2025 and 2026 and added to a property containing a residence. This access and land use does not support the current CMU place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No improvements are anticipated to this section of Westland Drive. The property's access is substandard, which does not align with the current CMU place type.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. The 2019 jurisdictional waters report identified wetlands and streams that were not considered when the CMU place type was assigned.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The plan amendment is not in conflict with any policies of the Comprehensive Plan, and it would align with the intent of the POS place type to permanently protect natural areas.
2. The proposed plan amendment aligns with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development along this section of Westland Drive has predominantly consisted of single-family and townhouse subdivisions since the construction of Pellissippi Parkway in the mid-1990s. An approximately 27-acre senior living facility was constructed to the northwest of the subject property in 2020.
2. In 2018 part of the subject property was included in a rezoning from A (Agricultural) to CA (General Business) and OA (Office Park) and in a use-on-review request for a self-storage facility that was constructed directly to the north in 2024 (7-E-18-RZ, 12-F-18-UR). Two jurisdictional wetlands and streams were identified on the subject property in 2019 during the construction of the self-storage facility (Exhibit B).
3. In 2021 a rezoning from AG (General Agricultural) to O (Office) in the City was denied on a property 30 ft to the southwest, largely due to environmental constraints (7-E-21-RZ).
4. The subject property was subdivided from the abutting parcel to the north in 2025 after the self-storage facility was completed, changing its access to a one-way gravel access strip off of Westland Drive. A plat was recorded in April 2026 that combines the subject property with the 9 acres directly to the south (Exhibit B).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The A zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The low population density of the A zone aligns with the environmental constraints on the property.
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 agricultural and residential uses permitted in the A zone align with the existing uses of surrounding properties.

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 current CA zoning allows for commercial and higher density residential uses that could negatively impact the wetlands and streams on the property.
2. The proposed A zoning is less intensive than the current CA zone, allows for low density residential and agricultural uses that are sensitive to these environmental constraints, and would be a minor extension of the A zoning on the rest of the parcel.

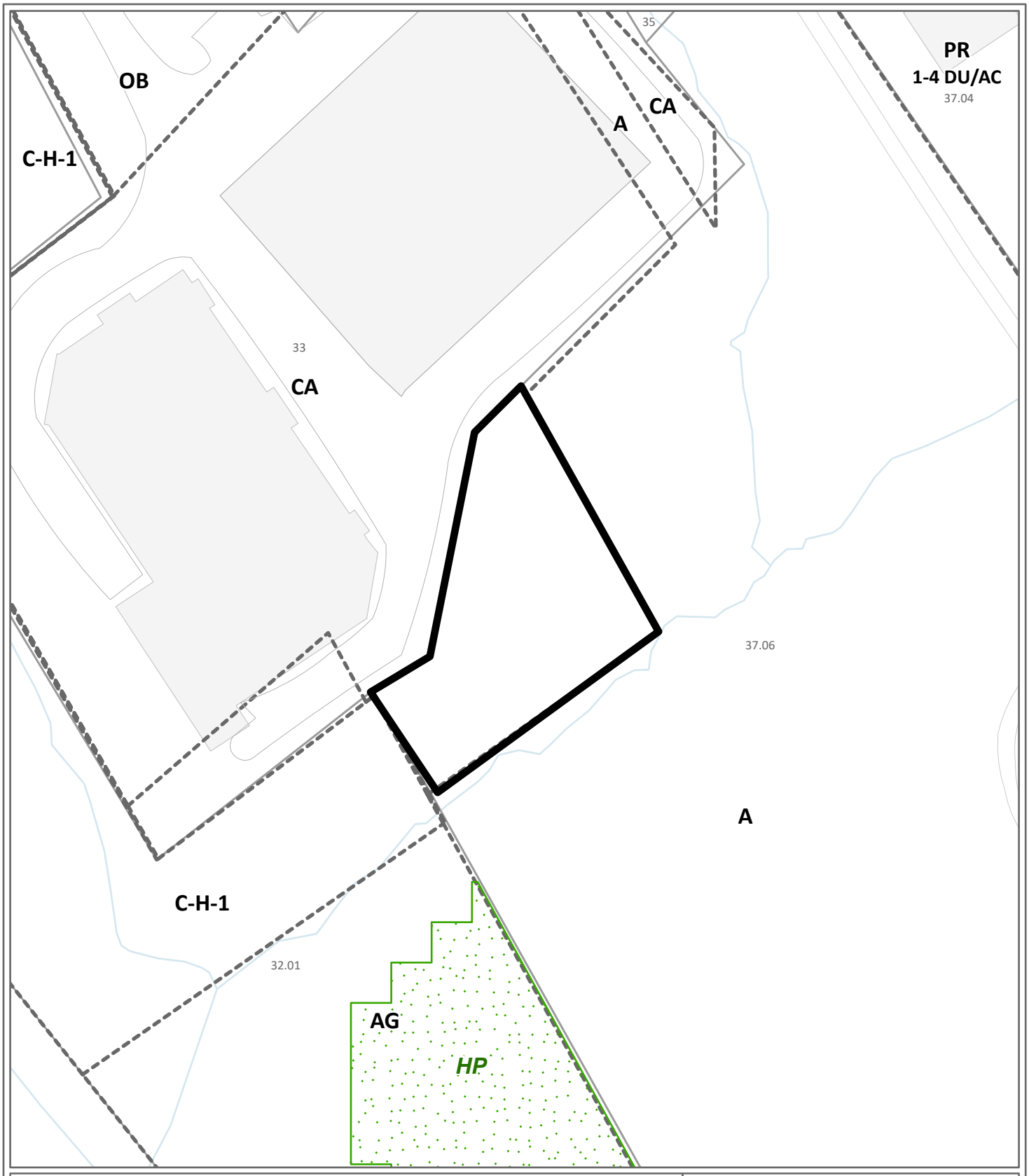
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The A zone is appropriate within the POS (Parks and Open Space) place type plan amendment recommended by staff.
2. The rezoning is compatible 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: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-E-26-RZ**

From: CA (General Business)

To: A (Agricultural)

Petitioner: Sharon E Boyce & A. Jack Woodall

Map No: 144

Jurisdiction: County

0 90

Feet

N

Original Print Date: 5/4/2026

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

Exhibit A. Contextual Images



AERIAL MAP

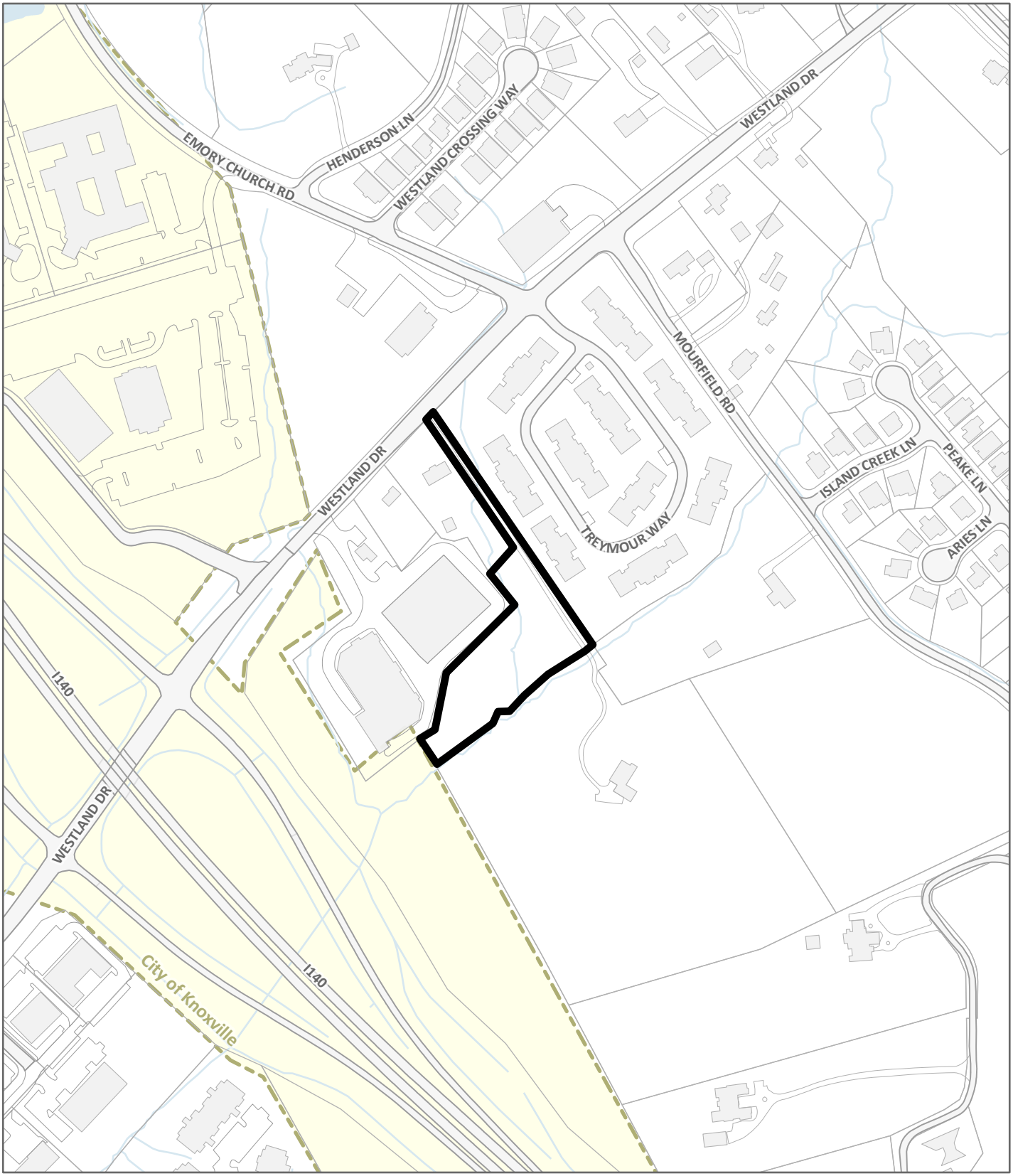
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-B-26-PA / 5-E-26-RZ**

Case boundary

0 360

Feet

N

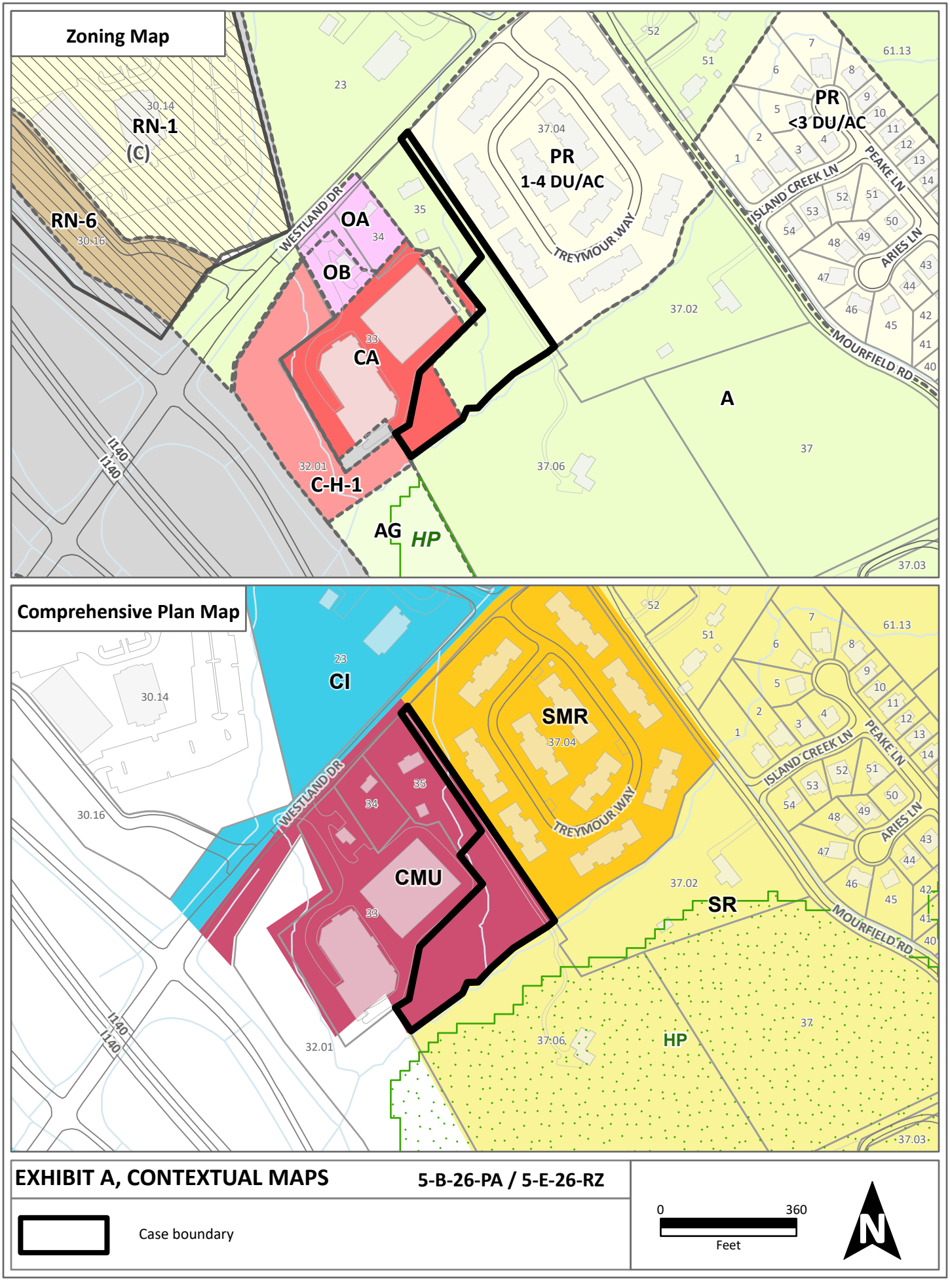


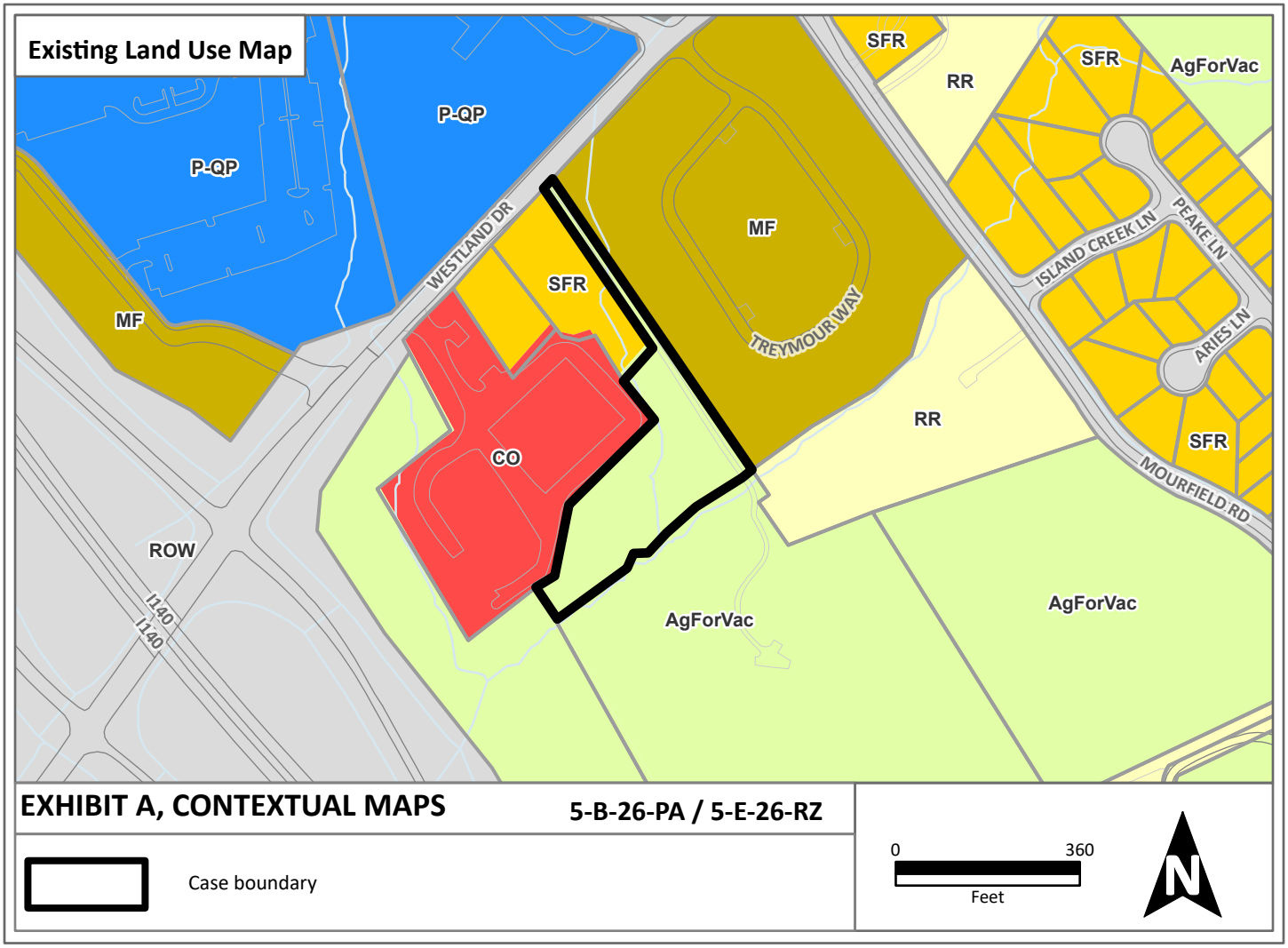
EXHIBIT A, CONTEXTUAL MAPS **5-B-26-PA / 5-E-26-RZ**

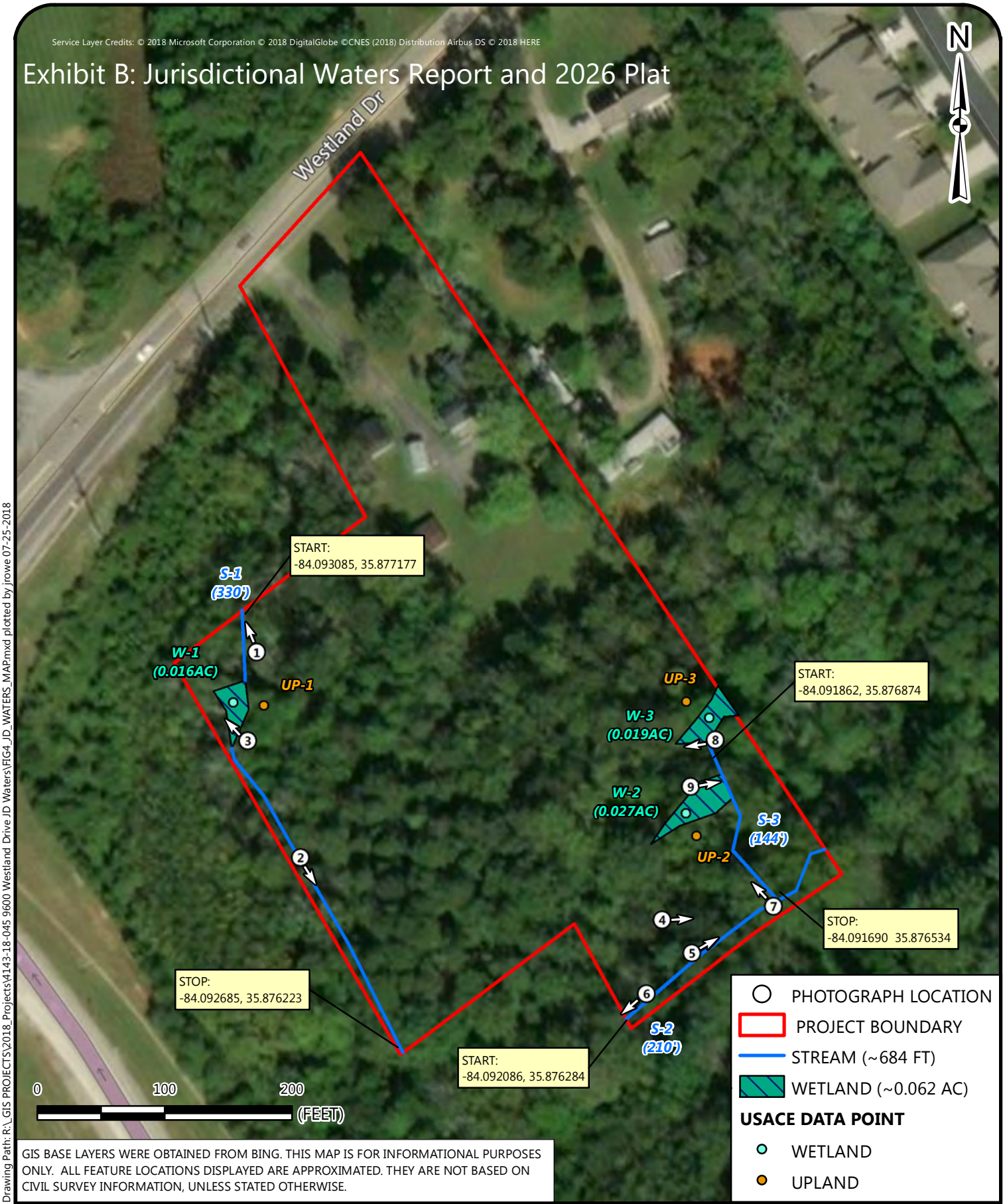
Case boundary

0 360

Feet

N


Existing Land Use Map
P-QP
P-QP
MF
WESTLAND DR
SFR
MF
TREYMOUR WAY
SFR
RR
SFR
AgForVac
ISLAND CREEK LN
PEAKE LN
ARIES LN
SFR
MOURFIELD RD
RR
CO
ROW
1140
1140
AgForVac
AgForVac
EXHIBIT A, CONTEXTUAL MAPS
5-B-26-PA / 5-E-26-RZ
Case boundary
0
360
Feet
N



GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

Drawing Path: R:_GIS PROJECTS\2018_Projects\4143-18-045 9600 Westland Drive JD Waters\FIG4_JD_WATERS_MAP.mxd plotted by jrowe 07-25-2018

JURISDICTIONAL WATERS MAP

JURISDICTIONAL WATERS REPORT
9600 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SCALE:	FIGURE NO.
1 " = 100 '	4
DATE: 7-25-18	
PROJECT NUMBER 4143-18-045	

©Copyright 2025
by Professional Land Systems

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

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

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 30th day of April, 2018.

Registered Land Surveyor

Tennessee License No. 1643 DATE: 10/7/2019

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor
Tennessee License No. 1643 Date: 10/7/2019

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

First Utility District of Knox County
Utility Provider

Michael Graham 4/16/2026
Authorized Signature for Utility *Date*

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

First Utility District of Knox County
Utility Provider

Michael Graham 4/16/2026
Authorized Signature for Utility *Date*

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: Andrew McDaniel 4/16/2026
Date

COUNTY - RELEASE OF EASEMENTS.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Signed: Amanda Purkey Date: 4/16/2026
Knox County Department of Engineering & Public Works

Signed: Michael Graham Date: 4/16/2026
Water: FUD

Signed: Michael Graham Date: 4/16/2026
Sewer: FUD

Signed: Andrew McDaniel Date: 4/16/2026
Electric: LCUB

Signed: Clayton Hollifield Date: 04/16/2026
Gas: KUB

Signed: Ed Finley Date: 04.16.2026
Telephone: ATT

Signed: Michelle Moore Date: 04.16.2026
Cable Television: COMCAST

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

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

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name:

Albert Jackson Woodall Jan 8, 2026
ALBERT JACKSON WOODALL DATE

Sharon Elaine Boyce 01/08/2026
& SHARON ELAINE BOYCE DATE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this the

16th day of April, 20 26

Amanda Purkey for Jim Snowden
Engineering Director

TAXES AND ASSESSMENTS

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

Knox County Trustee:

Signed: JUSTIN BIGGS Date: 04/16/2026

811

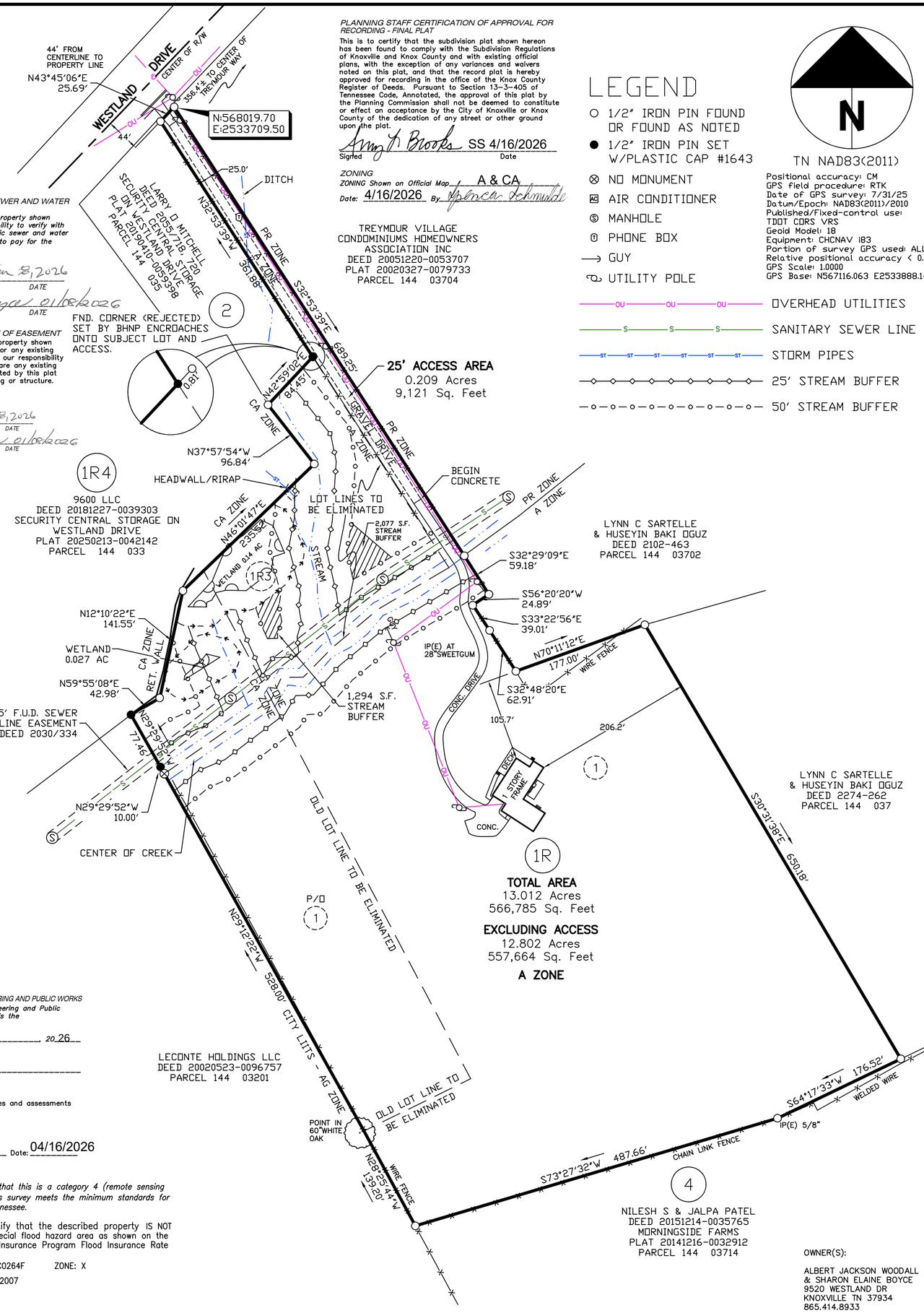
Call Before You Dig! 1-800-351-1111 Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3-.06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property IS NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 47093C0264F ZONE: X

EFFECTIVE: 5/2/2007



PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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

Amy L. Brooks SS 4/16/2026
Signed Date

ZONING

ZONING Shown on Official Map A & CA

Date: 4/16/2026 *By* Spencer Schmidt

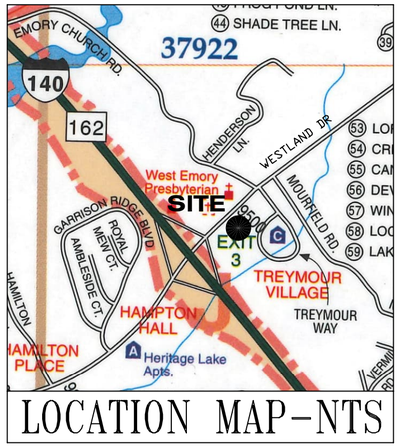
TREYMOUR VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION INC
DEED 20051220-0053707
PLAT 20020327-0079733
PARCEL 144 03704

LEGEND

- ○ 1/2" IRON PIN FOUND OR FOUND AS NOTED
- ● 1/2" IRON PIN SET W/PLASTIC CAP #1643
- ⊗ NO MONUMENT
- AC AIR CONDITIONER
- Ⓢ MANHOLE
- Ⓣ PHONE BOX
- GUY
- UTILITY POLE
- OU OU OU OVERHEAD UTILITIES
- S S S SANITARY SEWER LINE
- ST ST ST ST ST ST STORM PIPES
- 25' STREAM BUFFER
- 50' STREAM BUFFER

N

TN NAD83(2011)
Positional accuracy: CM
GPS field procedure: RTK
Date of GPS survey: 7/31/25
Datum/Epoch: NAD83(2011)/2010
Published/Fixed-control use:
TDOT CORS VRS
Geoid Model: 18
Equipment: CHCNAV i83
Portion of survey GPS used: ALL
Relative positional accuracy < 0.1'.
GPS Scale: 1.0000
GPS Base: N567116.063 E2533888.149



LOCATION MAP-NTS

0 100 200 300

NOTES:

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. DEEDS 1588/686, 2164/736, 2274/259, 20190516-0067606, 20250416-0054330.
4. PROPERTY IS ZONED CA AND A. SETBACKS ARE PER ZONING.
5. 1 LOT CONTAINING 13.012 ACRES.
6. THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOTS LINES TO COMBINE INTO ONE LOT.
7. THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
8. SEE PREVIOUS PLATS OF RECORD AT INST. 20110323-0056386; 20250213-0042142; 20190410-0059398.
9. THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES.

NED D. FERGUSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMERCE
10/10/25
TENNESSEE NO. 1643

2-F-26

RESUBDIVISION OF A JACKSON WOODALL, JR. AND SHARON BOYCE PROPERTY LOT 1R3 AND PART OF LOT 1 SECURITY CENTRAL STORAGE ON WESTLAND DRIVE

PLAT REF: SEE NOTE 8. SCALE: 1"=100'
PARCEL(S): 144 03501; 144 03706
COUNTY/DISTRICT: KNOX/6
CITY: N/A WARD/BLOCK: N/A DATE: 10/10/25

Ned D. Ferguson, R.L.S.
400 N Hicks St
Clinton, Tn. 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free

Professional Land Systems
www.PLSurvey.com

When you need to know, knowing is our business.

OWNER(S):

ALBERT JACKSON WOODALL
& SHARON ELAINE BOYCE
9520 WESTLAND DR
KNOXVILLE TN 37934
865.414.8933

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

☒ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

☒ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

☒ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

SEE ATTACHED LETTER DATED 2/27/2026.

A Jackson Woodall
Sharon E Boyce

Property Owner Signature	A. JACK WOODALL SHARON E. BOYCE	2/27/2026
	Print Name	Date

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

FILE NUMBER

February 27, 2026

Knoxville/Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Request for Zoning Change from CA and A to A, Agriculture
Request for Plan Amendment Change from CMU, Corridor Mixed-Use to POS, Parks and Open Space

Dear Knoxville/Knox County Planning:

We own the property at 9520 Westland Dr, Knoxville, TN 37922. In April 2025, we purchased 1.9 acres from 9600, LLC. The purchased property is adjacent to our property on the north side of the creek and to our driveway from Westland Drive. There are no buildings, structures, paving or driveways on the purchased property. The area is primarily wooded with a creek, streams and wetlands.

We have filed a one lot subdivision application with Knoxville/Knox County Planning to combine the purchased property, 1R3 as shown on the plat, with our property.

The purchased property is located to the rear of Security Central Storage which consists of two storage buildings, an office, driveways and parking. The purchased property is lower and separated from the rear (south) and east side of Security Central Storage by a tall retaining wall and is not visible from Westland Drive.

We believe that there is an obvious and significant error in the Knox County Comprehensive Land Use and Transportation Plan that designates these two acres as CMU, Corridor Mixed-Use. First, the purchased property was and is not suitable for development. Second, the only access to the purchased property from Westland Drive is a 25 feet wide gravel and paved driveway that is the access to our house. Third, the purchased property consists of several jurisdictional wetlands as shown on TDEC website, a creek with a 50 feet buffer on the north side, a 15 feet wide First Utility sewer easement, a private sewer easement, ten feet in wide, from 9524 Westland Drive to the First Utility sewer easement and two smaller blue line streams. One small stream runs under our driveway and into the creek. The second stream further to the west runs from the wetlands and the outlet from the underground detention area of Security Central Storage into the creek.

As further justification for the Plan Amendment, the commercial development of Security Central Storage on the property facing Westland Drive and the construction of a tall retaining wall with fence on top constitutes a changed condition that makes the purchased property with wetlands, a creek, two blue line streams, a large sewer easement, and no commercial access or visibility to Westland Drive, even more undevelopable.

The Proposed Plan change supports the goals of the Parks and Open Space to preserve a natural area with a creek, two streams and wetlands.

Attached to this letter is a picture facing north of the wetlands and the Security Central Storage retaining wall and fence. Also attached is an aerial photo prepared by S&ME, Inc, entitled Jurisdictional Waters Map, showing the location of the creek, two streams and wetlands before development.

Sharon E. Boyce

Sharon E. Boyce

A. Jackson Woodall

A. Jackson Woodall





Drawing Path: R:_GIS PROJECTS\2018_Projects\4143-18-045 9600 Westland Drive JD Waters\Fig4_JD_WATERS_MAP.mxd plotted by: jrowe 07-25-2018

GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

JURISDICTIONAL WATERS MAP

JURISDICTIONAL WATERS REPORT
9600 WESTLAND DRIVE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SCALE: 1 " = 100 '

DATE: 7-25-18

PROJECT NUMBER: 4143-18-045

FIGURE NO.: 4A

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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

A. Jackson Woodall — Applicant Signature

A. JACK WOODALL — Applicant Name

2/27/2026 — Date

Sharon E. Boyce — Applicant Signature

SHARON E BOYCE — Applicant Name

2/27/2026 — Date

Planning
KNOXVILLE | KNOX COUNTY

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

30. SHARON E BOYCE & A. JACK WOODALL

9520 Westland Drive / Parcel ID 144 03706 (partial) (formerly 9598 Westland Drive / Parcel ID 144 03501), Commission District 5.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-B-26-PA

From CMU (Corridor Mixed-use) to POS (Parks and Open Space).

1. **STAFF RECOMMENDATION**

   Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-E-26-RZ

From CA (General Business) to A (Agricultural).

1. **STAFF RECOMMENDATION**

   Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18511 **5-C-26-PA**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Anderson Baker for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SP (Stream Protection) to BP (Business Park) and SP (Stream Protection). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the BP (Business Park) place type because it would be an extension of the place type, by a vote of 12-0 Consent. The SP (Stream Protection) designation would be retained.**

(Commission District 6)

Attachments

Anderson Baker 5-C-26-PA

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 04:00 PM FILE NUMBER: 5-C-26-PA

APPLICANT:	ANDERSON BAKER
APPLICANT'S REQUEST:	COUNTY COMPREHENSIVE PLAN AMENDMENT
FROM:	SMR (Suburban Mixed Residential), SP (Stream Protection)
TO:	BP (Business Park), SP (Stream Protection)
COMM. RECOMMENDATION:	**Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	0 CROSSLANE RD / Parcel ID 90 135
ACREAGE:	3.04 acres
DISTRICT:	Commission District 6
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Anderson Baker 132 Sherlake Ln Knoxville, TN 37922
LEGISLATIVE BODY:	Knox County Commission

PLAN AMENDMENT/ REZONING REPORT

▸ **FILE #:**	**5-H-26-RZ**	**AGENDA ITEM #:**	**33**
	5-C-26-PA	**AGENDA DATE:**	**5/14/2026**
▸ **APPLICANT:**	**ANDERSON BAKER**		
OWNER(S):	Tennessee Excavating Company LLC		
TAX ID NUMBER:	90 135	**View map on KGIS**	
JURISDICTION:	Commission District 6		
STREET ADDRESS:	0 CROSSLANE RD		
▸ **LOCATION:**	**East of Crosslane Rd, south of Byington Solway Rd**		
▸ **TRACT INFORMATION:**	**3.04 acres.**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Crosslane Road, a minor collector with a pavement width which varies between 20 ft and 22 ft within a right-of-way which varies between 50 ft and 60 ft.		
UTILITIES:	Water Source: West Knox Utility District		
	Sewer Source: West Knox Utility District		
FIRE DISTRICT:	Karns Fire Department		
WATERSHED:	Beaver Creek		
▸ **CURRENT PLAN AND ZONING DESIGNATION:**	**SMR (Suburban Mixed Residential), SP (Stream Protection) / RA (Low Density Residential)**		
▸ **REQUESTED PLAN AND ZONING DESIGNATION:**	**BP (Business Park), SP (Stream Protection) / LI (Light Industrial)**		
▸ **EXISTING LAND USE:**	**Rural Residential**		
▸			
EXTENSION OF PLAN AND ZONING DESIGNATION:	This would be an extension of the placetype, but not of the zoning.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Commercial - BP (Business Park), SP (Stream Protection Overlay) - (Industrial)		
	South: Rural residential - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)		
	East: Public parks - POS (Public Open Space), SP (Stream Protection Overlay) - (Industrial)		
	West: Single family residential, agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)		

NEIGHBORHOOD CONTEXT: This area is comprised of residential, public, and industrial uses. Residential uses include attached and detached single family dwellings. Industrial uses are large-scale warehousing, manufacturing, and shipping operations. The Meadow Creek Soccer Complex abuts the subject property to the east and Karns High School is approximately 0.3 miles to the north.

STAFF RECOMMENDATION:

- **Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.**

- **Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.**

1. Providing a Type A landscape screen along the eastern boundary. The existing healthy trees along the boundary must be maintained and may count toward the required landscape screening.
2. Obtaining the necessary permit from the Knox County Codes Administration and Enforcement Department for the excavation work.

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The SMR (Suburban Mixed Residential) place type was designated for this property to align with its RA zone and the residential properties to the west and south. However, this designation can be considered an error here because the Comprehensive Plan did not consider the subject parcel's existing use or its access via the adjoining northern parcel, which is zoned I (Industrial) within the BP (Business Park) place type. Both parcels have been owned and used by an excavation company since 2020 and are largely separated from adjacent residential properties by mature vegetation.
2. The BP place type would be an extension from the north. The property meets the recommended location criteria for this place type, given its flat topography, utility availability, and access to arterial streets within 2 miles (Karns Valley Dr within 0.35 miles, Hardin Valley Rd within 1 mile, and Oak Ridge Highway within 1.15 miles).

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:
CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. Although there have been no significant changes in the immediate vicinity since the adoption of the Comprehensive Plan in 2024, the Karns community has experienced significant growth since 2020. Development examples within a 2-mile radius of the subject parcel include the Mill Creek Elementary School, four large office/industrial structures in Westbridge Business Park, the Morning Pointe senior living facility, and a few residential subdivisions.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No known new roads or utilities have been introduced to this area in recent times.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:
1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. Implementation Policy 9 - Coordinate infrastructure improvements with development. The property's proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, supports a plan amendment to the BP place type.

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. This part of the Karns community has experienced substantial residential and non-residential developments since 2020. Examples of recently constructed industrial structures include a 121,000-sf distribution center, a 37,000-sf office for an automation tools company, a 87,000-sf operations center for a touchscreen technology company, and a 52,000-sf plastic processing company, all located in I-zoned parcels within one mile west of the subject property, at or near the Westbridge Business Park. The proposed rezoning to the LI district aligns with the area's character and would allow less-intensive industrial uses than those permitted in the surrounding industrial parcels.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The LI zone intends to provide for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing uses. The area meets the intent of the zoning ordinance, and the proposed rezoning will bring the subject property's existing use into compliance.
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 subject property borders two residential parcels to the west and one to the south, with existing vegetation along the common boundaries. The house on the southern parcel is approximately 450 ft from the subject parcel and is separated by Meadow Creek, which runs through the adjoining parcel. Article 5.60.09 requires ornamental vegetation, at a minimum height of 15 ft at maturity, to be maintained along all property lines adjacent to residential zones. Therefore, the existing vegetation along the western and southern boundaries shall be maintained, and any gaps should be supplemented with additional ornamental vegetation.
2. Staff recommends a condition to maintain the existing vegetation along the eastern boundary adjacent to Meadow Creek Soccer Complex and to provide a Type A landscape screen where there are gaps in the existing vegetation. The proposed condition and the above-mentioned zoning ordinance requirement should provide a visual buffer between incompatible uses.
3. Article 5.60.11 stipulates that all exterior lighting shall be oriented so as not to cast direct light onto any residential properties.
4. A significant portion of the subject property is within the 1% (100-year) and 0.2% (500-year) FEMA floodplains. Any development within the floodplains shall adhere to Knox County’s Flood Damage Prevention Ordinance.

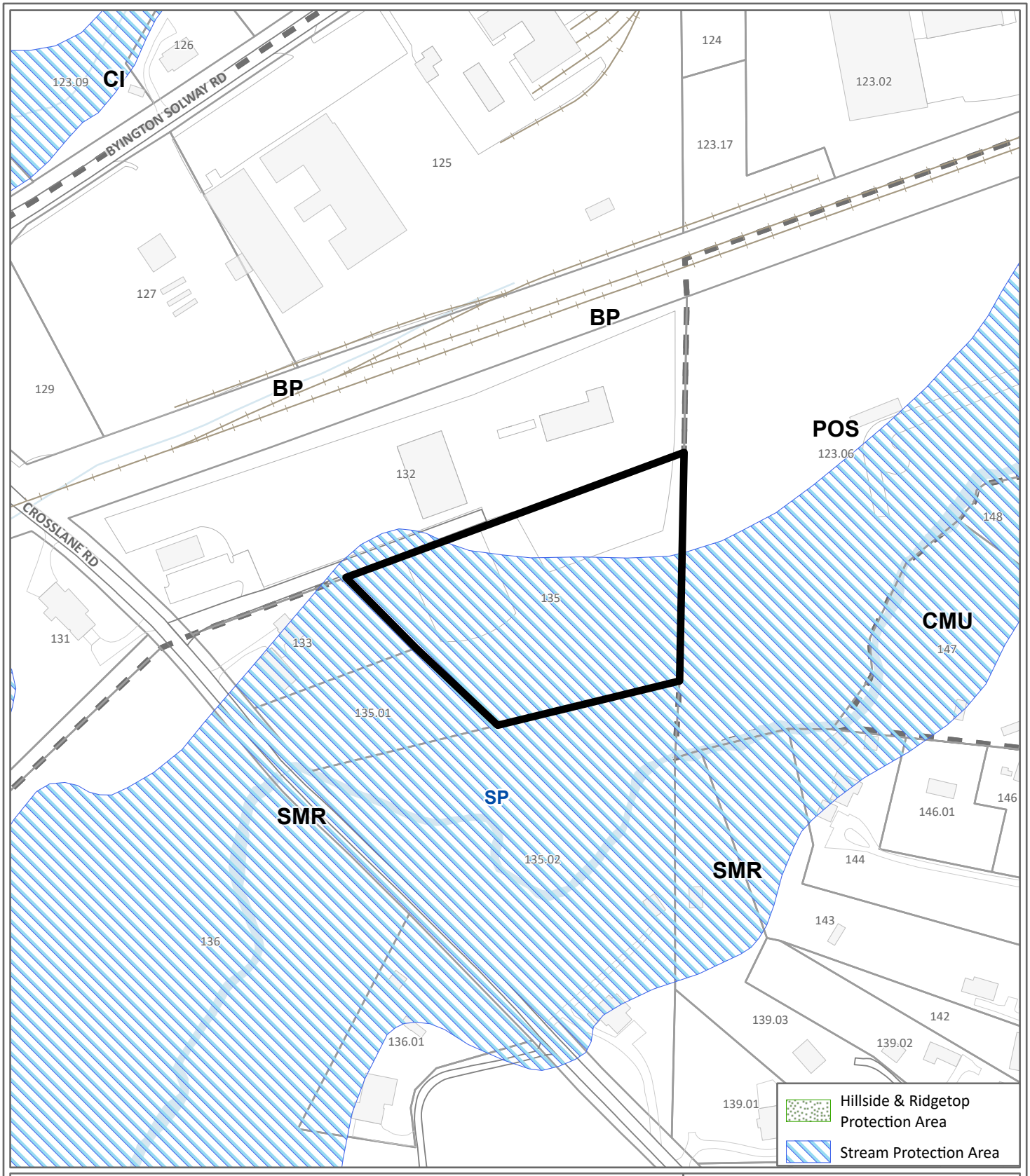
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed rezoning is compatible with the recommended BP (Business Park) place type as defined in the Comprehensive Plan, which allows consideration of the LI zone as a partially related zone.
2. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The LI zone is deemed appropriate here because it would permit uses and development forms that are consistent with the primary uses described in the place type (criteria 1), and it is compatible with the current I zone of adjacent northern and eastern sites (criteria 2).
3. The property’s proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, is consistent with the Comprehensive Plan’s Implementation Policy 9, which encourages coordinated infrastructure improvements with development.
4. The proposed amendment is also 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: Mill Creek Elementary, Hardin Valley Middle, and Karns High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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.



5-C-26-PA
COMPREHENSIVE LAND USE PLAN MAP

From: SMR (Suburban Mixed Residential), SP (Stream Protection)

To: BP (Business Park), SP (Stream Protection)

Petitioner: Anderson Baker

Map No: 90
Jurisdiction: County

0 210
Feet

N

Original Print Date: 4/8/2026

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

Exhibit A. Contextual Images



AERIAL MAP

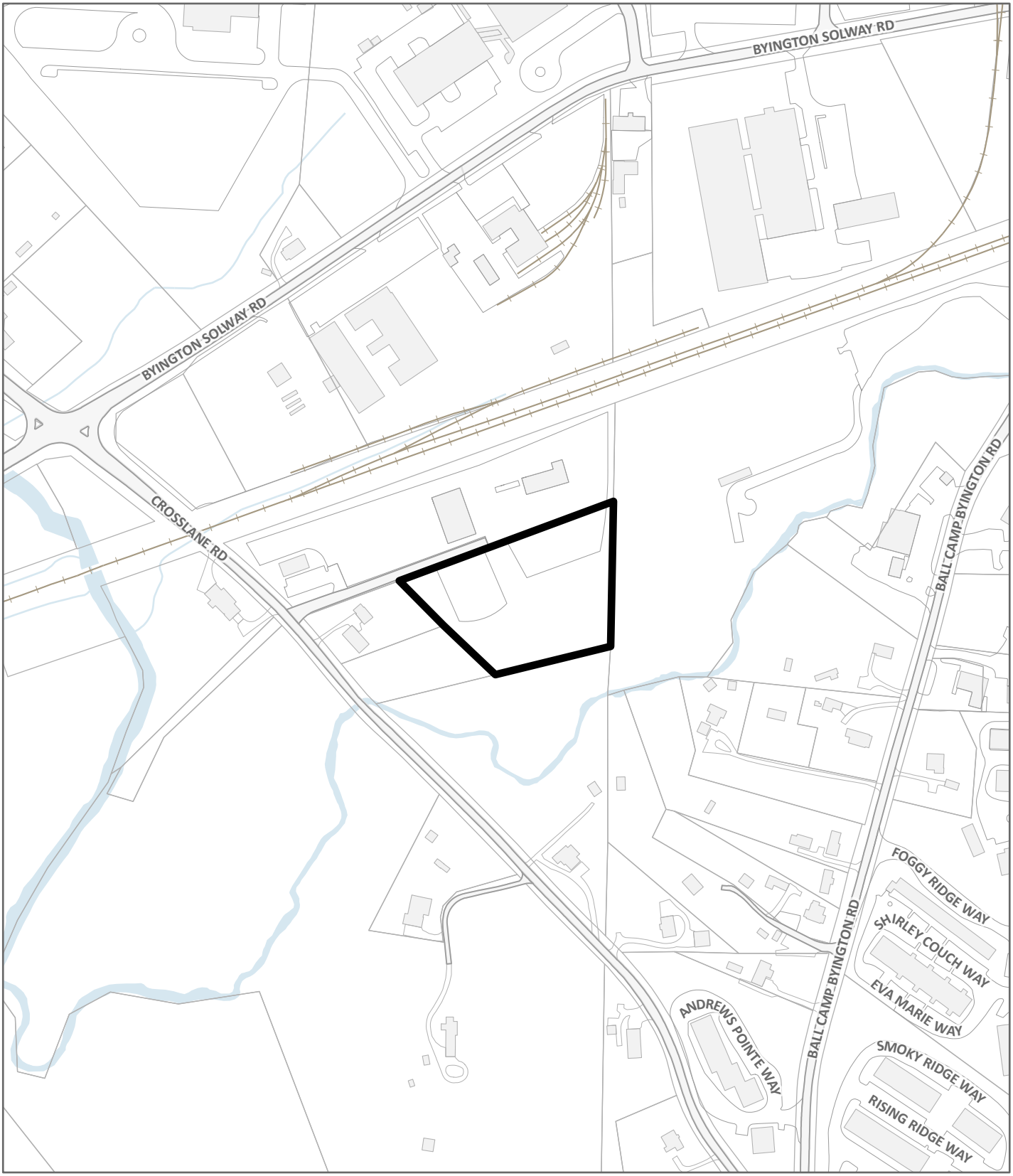
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



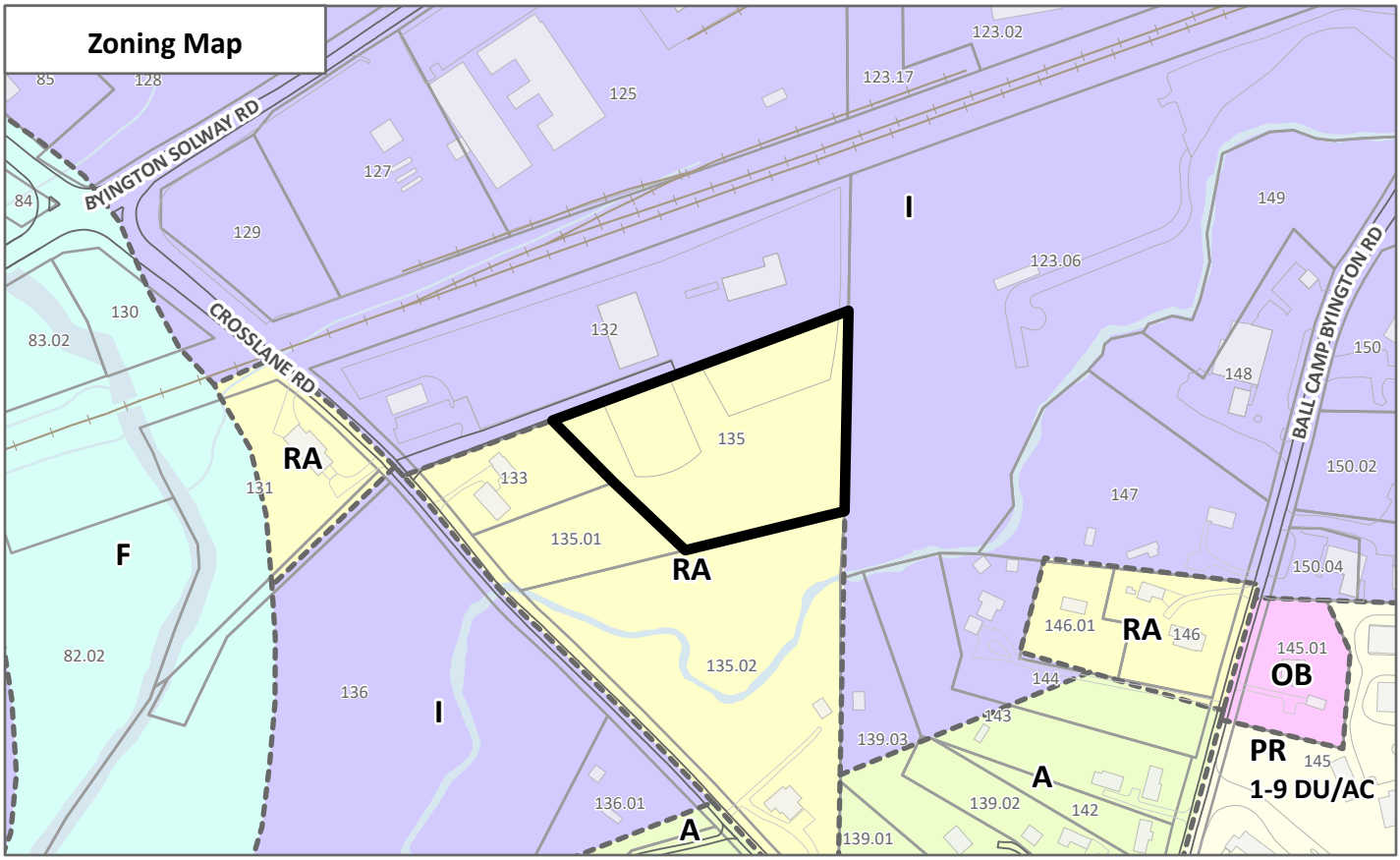
LOCATION MAP **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N



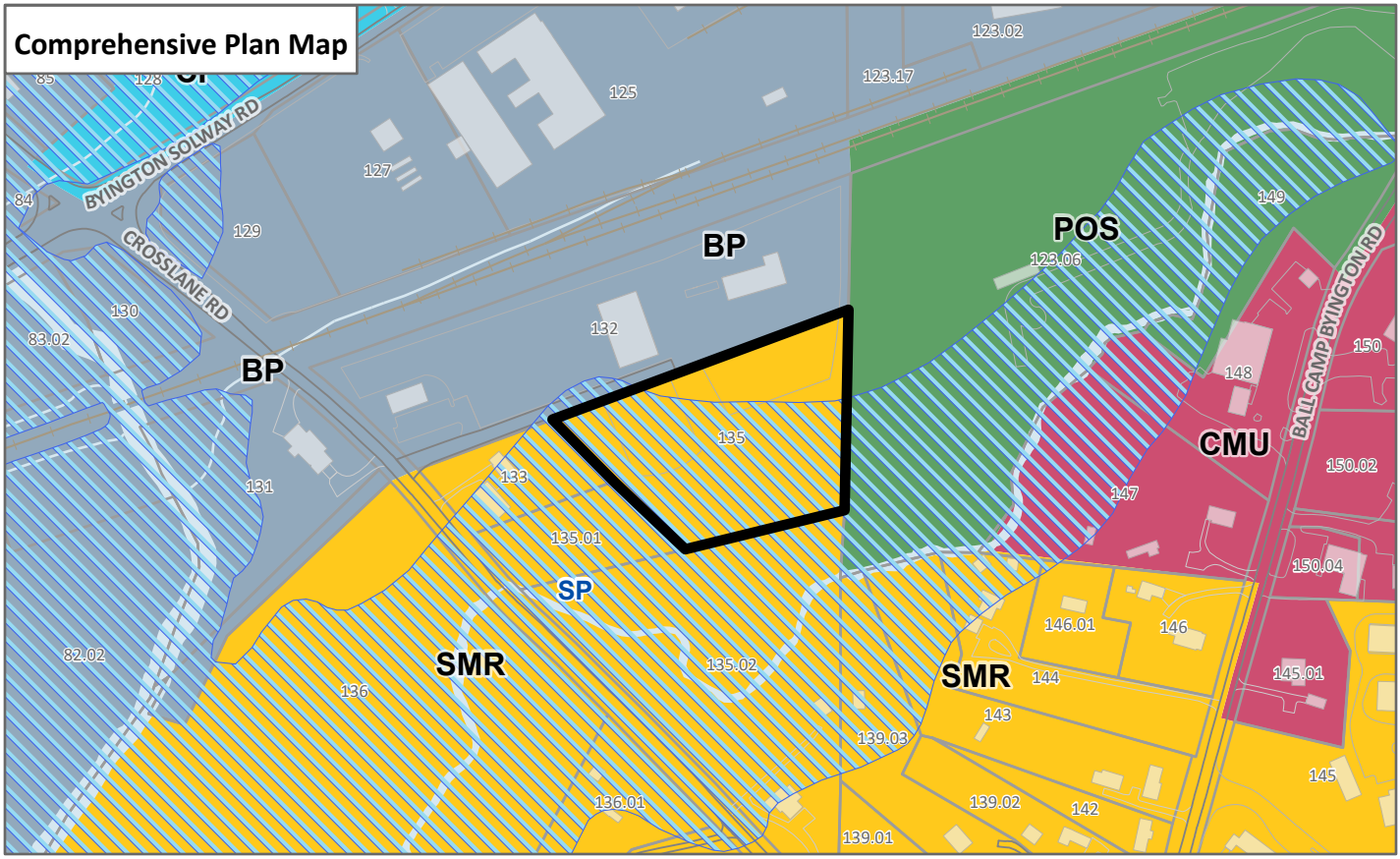


EXHIBIT A, CONTEXTUAL MAPS **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N

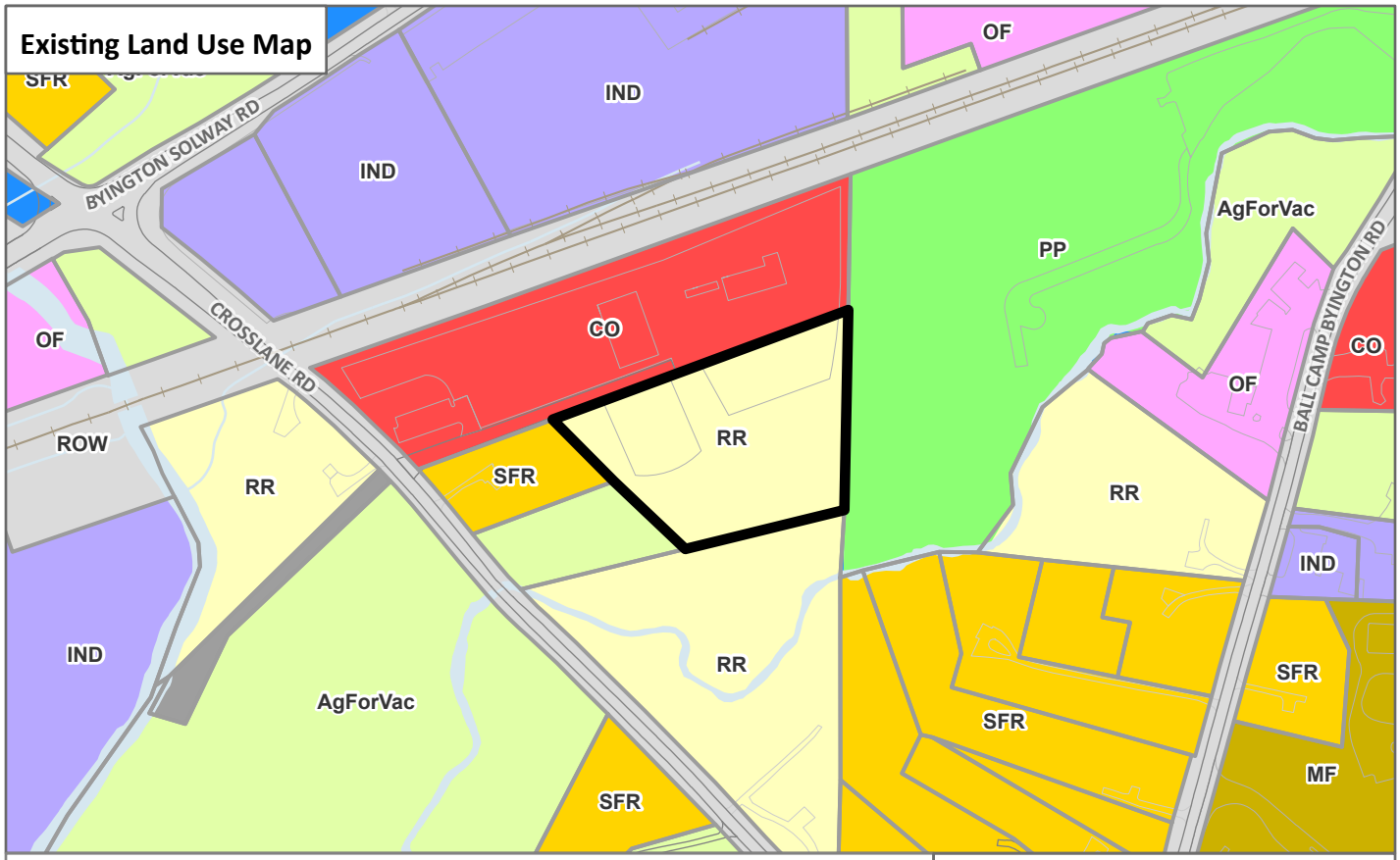


EXHIBIT A, CONTEXTUAL MAPS **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

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

OR

2 or more of the following criteria apply

☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

■ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

■ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

This request involves two connected parcels owned by Tennessee Excavating company since 2020.
090 132; 2708 Crosslane Rd; 5 ac; zoned Industrial; FLUM use type of BP
090 135; 0 Crosslane Rd; 2.96 ac; zoned RA; FLUM use type of SMR
090 135 is a land locked parcel that can only be accessed through 090 132. They were purchased together and should be combined.
A portion of 090 135 and the entirety of the properties to the south is encumbered with flood plain. Although this is not new data, we believe looking at this area explicitly and not globally would indicate it is not a candidate for most of the SMR uses. Crosslane Rd from 2708 toward the south is a narrow tree lined road that is not supportive of most of the SMR uses.
The property owner intended to, and now needs to, use 090 135 as a construction storage area of equipment and materials, as they have continued to grow their company. Investing in additional equipment and expanding their workforce. Both business investments and workforce development are goals of the Advance Knox Plan. The request to extent BP from 090 132 to 090 135 would allow rezoning 090 135 to Light Industrial which would allow the intended use of the property owner. We feel given the constraints of this area in general and the goals of Advance Knox, our request is justified per the requirements of the plan.

Property Owner Signature	Print Name	Date
	David B. Fiser	3/18/2026

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

FILE NUMBER

Public Notice and Community Engagement

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

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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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

Anderson Baker — Applicant Name

Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-H-26-RZ and 5-C-26-PA

Grant (37902), May 7, 2026 at 1:33 PM

See attached

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

33. ANDERSON BAKER

0 Crosslane Road / Parcel ID 090 135, Commission District 6

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-C-26-PA

From SMR (Suburban Mixed Residential), SP (Stream Protection) to BP (Business Park), SP (Stream Protection).

1. **STAFF RECOMMENDATION**

   Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-H-26-RZ

From RA (Low Density Residential) to LI (Light Industrial).

1. **STAFF RECOMMENDATION**

   Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18512 **5-H-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Anderson Baker for a rezoning from RA (Low Density Residential) to LI (Light Industrial). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions, by a vote of 12-0 Consent.**

(Commission District 6)

Attachments

Anderson Baker 5-H-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 04:01 PM FILE NUMBER: 5-H-26-RZ

APPLICANT:	ANDERSON BAKER
APPLICANT'S REQUEST:	REZONING
FROM:	RA (Low Density Residential)
TO:	LI (Light Industrial)
COMM. RECOMMENDATION:	**Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	0 CROSSLANE RD / Parcel ID 90 135
ACREAGE:	3.04 acres
DISTRICT:	Commission District 6
PLACE TYPE:	SMR (Suburban Mixed Residential), SP (Stream Protection)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Anderson Baker 132 Sherlake Ln Knoxville, TN 37922
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the LI (Light Industrial) zone is partially related to the BP (Business Park) place type.
Consistent with Growth Plan?	Yes, this is within the Planned Growth Area.

PLAN AMENDMENT/ REZONING REPORT

▸ **FILE #:**	**5-H-26-RZ**	**AGENDA ITEM #:**	**33**
	5-C-26-PA	**AGENDA DATE:**	**5/14/2026**
▸ **APPLICANT:**	**ANDERSON BAKER**		
OWNER(S):	Tennessee Excavating Company LLC		
TAX ID NUMBER:	90 135	**View map on KGIS**	
JURISDICTION:	Commission District 6		
STREET ADDRESS:	0 CROSSLANE RD		
▸ **LOCATION:**	**East of Crosslane Rd, south of Byington Solway Rd**		
▸ **TRACT INFORMATION:**	**3.04 acres.**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Crosslane Road, a minor collector with a pavement width which varies between 20 ft and 22 ft within a right-of-way which varies between 50 ft and 60 ft.		
UTILITIES:	Water Source: West Knox Utility District		
	Sewer Source: West Knox Utility District		
FIRE DISTRICT:	Karns Fire Department		
WATERSHED:	Beaver Creek		
▸ **CURRENT PLAN AND ZONING DESIGNATION:**	**SMR (Suburban Mixed Residential), SP (Stream Protection) / RA (Low Density Residential)**		
▸ **REQUESTED PLAN AND ZONING DESIGNATION:**	**BP (Business Park), SP (Stream Protection) / LI (Light Industrial)**		
▸ **EXISTING LAND USE:**	**Rural Residential**		
▸			
EXTENSION OF PLAN AND ZONING DESIGNATION:	This would be an extension of the placetype, but not of the zoning.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Commercial - BP (Business Park), SP (Stream Protection Overlay) - (Industrial)		
	South: Rural residential - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)		
	East: Public parks - POS (Public Open Space), SP (Stream Protection Overlay) - (Industrial)		
	West: Single family residential, agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)		

NEIGHBORHOOD CONTEXT: This area is comprised of residential, public, and industrial uses. Residential uses include attached and detached single family dwellings. Industrial uses are large-scale warehousing, manufacturing, and shipping operations. The Meadow Creek Soccer Complex abuts the subject property to the east and Karns High School is approximately 0.3 miles to the north.

STAFF RECOMMENDATION:

- **Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.**

- **Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.**

1. Providing a Type A landscape screen along the eastern boundary. The existing healthy trees along the boundary must be maintained and may count toward the required landscape screening.
2. Obtaining the necessary permit from the Knox County Codes Administration and Enforcement Department for the excavation work.

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The SMR (Suburban Mixed Residential) place type was designated for this property to align with its RA zone and the residential properties to the west and south. However, this designation can be considered an error here because the Comprehensive Plan did not consider the subject parcel's existing use or its access via the adjoining northern parcel, which is zoned I (Industrial) within the BP (Business Park) place type. Both parcels have been owned and used by an excavation company since 2020 and are largely separated from adjacent residential properties by mature vegetation.
2. The BP place type would be an extension from the north. The property meets the recommended location criteria for this place type, given its flat topography, utility availability, and access to arterial streets within 2 miles (Karns Valley Dr within 0.35 miles, Hardin Valley Rd within 1 mile, and Oak Ridge Highway within 1.15 miles).

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:
CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. Although there have been no significant changes in the immediate vicinity since the adoption of the Comprehensive Plan in 2024, the Karns community has experienced significant growth since 2020. Development examples within a 2-mile radius of the subject parcel include the Mill Creek Elementary School, four large office/industrial structures in Westbridge Business Park, the Morning Pointe senior living facility, and a few residential subdivisions.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No known new roads or utilities have been introduced to this area in recent times.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:
1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. Implementation Policy 9 - Coordinate infrastructure improvements with development. The property's proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, supports a plan amendment to the BP place type.

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. This part of the Karns community has experienced substantial residential and non-residential developments since 2020. Examples of recently constructed industrial structures include a 121,000-sf distribution center, a 37,000-sf office for an automation tools company, a 87,000-sf operations center for a touchscreen technology company, and a 52,000-sf plastic processing company, all located in I-zoned parcels within one mile west of the subject property, at or near the Westbridge Business Park. The proposed rezoning to the LI district aligns with the area's character and would allow less-intensive industrial uses than those permitted in the surrounding industrial parcels.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The LI zone intends to provide for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing uses. The area meets the intent of the zoning ordinance, and the proposed rezoning will bring the subject property's existing use into compliance.
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 subject property borders two residential parcels to the west and one to the south, with existing vegetation along the common boundaries. The house on the southern parcel is approximately 450 ft from the subject parcel and is separated by Meadow Creek, which runs through the adjoining parcel. Article 5.60.09 requires ornamental vegetation, at a minimum height of 15 ft at maturity, to be maintained along all property lines adjacent to residential zones. Therefore, the existing vegetation along the western and southern boundaries shall be maintained, and any gaps should be supplemented with additional ornamental vegetation.
2. Staff recommends a condition to maintain the existing vegetation along the eastern boundary adjacent to Meadow Creek Soccer Complex and to provide a Type A landscape screen where there are gaps in the existing vegetation. The proposed condition and the above-mentioned zoning ordinance requirement should provide a visual buffer between incompatible uses.
3. Article 5.60.11 stipulates that all exterior lighting shall be oriented so as not to cast direct light onto any residential properties.
4. A significant portion of the subject property is within the 1% (100-year) and 0.2% (500-year) FEMA floodplains. Any development within the floodplains shall adhere to Knox County’s Flood Damage Prevention Ordinance.

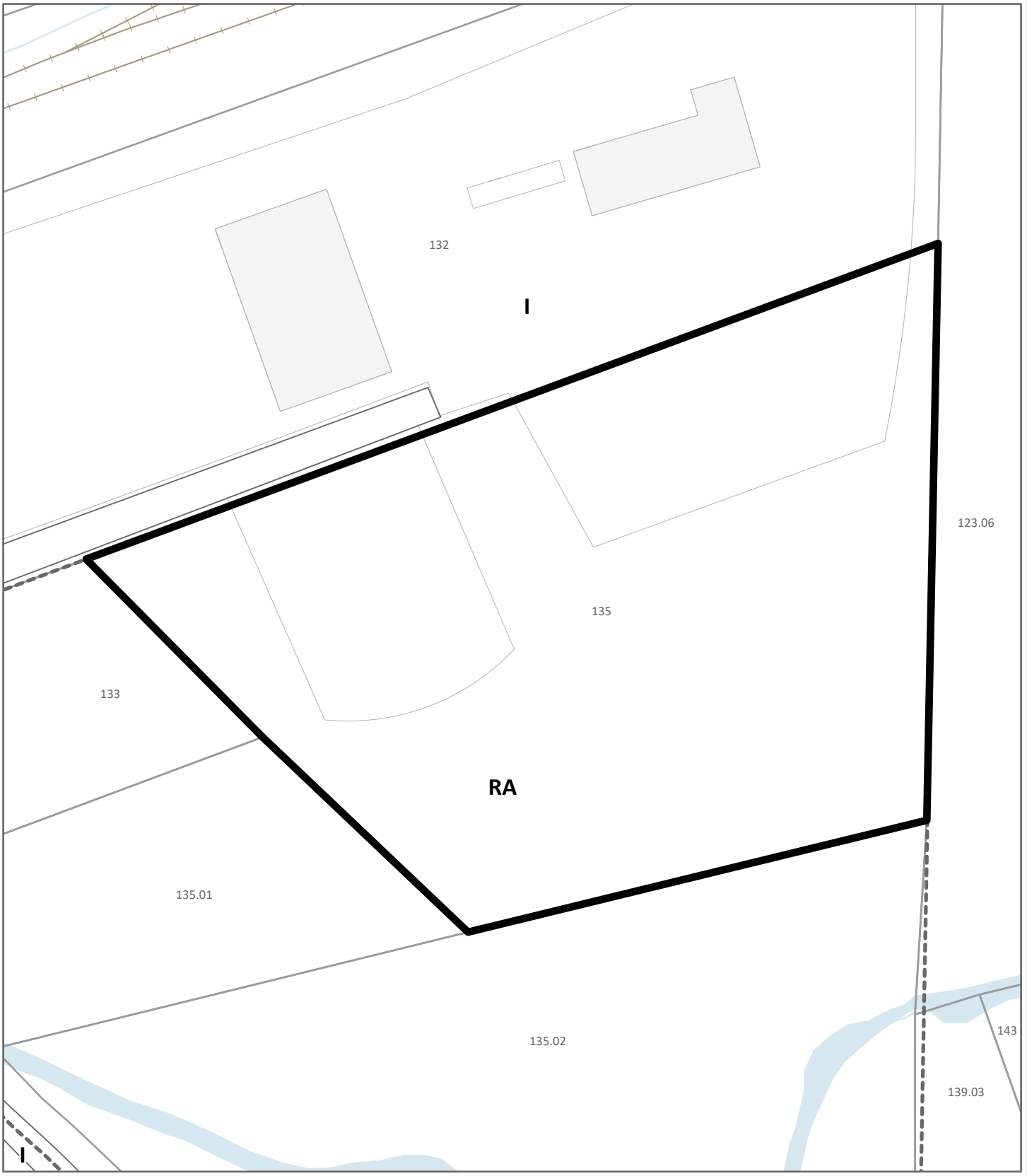
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed rezoning is compatible with the recommended BP (Business Park) place type as defined in the Comprehensive Plan, which allows consideration of the LI zone as a partially related zone.
2. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The LI zone is deemed appropriate here because it would permit uses and development forms that are consistent with the primary uses described in the place type (criteria 1), and it is compatible with the current I zone of adjacent northern and eastern sites (criteria 2).
3. The property’s proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, is consistent with the Comprehensive Plan’s Implementation Policy 9, which encourages coordinated infrastructure improvements with development.
4. The proposed amendment is also 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: Mill Creek Elementary, Hardin Valley Middle, and Karns High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-H-26-RZ**

Petitioner: Anderson Baker

From: RA (Low Density Residential)

To: LI (Light Industrial)

Map No: 90

Jurisdiction: County

0 90

Feet

N

Original Print Date: 4/8/2026

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

Exhibit A. Contextual Images



AERIAL MAP

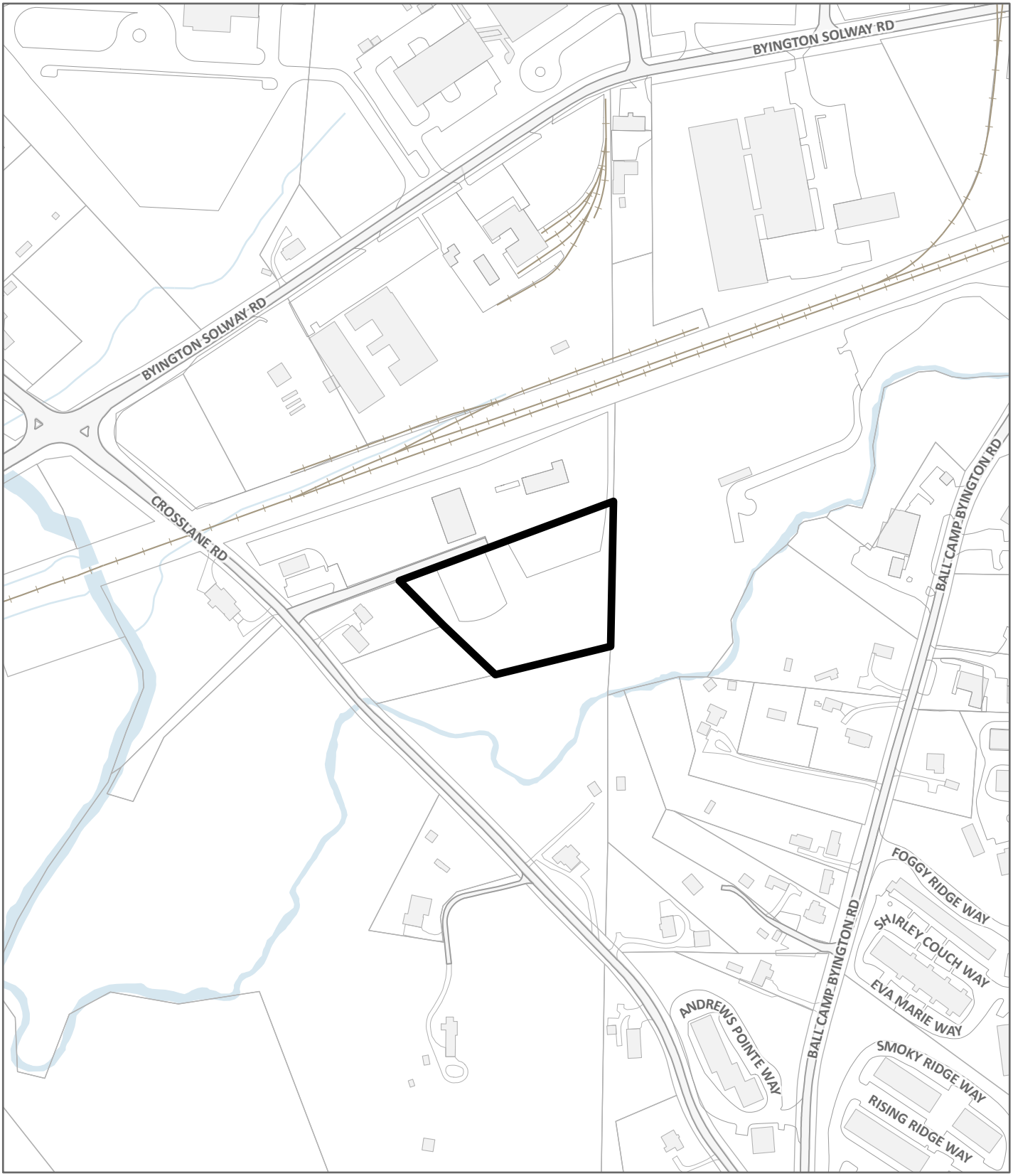
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



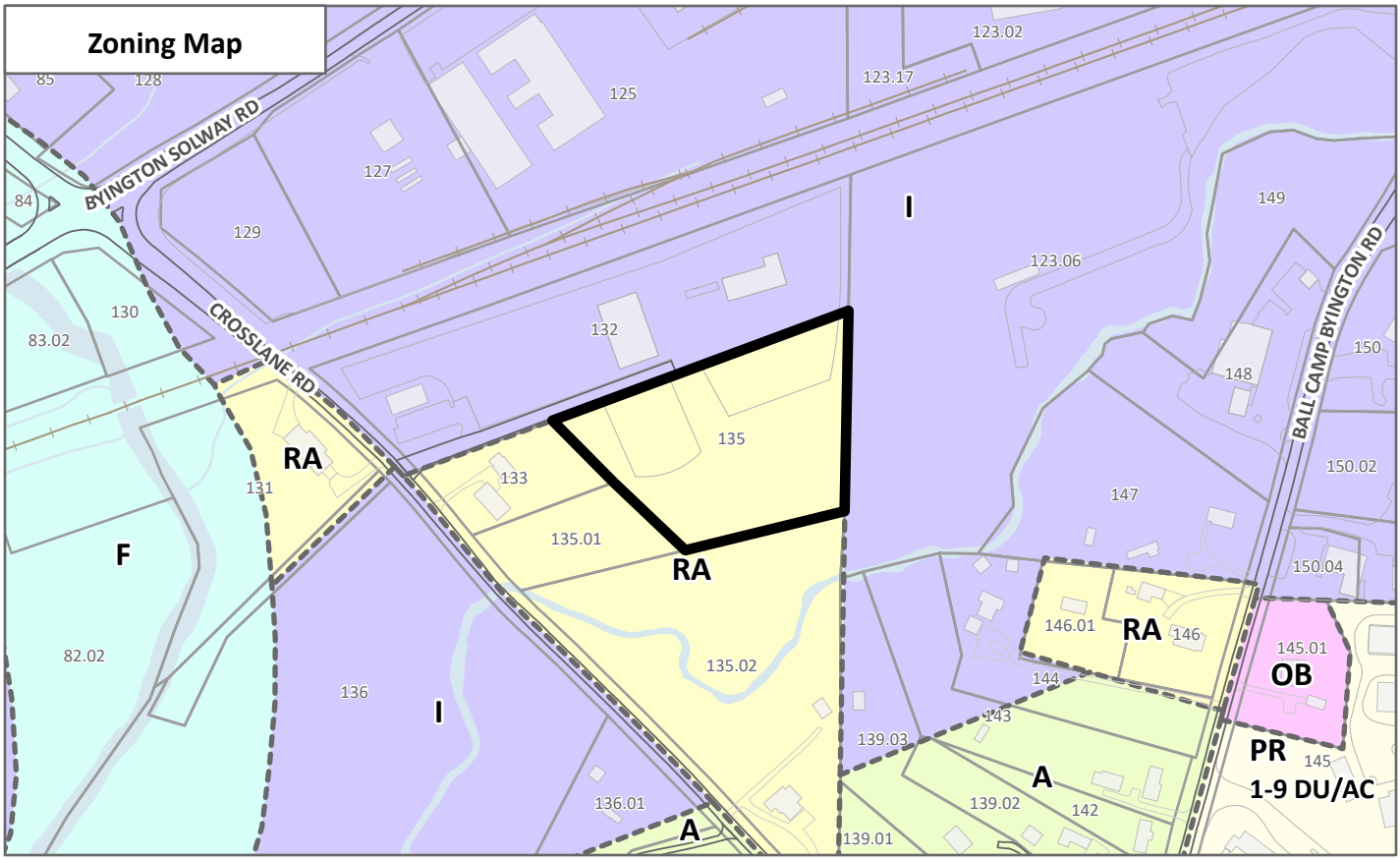
LOCATION MAP **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N



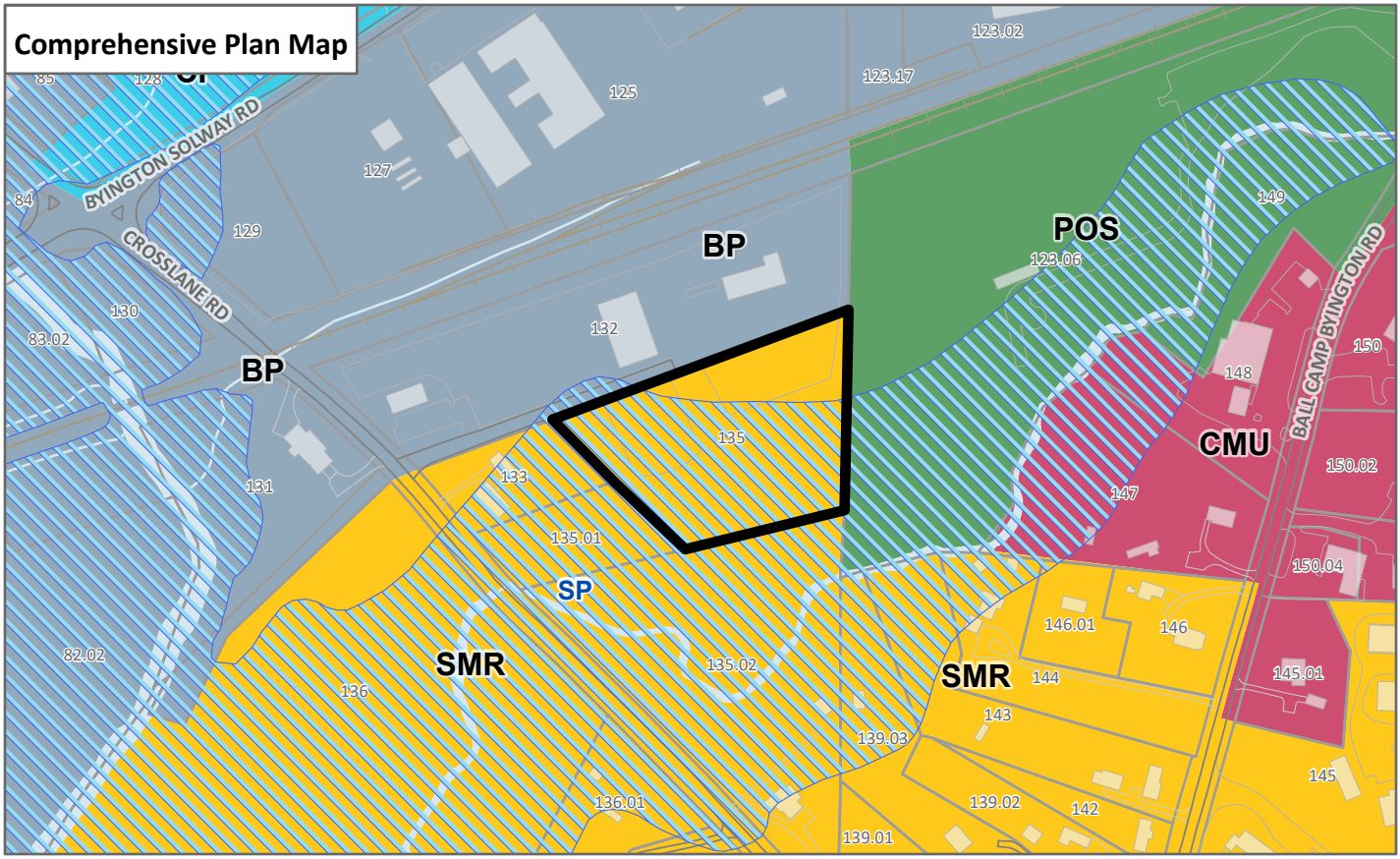


EXHIBIT A, CONTEXTUAL MAPS **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N

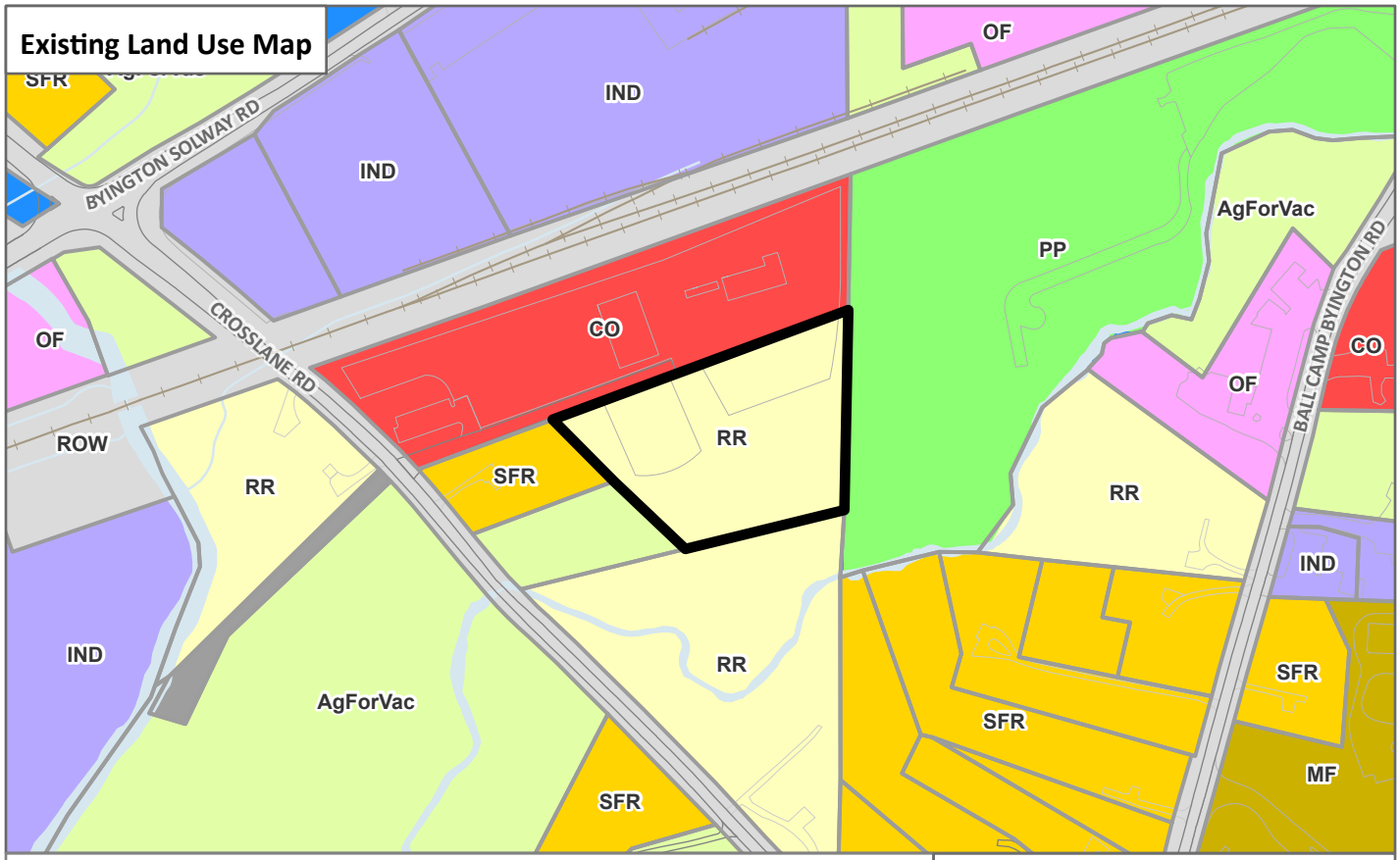


EXHIBIT A, CONTEXTUAL MAPS **5-C-26-PA / 5-H-26-RZ**

Case boundary

0 360

Feet

N

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

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

OR

2 or more of the following criteria apply

☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

■ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

■ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

This request involves two connected parcels owned by Tennessee Excavating company since 2020.
090 132; 2708 Crosslane Rd; 5 ac; zoned Industrial; FLUM use type of BP
090 135; 0 Crosslane Rd; 2.96 ac; zoned RA; FLUM use type of SMR
090 135 is a land locked parcel that can only be accessed through 090 132. They were purchased together and should be combined.
A portion of 090 135 and the entirety of the properties to the south is encumbered with flood plain. Although this is not new data, we believe looking at this area explicitly and not globally would indicate it is not a candidate for most of the SMR uses. Crosslane Rd from 2708 toward the south is a narrow tree lined road that is not supportive of most of the SMR uses.
The property owner intended to, and now needs to, use 090 135 as a construction storage area of equipment and materials, as they have continued to grow their company. Investing in additional equipment and expanding their workforce. Both business investments and workforce development are goals of the Advance Knox Plan. The request to extent BP from 090 132 to 090 135 would allow rezoning 090 135 to Light Industrial which would allow the intended use of the property owner. We feel given the constraints of this area in general and the goals of Advance Knox, our request is justified per the requirements of the plan.

Property Owner Signature	Print Name	Date
	David B. Fiser	3/18/2026

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

FILE NUMBER

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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

Anderson Baker — Applicant Name

Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-H-26-RZ and 5-C-26-PA

Grant (37902), May 7, 2026 at 1:33 PM

See attached

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

33. ANDERSON BAKER

0 Crosslane Road / Parcel ID 090 135, Commission District 6

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-C-26-PA

From SMR (Suburban Mixed Residential), SP (Stream Protection) to BP (Business Park), SP (Stream Protection).

1. **STAFF RECOMMENDATION**

   Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-H-26-RZ

From RA (Low Density Residential) to LI (Light Industrial).

1. **STAFF RECOMMENDATION**

   Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

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RLA-18509 **5-F-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 MP Development Group LLC for rezoning from PR (Planned Residential) up to 4.5 dwelling units per acre to PR (Planned Residential) up to 4.7 dwelling units per acre. Property located at 0 Bishop Road / Parcel ID 047 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4.7 dwelling units per acre because it is consistent with the adopted plans, by a vote of 12-0 Consent.**

(Commission District 7)

Attachments

MP Development LLC 5-F-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:54 PM FILE NUMBER: 5-F-26-RZ

APPLICANT:	MP DEVELOPMENT GROUP LLC
APPLICANT'S REQUEST:	REZONING
FROM:	PR (Planned Residential) up to 4.5 du/ac
TO:	PR (Planned Residential)
AT A DENSITY OF:	up to 4.7 du/ac
COMM. RECOMMENDATION:	**Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	0 BISHOP RD / Parcel ID 47 062
ACREAGE:	5.38 acres
DISTRICT:	Commission District 7
PLACE TYPE:	SR (Suburban Residential)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
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, the PR (Planned Residential) zone up to 4.7 du/ac is partially related to the SR (Suburban Residential) zone.
Consistent with Growth Plan?	Yes, this is within the planned growth area.

REZONING REPORT

FILE #: 5-F-26-RZ **AGENDA ITEM #: 31**

AGENDA DATE: 5/14/2026

APPLICANT:	**MP DEVELOPMENT GROUP LLC**
OWNER(S):	MP Development Group, LLC
TAX ID NUMBER:	47 062 **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	0 BISHOP RD
LOCATION:	**East side of Bishop Rd, across from the eastern terminus of Tate Trotter Rd**
APPX. SIZE OF TRACT:	**5.38 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Bishop Road, a major collector with a pavement width which varies between 16.5 ft and 19.5 ft within a 40-ft right-of-way.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
CURRENT ZONING:	**PR (Planned Residential) up to 4.5 du/ac**
REQUESTED ZONING:	**PR (Planned Residential)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
DENSITY PROPOSED:	**up to 4.7 du/ac**
EXTENSION OF ZONING:	No, this would not be an extension.
HISTORY OF ZONING:	This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4.5 du/ac in 2019 (10-G-19-RZ).
SURROUNDING LAND USE AND ZONING:	North: Single family residential, multifamily residential - A (Agricultural)
	South: Single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)
	East: Single family residential - RA (Low Density Residential)
	West: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
NEIGHBORHOOD CONTEXT:	This area is comprised of single family residential dwellings on a mix of medium-sized rural lots and small suburban lots. There are limited active agricultural operations in the area, and Emory Rd, a major arterial road and commercial corridor, is located approximately a mile south of the site.

STAFF RECOMMENDATION:

Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.

COMMENTS:

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development trends in the surrounding area have largely been residential in nature, consisting of single-family and townhouse subdivisions. Commercial and office uses have been concentrated south of the subject property along E Emory Road.
2. In 2019, the subject property was rezoned from A (Agricultural) to PR (Planned Residential) with up to 4.5 du/ac (10-G-19-RZ). At the time of the rezoning, the subject property had an estimated area of 5.56 ac, which would have permitted up to 25 dwelling units. A concept plan with a development plan was approved in 2025 (3-SD-25-C/3-G-25-DP). The approval was for no more than 24 dwelling units unless a new survey is approved and recorded verifying the subject property is large enough to accommodate 1 additional dwelling unit. After a formal survey was conducted, the property was found to have 5.38 ac, which permits up to 24 units. The applicant has requested to rezone to an increased density of 4.7 du/ac, which would permit up to 25 dwelling units.

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 that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The Copper Ridge Branch blue line stream runs through the northwestern corner of the subject property. The existing PR zone is appropriate at this location, as it allows residential development to be clustered away from environmentally sensitive areas.
3. The minor increase in density would allow the creation of one lot.

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 of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The subject property has direct access to Bishop Road, a major collector street with nearby connections to other classified streets such as Tate Trotter Road and Pedigo Road to the north and E Emory Road to the south, and would not require traffic to be routed through residential neighborhoods.

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 is designated as SR (Suburban Residential) on the Future Land Use Map, which allows consideration of the PR zone with up to 4.7 du/ac. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 4.7 du/ac are consistent with the secondary uses recommended in the SR place type, such as attached residential.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The PR zone with up to 4.7 du/ac would permit the development of attached and detached residential dwellings with varying lot sizes.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 282 (average daily vehicle trips)

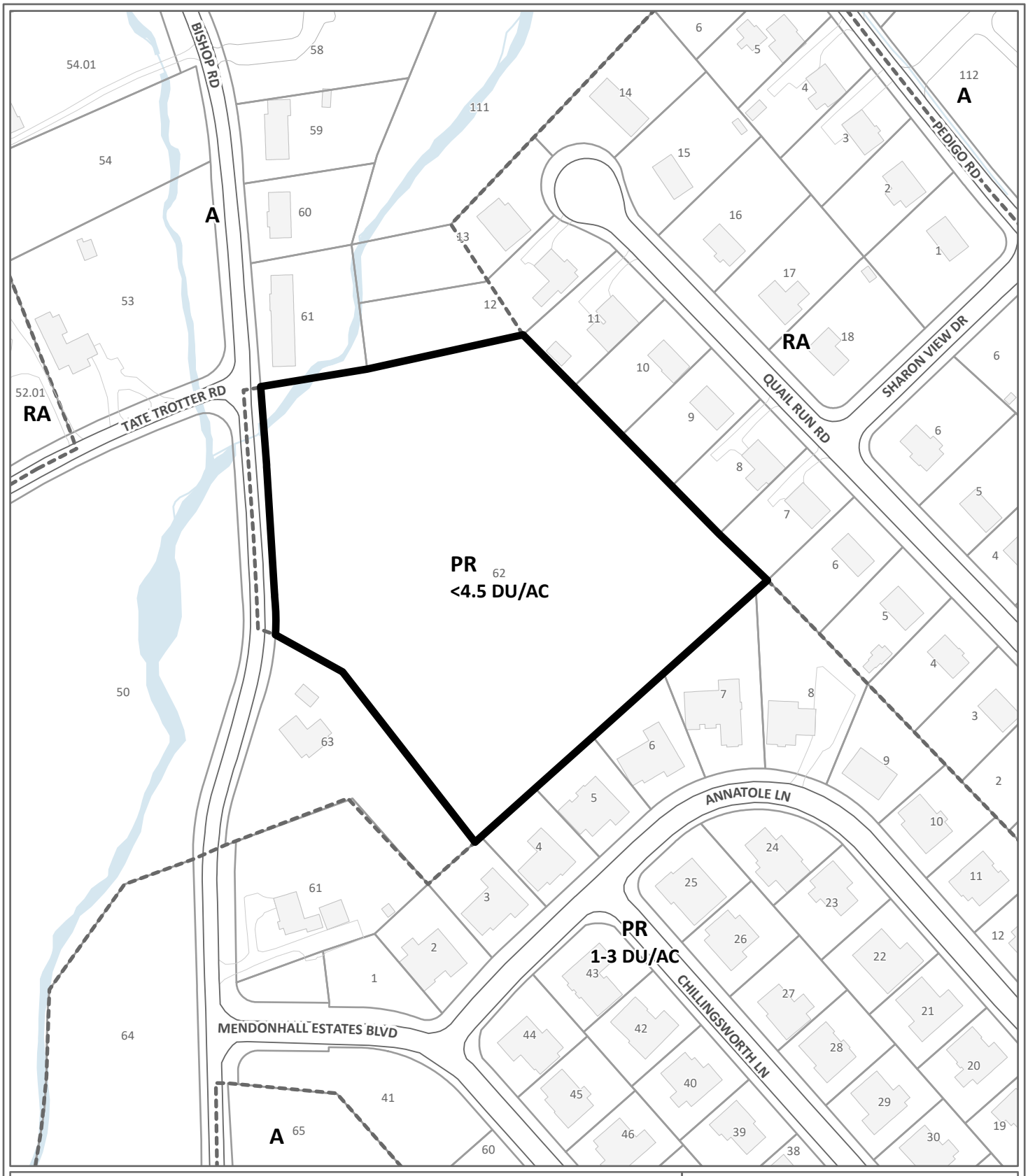
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-F-26-RZ**

Petitioner: MP Development Group LLC

From: PR (Planned Residential), <4.5 DU/AC

To: PR (Planned Residential) up to 4.7 du/ac

Map No: 47

Jurisdiction: County

0 180

Feet

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

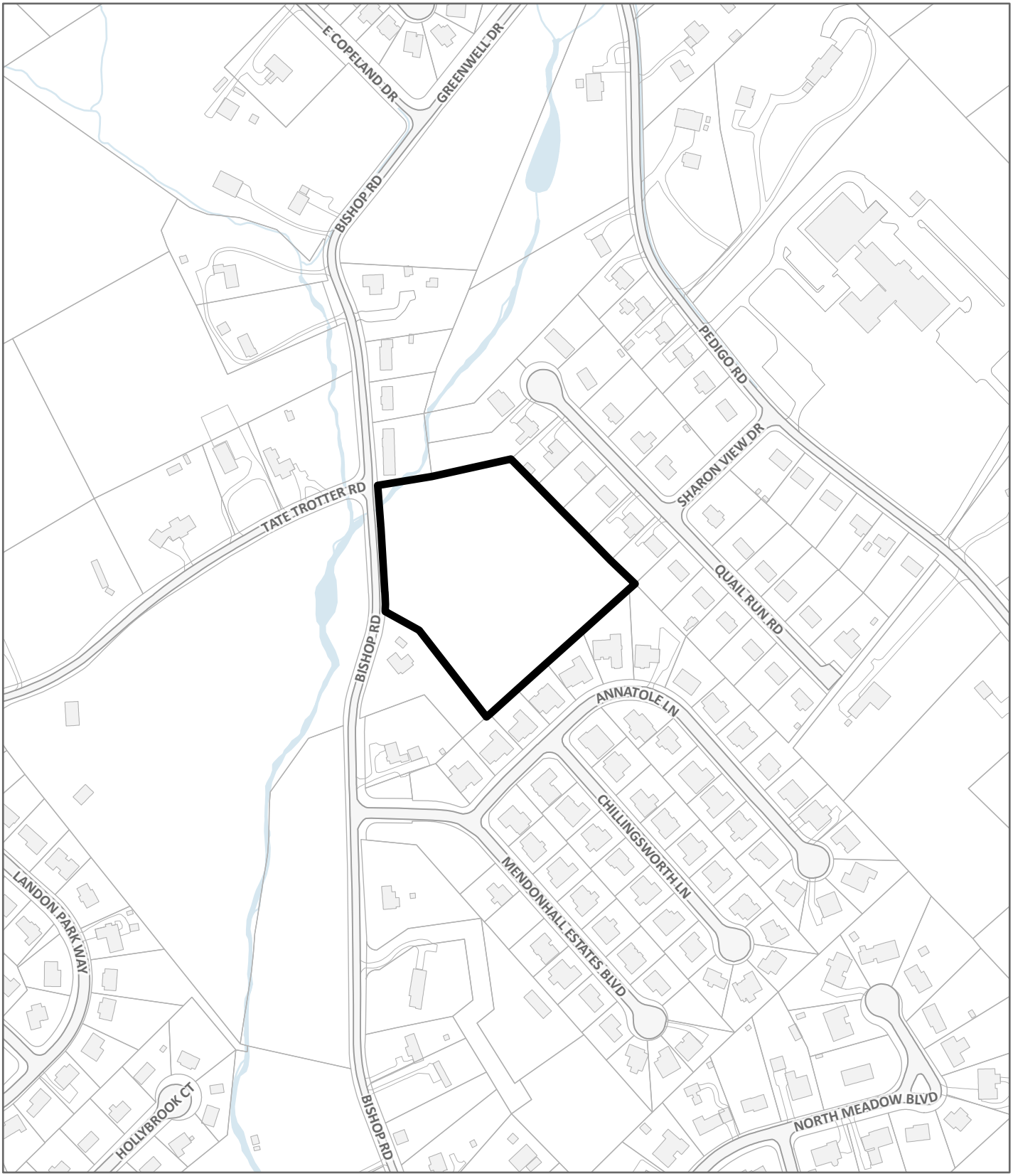
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



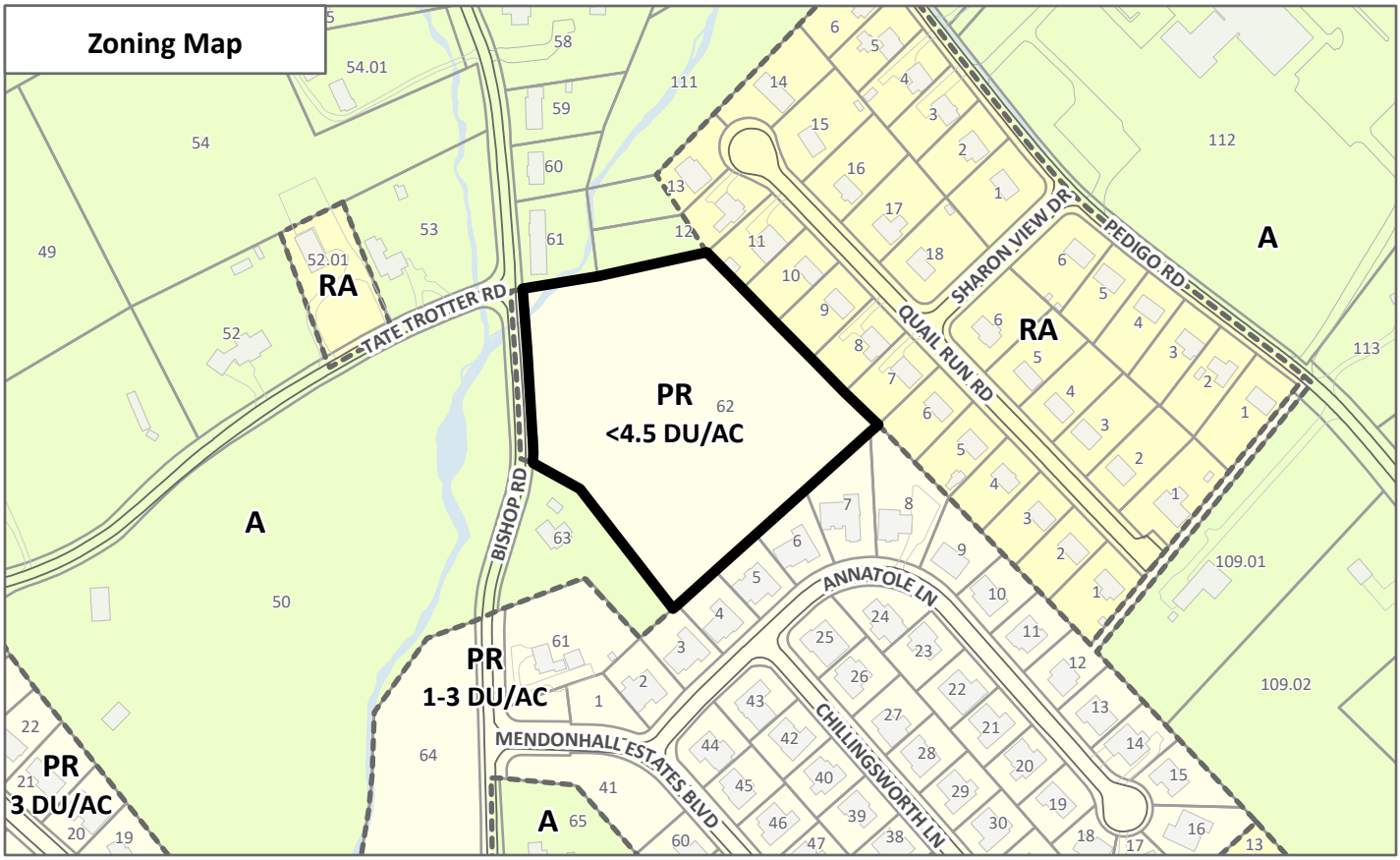
LOCATION MAP **5-F-26-RZ**

Case boundary

0 360

Feet

N



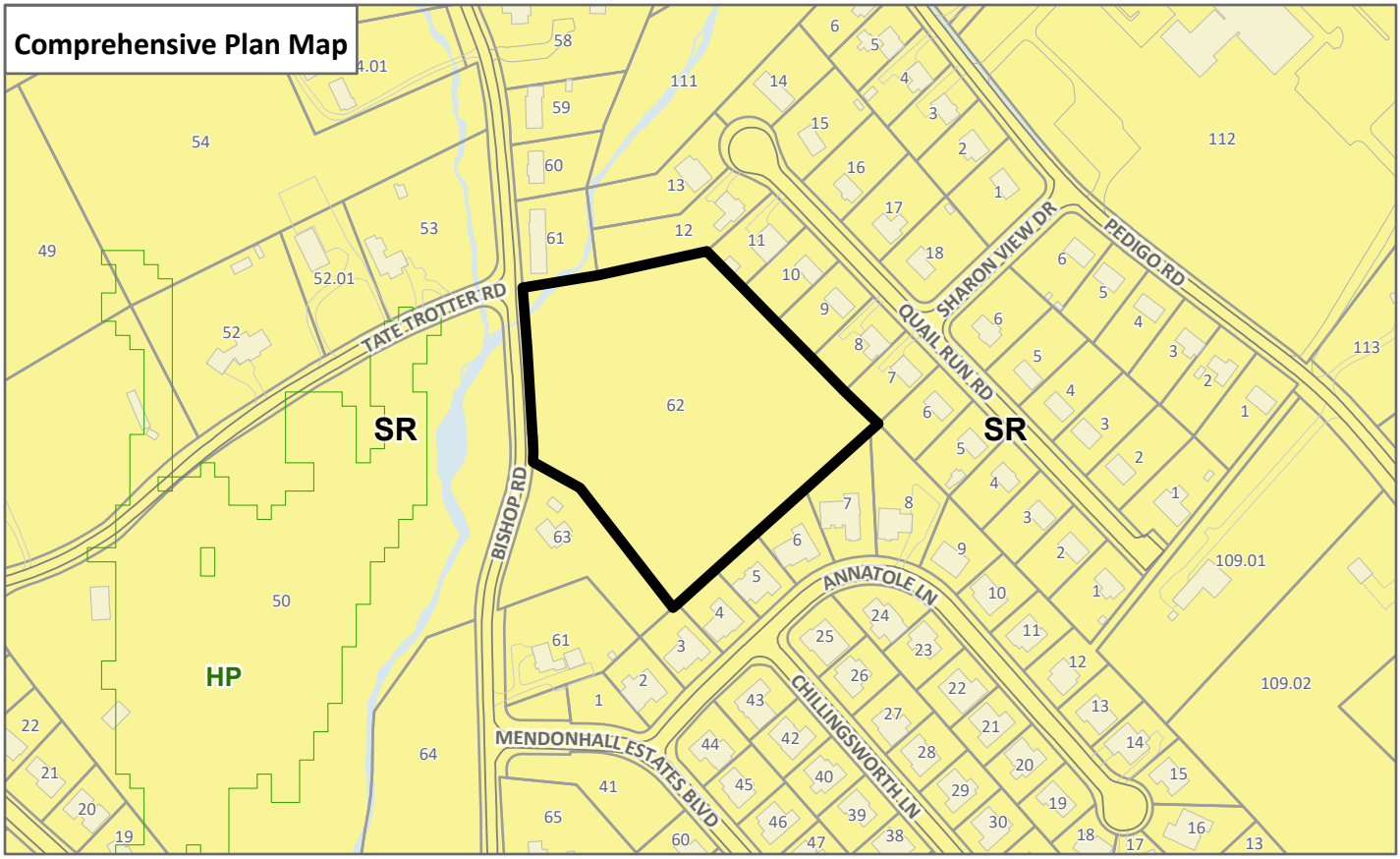


EXHIBIT A, CONTEXTUAL MAPS **5-F-26-RZ**

Case boundary

0 360

Feet

N

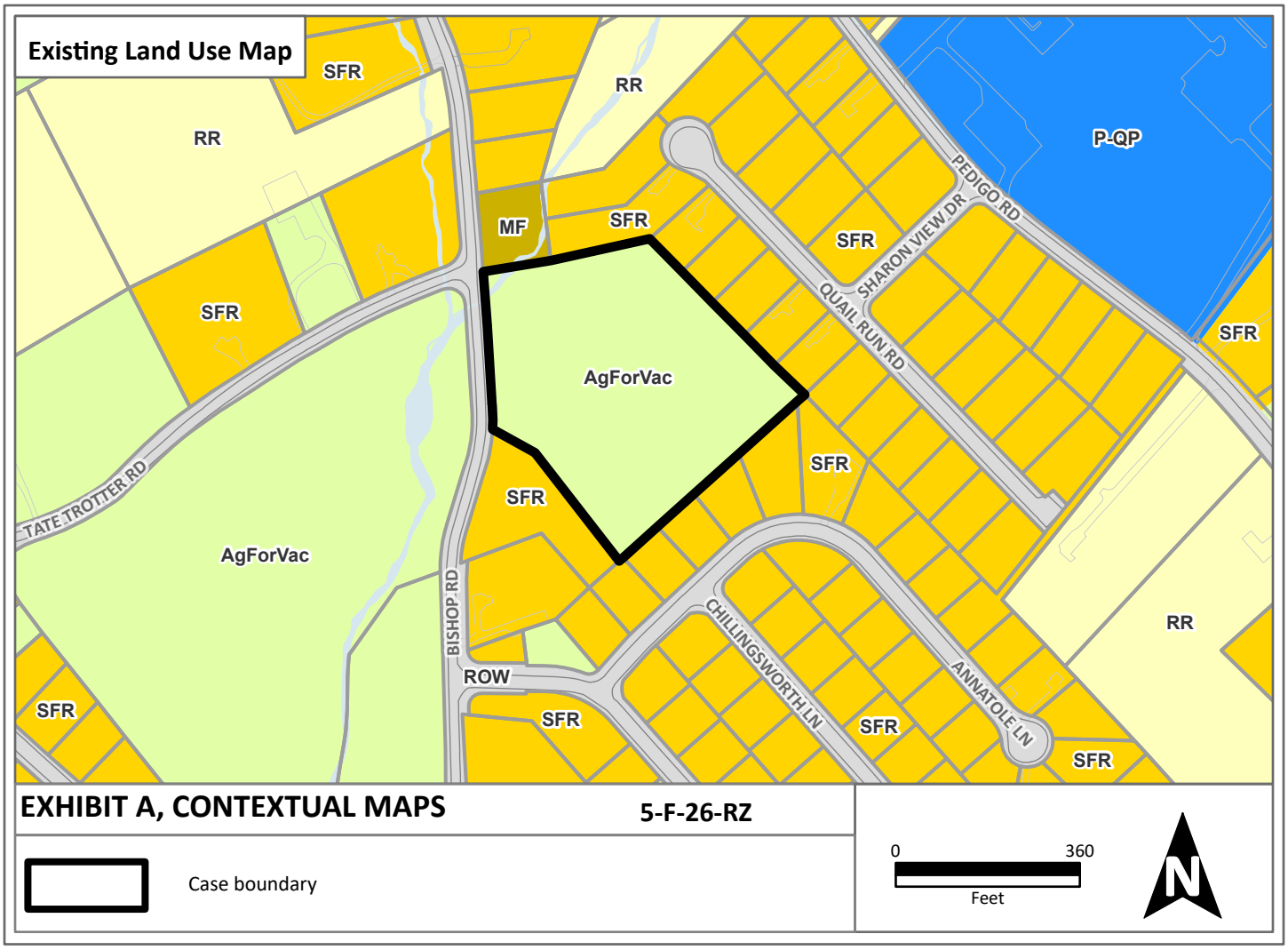


EXHIBIT A, CONTEXTUAL MAPS **5-F-26-RZ**

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

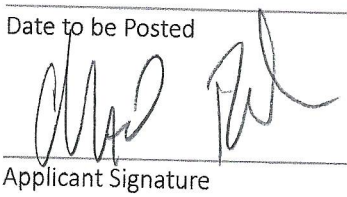
***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

05/02/2026
~~May 1, 2026~~ — Date to be Posted

May 15, 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

Chad Roberts — Applicant Name

3.3.26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-F-26-RZ and

Janis (37918), May 9, 2026 at 7:59 AM

This change in zoning to 4.7 du/ac is not supported by the roads adjacent to the development. Bishop and Tate Trotter are narrow roads that will have difficulty supporting this additional traffic. Additionally, what are the enrollment capacities of the schools affected? Are the schools at capacity or is there room for these additional students. This should definitely be taken into account given the problems with the Bell Town development and it's impact on Powell Elementary School which resulted in the rezoning situation.

Planning
KNOXVILLE | KNOX COUNTY

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

31. MP DEVELOPMENT GROUP LLC — 5-F-26-RZ

0 Bishop Road / Parcel ID 047 062, Commission District 7.
Rezoning from PR (Planned Residential) up to 4.5 du/ac to PR (Planned Residential) up to 4.7 du/ac.

1. **STAFF RECOMMENDATION**

   Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
Payment Type:
Account Billed
User ID:
L0013876
External User ID:
676064

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Knoxville-Knox County Planning
400 W Main ST # 403 DALLAS DEARMOND
Knoxville, TN 37902-2427
865-215-3810
dallas.dearmond@knoxplanning.org
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May 21 2026
LOKR0522876

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RLA-18518 **5-S-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Lawler Wood, LLC for rezoning from RA (Low Density Residential) and A (Agricultural) to CN (Neighborhood Commercial) and OB (Office, Medical, and Related Services). Property located at 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way / Parcel ID 56 13903 056NE001, 004, 005, 006, 007, 008. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.** *(Commission District 7)*

Attachments

Lawler Wood LLC 5-S-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:25 AM FILE NUMBER: 5-S-26-RZ

APPLICANT:	LAWLER WOOD, LLC
APPLICANT'S REQUEST:	REZONING
FROM:	RA (Low Density Residential), A (Agricultural)
TO:	CN (Neighborhood Commercial), OB (Office, Medical, and Related Services)
COMM. RECOMMENDATION:	**Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	0 BRICKYARD RD; 0, 1901, 1907, 1911, 1920 ABIGAIL WAY / Parcel ID 56 13903 056NE001, 004, 005, 006, 007, 008
ACREAGE:	18.31 acres
DISTRICT:	Commission District 7
PLACE TYPE:	TN (Traditional Neighborhood), SP (Stream Protection)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Robert Finley Lawler Wood, LLC 900 S Gay St PO Box: Ste 1600 Knoxville, TN 37902
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones are partially related to the TN (Traditional Neighborhood) place type.
Consistent with Growth Plan?	Yes, this is within the Planned Growth Area.

REZONING REPORT

FILE #: 5-S-26-RZ **AGENDA ITEM #: 43**

AGENDA DATE: 5/14/2026

APPLICANT:	**LAWLER WOOD, LLC**
OWNER(S):	Clarence and Mary Sexton c/o Matt Sexton
TAX ID NUMBER:	56 13903 056NE001, 004, 005, 006, 007, 008 **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	0 BRICKYARD RD (0, 0, 1901, 1907, 1911, 1920 ABIGAIL WAY)
LOCATION:	**South side of Powell Dr, east side of Brickyard Rd**
APPX. SIZE OF TRACT:	**18.31 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Brickyard Road, a major collector with a pavement width which varies between 22 ft and 24.5 ft within a right-of-way which varies between 51.5 ft and 56 ft. Access is also via Abigail Way, a private street with a 25-ft pavement width within a 40-ft right-of-way, and Powell Drive, a four-lane major arterial with a center turn lane within an 80 to 90 ft right-of-way.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
CURRENT ZONING:	**RA (Low Density Residential), A (Agricultural)**
REQUESTED ZONING:	**CN (Neighborhood Commercial), OB (Office, Medical, and Related Services)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONING:	Yes, this would be an extension of the OB zone.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land, commercial - A (Agricultural), OB (Office, Medical, and Related Services), CA (General Business)
	South: Agriculture/forestry/vacant land, single family residential, rural residential - RA (Low Density Residential)
	East: Multifamily residential - PR (Planned Residential) up to 5 du/ac
	West: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	This area features a mix of residential, civic, and limited commercial uses. The Angora Frog Farm and Dog Park, Crown College, Temple Academy, and Powell High School are nearby in the immediate surrounding area. Residential uses include single-family dwellings on varying lot sizes and townhouse developments.

STAFF RECOMMENDATION:

- **Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area.**

COMMENTS:

The applicant is requesting to rezone 6 contiguous parcels and a portion of parcel 056 13903 (0 Brickyard Rd) to the OB (Office, Medical, and Related Services) zone and a roughly 4.5-acre portion of parcel 056 13903 to the CN (Neighborhood Commercial) zone, as shown on Exhibit C: Zoning Boundary Changes.

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 largest parcel associated with this rezoning request (056 13903) has direct access to Powell Drive, a four-lane major arterial road with a center turn lane and sidewalks that was constructed in 2015, spanning from W Emory Road to the north and Clinton Highway to the south.
2. In 2024, the Brickyard Road Roundabout was installed at the intersection of W Beaver Creek Drive and Brickyard Road to improve roadway safety and provide pedestrian connections to the nearby college and community. A sidewalk was installed along Brickyard Road connecting to Powell Drive, which will connect to the planned Powell High School Greenway.
3. The Angora Frog Farm and Dog Park was opened across the street from the subject property in August 2024.
4. Since the mid-1990s, the surrounding area has experienced a gradual shift from the A (Agricultural) zone to the OB (Office, Medical, and Related Services), PC (Planned Commercial), RA (Low Density Residential), and PR (Planned Residential) from up to 3.5 to up to 6 du/ac zones.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The OB (Office, Business, and Medical Services) zone is intended to provide for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas, and to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The CN (Neighborhood Commercial) zone is intended to provide opportunities to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for the recurring shopping and personal service needs for nearby residential areas and should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The applicant has requested to rezone a 4.5-acre portion of the parcel located at the intersection of Brickyard Road, a major collector, and Powell Drive, a major arterial, to the CN zone.
3. 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 uses allowed in the requested OB and CN zones are compatible with those of the surrounding zoning, which largely consists of properties zoned OB, RA, and PR from up to 3.5 to 6 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The historic Brown Cemetery is a roughly 11,500 sq ft square lot near the northwestern corner of parcel 056 13903, which has an access easement connecting to Powell Drive. Compliance with applicable state regulations regarding development permits and grading near the cemetery would be required.
2. The CN zone has development performance standards intended to maximize compatibility between commercial and adjacent residential uses, such as increased setbacks, landscaping standards, pedestrian connections, and site lighting requirements.
3. The OB and CN zones at this location are not anticipated to negatively impact the surrounding area, which consists of a mix of residential, non-residential, civic, and public uses.

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 properties are designated TN (Traditional Neighborhood) on the Future Land Use Map. The TN place type is intended for areas that feature a mix of housing types with a walkable block pattern and near parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. The requested OB and CN zoning at this location supports the intent of the TN place type, as the subject property is located near major collector and arterial streets in an area that features a mix of public parks, schools, colleges, and commercial uses.

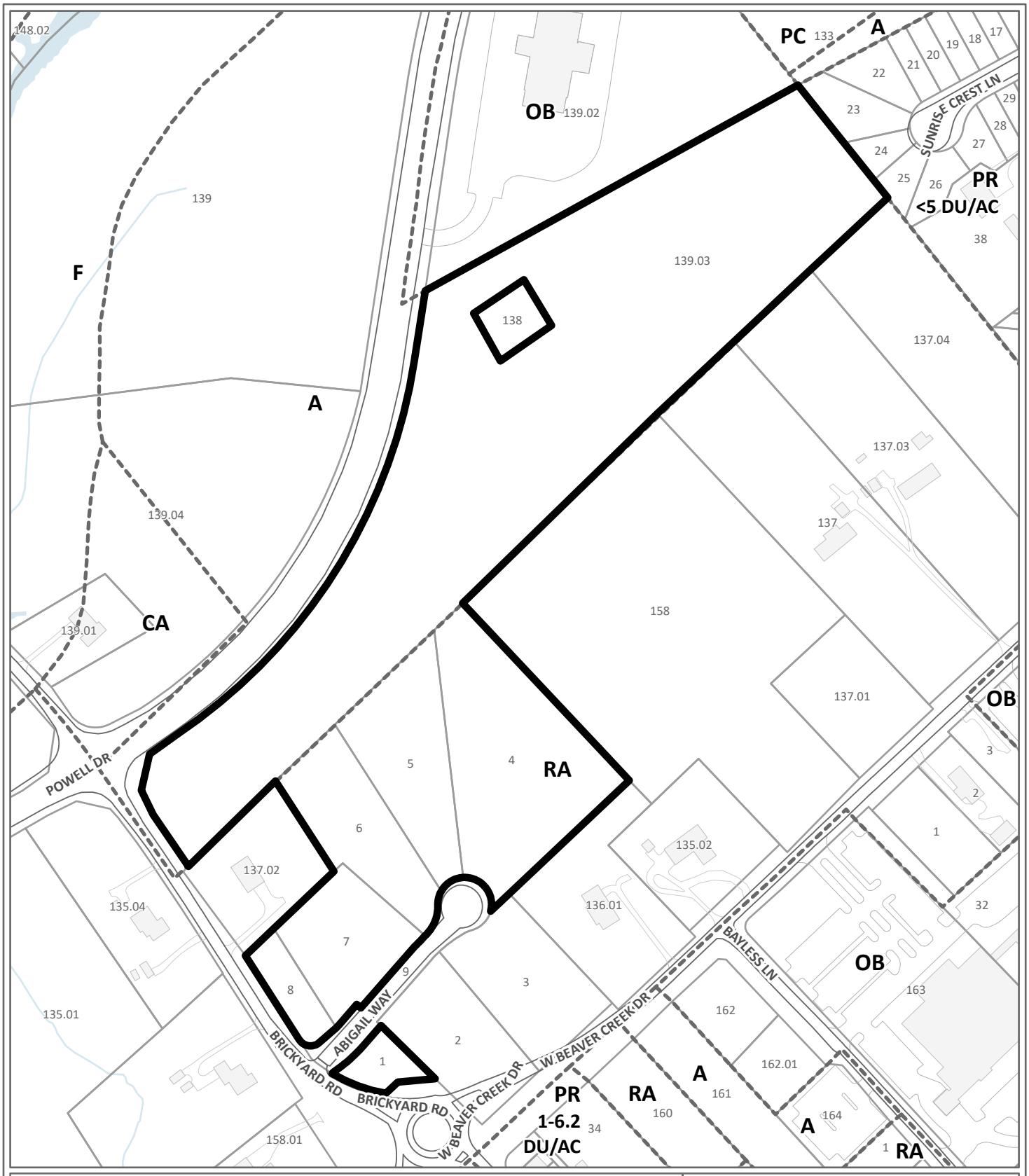
2. The CN and OB zones are partially related to the TN place type. Partially related zones require additional review criteria, and the OB and CN zones meet the first criterion, and the allowable uses in both zones align with the recommended land use mix.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policies 4: Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development, and 5: create neighborhoods with a variety of housing types and amenities in close proximity.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, expansion of the Knox County economy, and a wide range of housing choices. The CN and OB zones 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 Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-S-26-RZ**

Petitioner: Lawler Wood, LLC

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

To: CN (Neighborhood Commercial);OB (Office, Medical, and Related Services)

Map No: 56

Jurisdiction: County

0 275

Feet

N

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

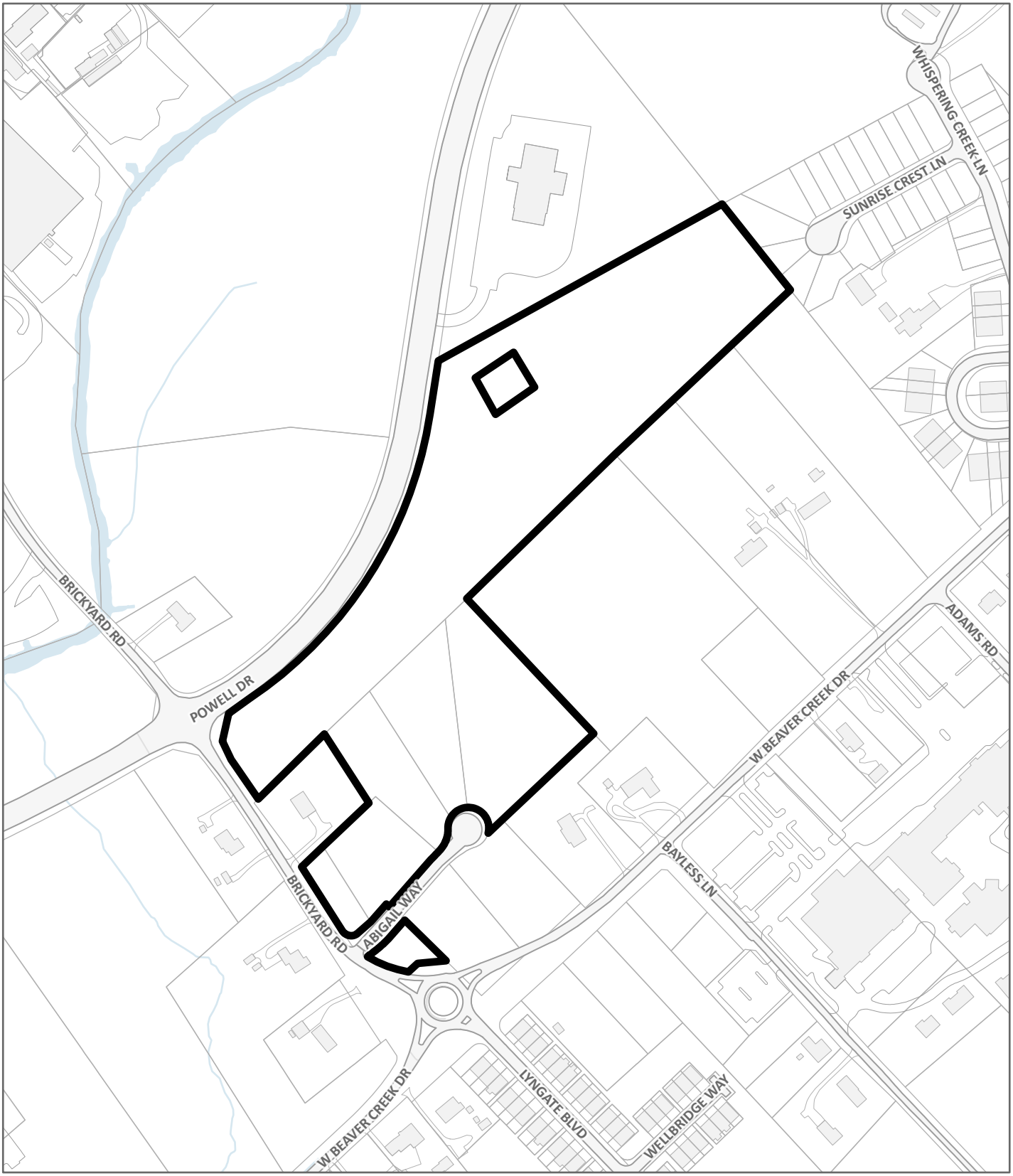
Case boundary

0 275

Feet

N

Exhibit A. Contextual Images



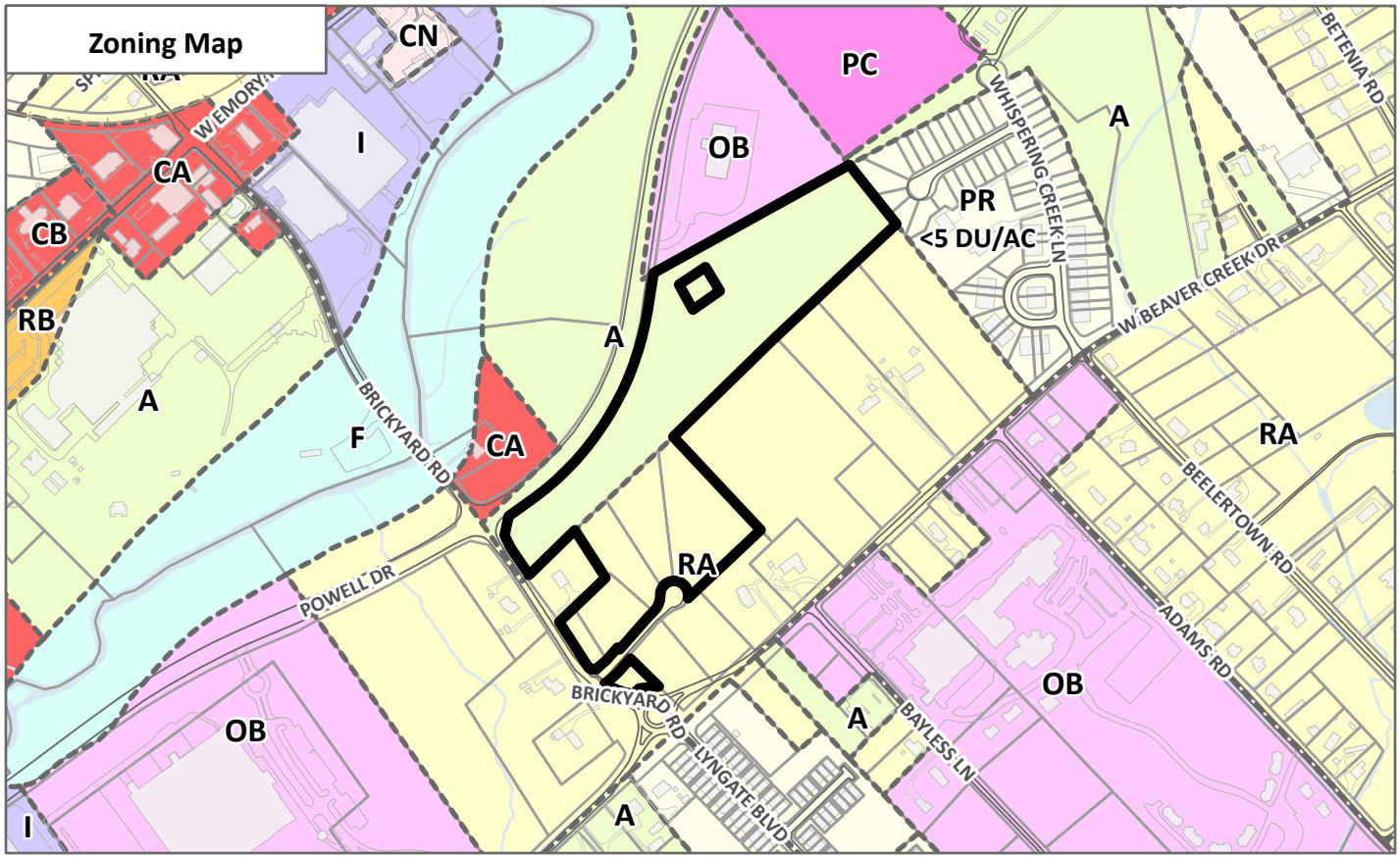
LOCATION MAP **5-S-26-RZ**

Case boundary

0 360

Feet

N



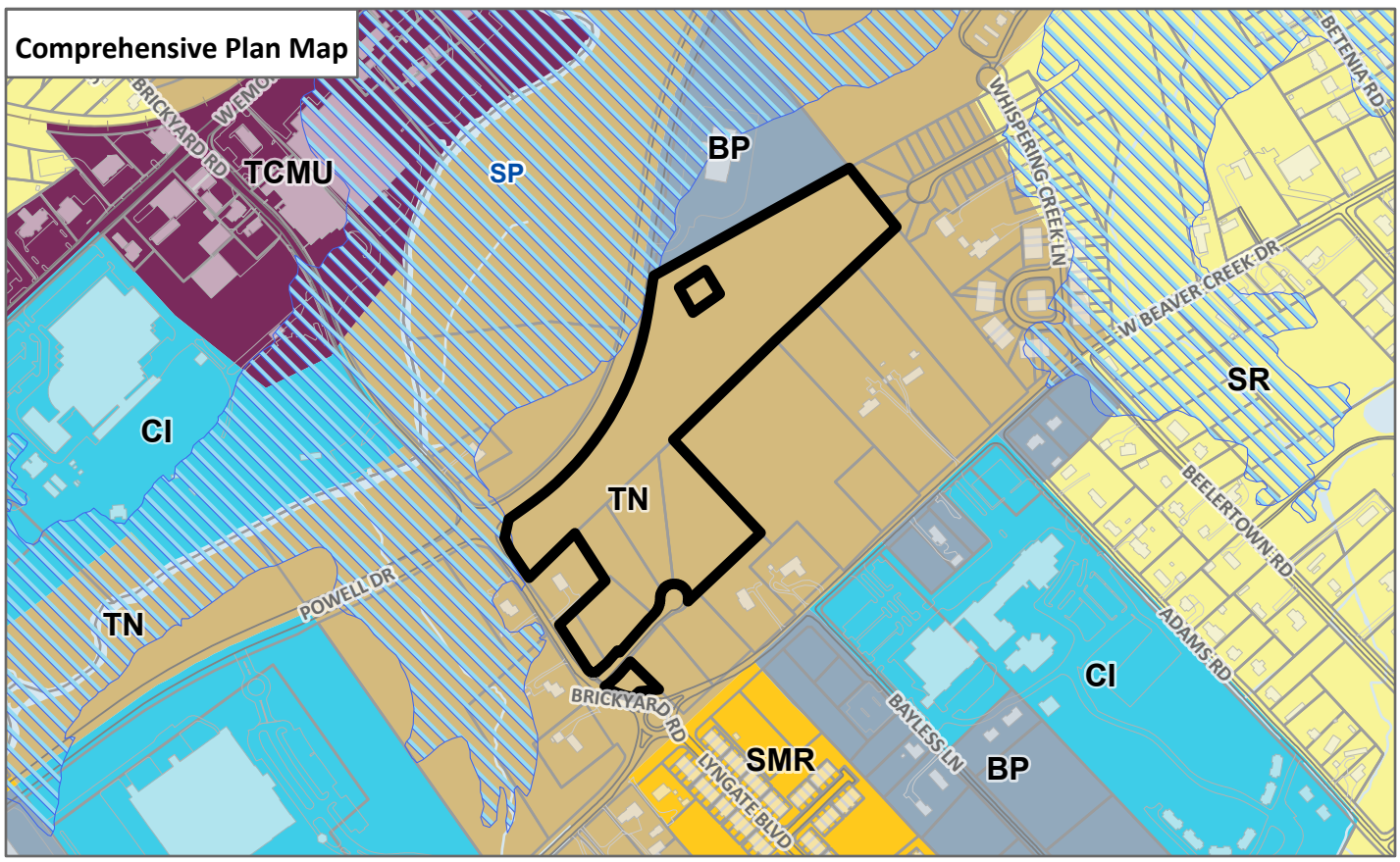
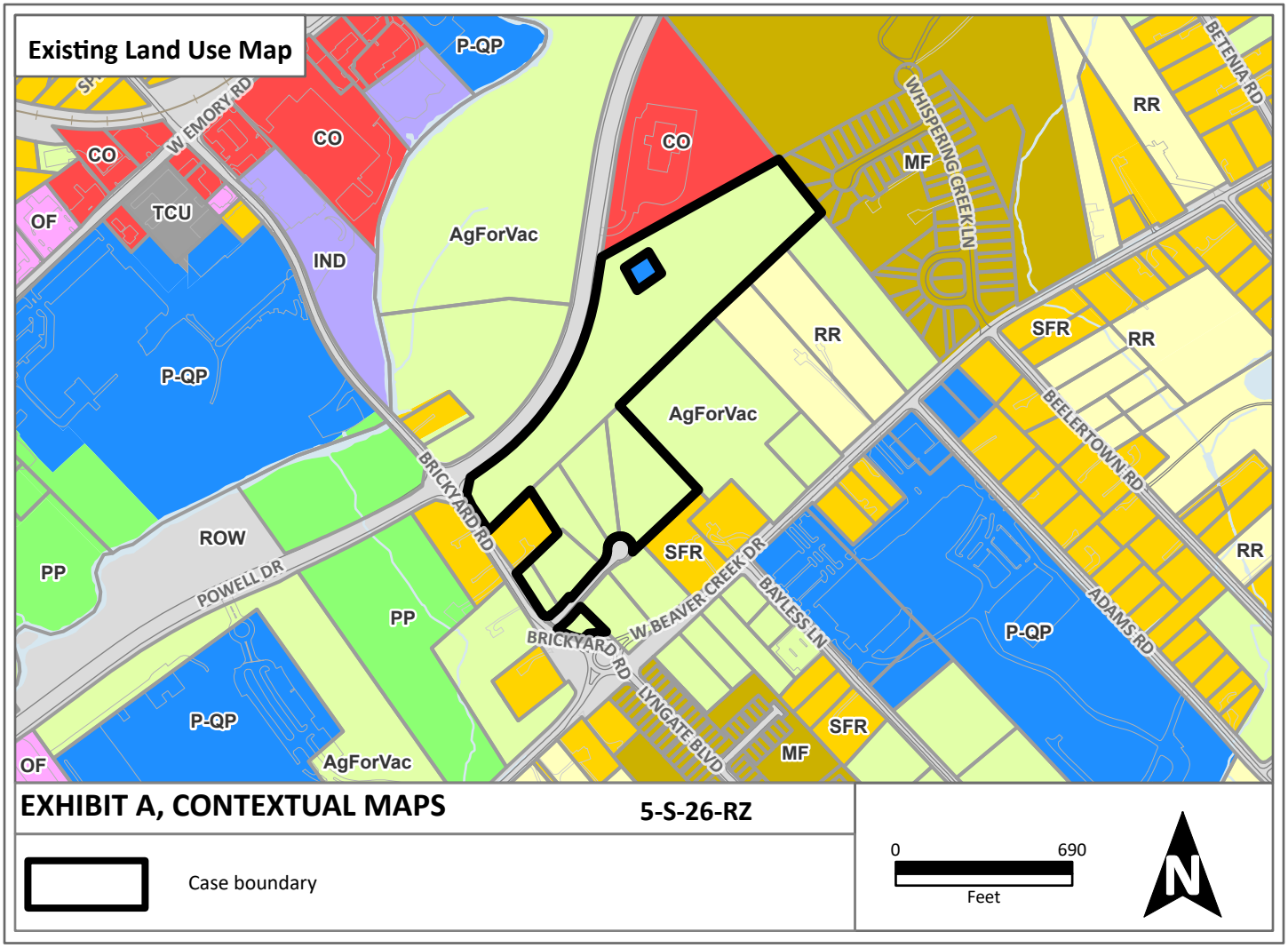


EXHIBIT A, CONTEXTUAL MAPS **5-S-26-RZ**

Case boundary

0 690
Feet

N


Existing Land Use Map
P-QP
W EMORY RD
CO
CO
CO
OF
TCU
IND
AgForVac
WHISPERING CREEK LN
MF
RR
BETENIA RD
RR
SFR
RR
P-QP
AgForVac
BEELERTOWN RD
BRICKYARD RD
ROW
PP
POWELL DR
SFR
W BEAVER CREEK DR
BAYLESS LN
RR
PP
BRICKYARD RD
P-QP
ADAMS RD
LYNGATE BLVD
SFR
P-QP
MF
OF
AgForVac
EXHIBIT A, CONTEXTUAL MAPS
5-S-26-RZ
Case boundary
0
690
Feet
N

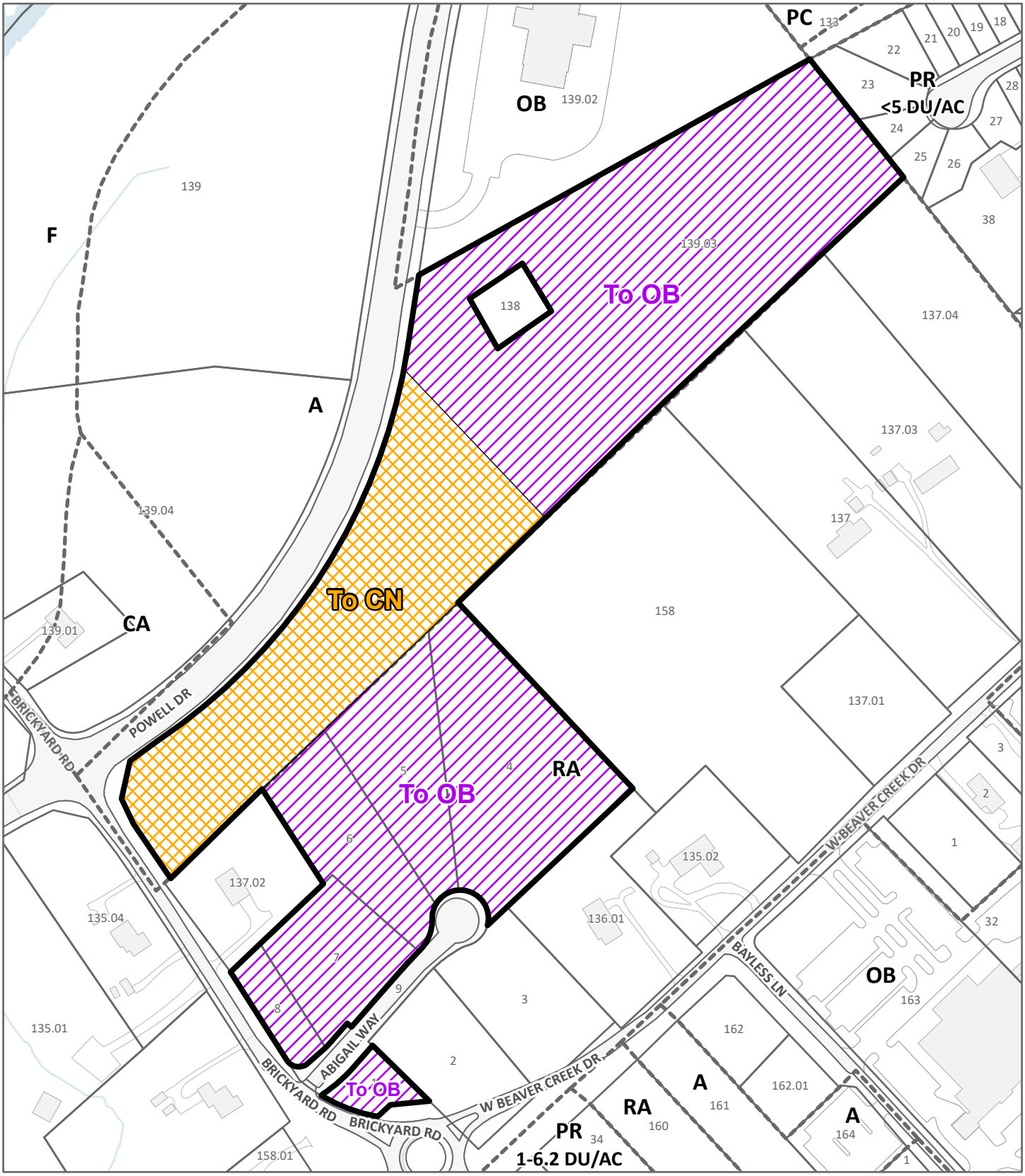


Exhibit C: Zoning Boundary Changes

5-S-26-RZ

Case Boundary

To CN

To OB

Petitioner: Lawler Wood, LLC

Map No: 56

Jurisdiction: County

0 260

Feet

N

Original Print Date: 4/14/2026

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

Authentisign ID: 3BFF93CF-4117-F111-A69A-000D3A4FF82A

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.*

April 27, 2026 — Date to be Posted

May 16, 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

AuthentiSIGN

Robert Finley — Applicant Signature

03/03/26 — Date

Robert Finley — Applicant Name

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

2 Comments for 5-S-26-RZ and

Natasha (37849), May 10, 2026 at 4:28 PM

This is absolutely 100% unacceptable. Powell is not a huge community and we like to have the small town feel. I personally live in the neighborhood that is immediately off of the round-a-bout you propose to build off of and this would be an incredibly horrible inconvenience. This would drastically increase traffic, create more noise and remove the peaceful county setting that those of us who live in this neighborhood greatly love.

Maddi (37849), May 10, 2026 at 9:29 PM

I seriously cannot believe you/they whoever is trying to put more neighborhoods and businesses in Powell when it takes me over 30 minutes to get to places that used to take me about 7 minutes. Wasn't there a rule about leaving Powell drive alone? Powell needs areas to breathe and untouched and at least part of a road that doesn't have traffic and that's Powell drive. Do you live in Powell? Do you have to deal with the traffic EVERYDAY that's bound to cause accidents? No?? Then you should experience it. Just because you don't deal with it shouldn't mean we the people in Powell have to. I miss my small town Powell and now I'm starting to feel like I live in California which is crazy because this is TENNESSEE. Just because you see a piece of land you shouldn't look at it and see money from building. You should see what's left of the beautiful creation God made because we all know there ain't much of it left around here. Nature heals. Neighborhoods and businesses don't. I'd rather see a new Powell elementary school built here that you all claim Powell doesn't have the room for. Well here you go there's the room! NO MORE NEIGHBORHOODS OR BUSINESSES IN POWELL!!!!!

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

43. LAWLER WOOD, LLC — 5-S-26-RZ

0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way / Parcel ID 056 13903; 056NE001, 004, 005, 006, 007, 008, Commission District 7. Rezoning from RA (Low Density Residential), A (Agricultural) to CN (Neighborhood Commercial), OB (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**

   Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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This case is scheduled to be heard by County Commission on June 15, 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-18513 **5-D-26-PA**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Mike Dedman for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SR (Suburban Residential) to CMU (Corridor Mixed-Use). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0.**
(Commission District 7)

Attachments

Mike Dedman 5-D-26-PA

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:04 AM FILE NUMBER: 5-D-26-PA

APPLICANT:	MIKE DEDMAN
APPLICANT'S REQUEST:	COUNTY COMPREHENSIVE PLAN AMENDMENT
FROM:	SMR (Suburban Mixed Residential), SR (Suburban Residential)
TO:	CMU (Corridor Mixed-use)
COMM. RECOMMENDATION:	**Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	7601, 7619, 7625 HEISKELL RD; 119 W EMORY RD / Parcel ID 56 115, 116, 117, 001
ACREAGE:	22.7 acres
DISTRICT:	Commission District 7
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Mike Dedman Carlson Consulting Engineers 7068 Ledgestone Commons Bartlett, TN 38133
LEGISLATIVE BODY:	Knox County Commission

PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:**	**5-I-26-RZ**	**AGENDA ITEM #:**	**34**
	5-D-26-PA	**AGENDA DATE:**	**5/14/2026**

▶ **APPLICANT:**	**MIKE DEDMAN**
OWNER(S):	Scotti Lane, Ron Milligan, Eric Youngquist
TAX ID NUMBER:	56 115, 116, 117 057 001 **View map on KGIS**
JURISDICTION:	Commission District 7
STREET ADDRESS:	7601 HEISKELL RD (7619, 7625 (7623) HEISKELL RD; 119 W EMORY RD)
▶ **LOCATION:**	**West side of Heiskell Rd, north side of W Emory Rd**
▶ **TRACT INFORMATION:**	**22.7 acres.**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via W Emory road, a four-lane major arterial with a center turn lane within a right-of-way width which varies between 50 ft and 95.5 ft. Access is also via Heiskell Road, a major collector with 20 to 30 ft of pavement width within a 52 to 76-ft right-of-way.
UTILITIES:	Water Source: Hallsdale-Powell Utility District Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
▶ **CURRENT PLAN AND ZONING DESIGNATION:**	**SMR (Suburban Mixed Residential), SR (Suburban Residential) / CA (General Business), A (Agricultural)**
▶ **REQUESTED PLAN AND ZONING DESIGNATION:**	**CMU (Corridor Mixed-use) / SC (Shopping Center)**
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land, Rural Residential, Single Family Residential**
▶ EXTENSION OF PLAN AND ZONING DESIGNATION:	This would be an extension of the place type but not the zoning.
HISTORY OF REQUESTS:	A request to rezone a portion of the subject site from A (Agricultural) to CA (General Business) was denied in 2002 (10-K-02-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Rural residential, agriculture/forestry/vacant land - SR (Suburban Residential), SMR (Suburban Mixed Residential) - A (Agricultural) South: Office, multifamily residential, commercial - SMR (Suburban Mixed Residential), CMU (Corridor Mixed Use) - CA (General Business), PR (Planned Residential) up to 19 du/ac East: Office, agriculture/forestry/vacant land, single family residential - CMU (Corridor Mixed Use), SR (Suburban Residential) - RB (General Residential), CA (General Business)

West: Agriculture/forestry/vacant land - SMR (Suburban Mixed Residential) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of residential and commercial uses. Residential uses are detached single family dwellings on small suburban lots and large multifamily developments. Commercial uses are retail and service operations concentrated along Emory Road.

STAFF RECOMMENDATION:

- **Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**

- **Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.**
  1) A traffic impact study must be included with the submission of the development plan application.
  2) Any roadway improvements to Heiskell Road identified in the traffic impact study must be implemented at the expense of the developer, subject to review and approval by the Knox County Engineering & Public Works Department.

COMMENTS:

The applicant is requesting to rezone five contiguous lots from the A (Agricultural) and CA (General Business) zones to the SC (Shopping Center) zone. Two of the lots require plan amendments. The property at 7625 Heiskell Road requires a plan amendment from the SR (Suburban Residential) place type to the CMU (Corridor Mixed-Use) place type, and the property at 119 W Emory Road requires an amendment from the SMR (Suburban Mixed Residential) place type to CMU.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.
OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The SR (Suburban Residential) place type is intended for areas with primarily single-family residential development with varying lot sizes and accurately reflects the longstanding residential use of the property at 7265 Heiskell Road.
2. The SMR (Suburban Mixed Residential) place type is intended for residential areas with a similar pattern to the SR place type but with a greater mix of housing types, including attached housing or small-scale multifamily housing. The property at 119 W Emory Road is an undeveloped 11.19-acre parcel situated between low density residential uses to the north and multi-family and commercial development to the south with direct access to a major arterial street. The SMR place type is not an error in the plan, as it provides a transition in land use intensity between the residential development to the north and west and the nonresidential development to the east and south.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:
CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. This section of Emory Road has experienced a rapid increase in multi-family residential, commercial, and office development over the last 10 years, transitioning from single-family dwellings and agricultural uses to service-oriented uses and large-scale multi-family complexes. Across the street from the subject property, two single-family dwellings were demolished for a new eating establishment that opened at the beginning of 2026 and a 267-unit multi-family complex, the Sheldon, which is currently under construction roughly 0.30 miles west of the subject property. The changing conditions support consideration of expanding the CMU place type at this location.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. There is no new data or reporting on this property that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The proposed plan amendment supports Implementation Policy 4: Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. The proposed plan amendment would be an extension of the CMU place type in an area with existing pedestrian facilities that has experienced rapid residential and commercial growth.

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 2013, this section of W Emory and E Emory Roads, between I-75 and Powell Drive, has experienced a significant increase in office, commercial, and multi-family residential development. There has been a transition away from single-family residential and agricultural uses, as single-family homes have largely been demolished for commercial and office uses.
2. A 267-unit multi-family development is under construction roughly 0.30 miles to the west on W Emory Road. Across the street from the subject property, two single-family homes were demolished in 2025 for a new restaurant.
3. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.
4. Since the early 2000s, properties along Emory Road have gradually transitioned from A (Agricultural) zoning to residential and commercial zones such as PR (Planned Residential) with up to 19 du/ac and CA (General Business) in the County and C-R-2 (Regional Commercial) in the City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The SC (Shopping Center) zoning district is intended to encourage the development of unified retail shopping centers and promote safe and efficient movement of traffic within the site, and lessen the adverse effects which such shopping centers may have on the uses of adjacent land.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure compatibility with future surrounding land uses. The SC zone permits a wide range of retail and office uses, and prohibits heavy repair, wholesaling, industrial, and residential uses. The allowable uses in the SC zone are compatible with development trends along W Emory Road.

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 SC zone requires a development plan to be approved by the Planning Commission before a building permit can be issued for the construction of any building on the land. The SC zone requires a screening plan to be included with the development plan to ensure adequate screening is provided. The plan would be reviewed to determine that noise, light, and possible unsightliness of the developed center would be held to a minimum.
2. The SC zone requires increased setbacks for properties adjacent to residential properties, which is the case here.
3. W Emory Road is a four-lane major arterial road with a center lane and sidewalks on the north and south sides. Heiskell Road, however, is a two-lane major arterial that does not have a center turn lane. A condition is recommended that a traffic impact study must be included with the submission of a development plan application to determine the extent of road improvements that may be required to Heiskell Road.

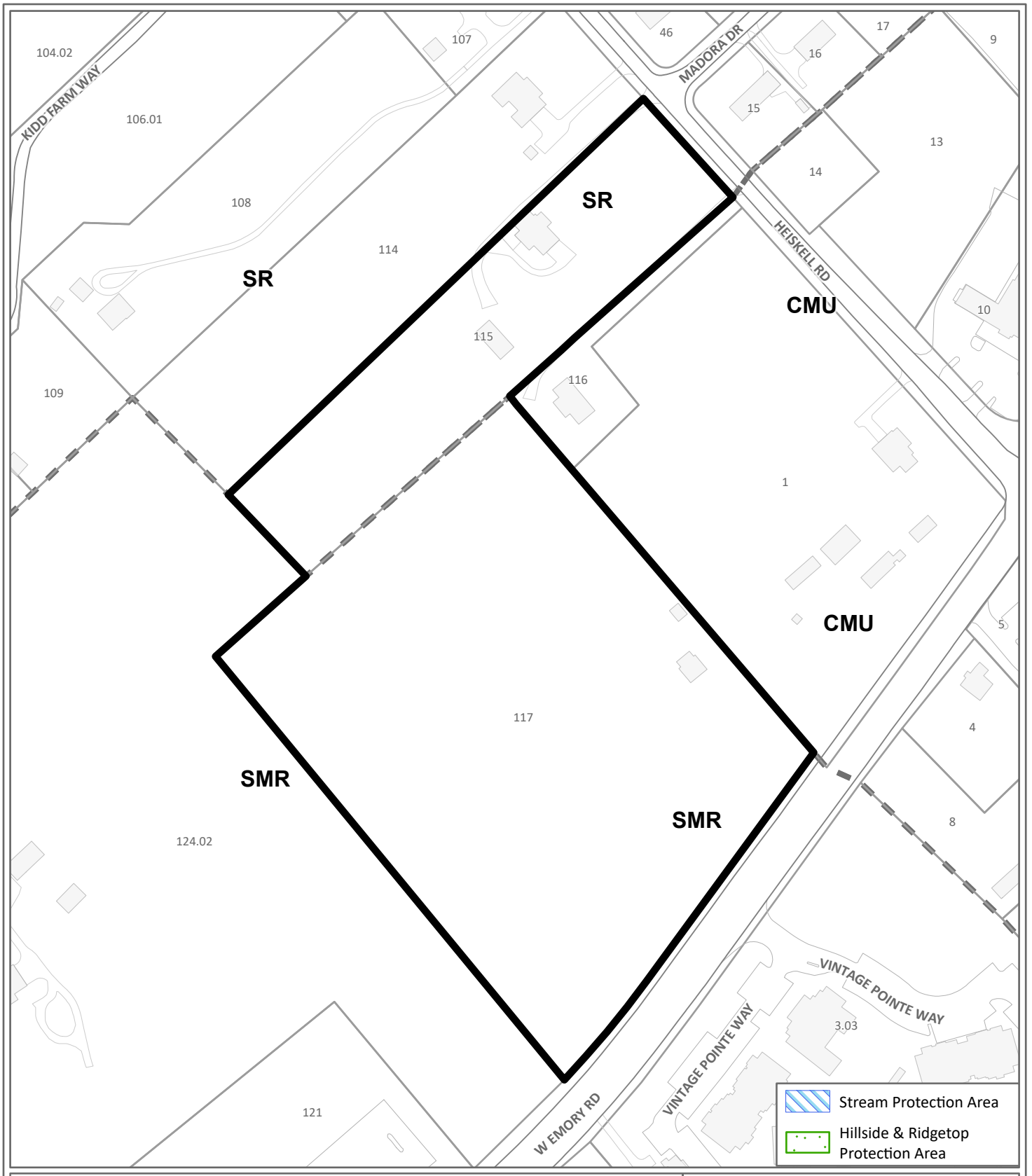
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN,

LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.
1. The requested SC zone is partially related to the recommended CMU place type. Partially related zones require additional criteria to be met. The proposed rezoning meets the second criterion, as the SC zone is compatible with the neighboring commercial zoning.
2. The allowable uses and dimensional standards of the SC zone align with the CMU place type's recommended land use mix and building forms.
3. The proposed rezoning supports the Comprehensive Plan's Implementation Policy 3: Encourage infill and redevelopment of underutilized commercial land. The subject properties are large, grassy lots with direct access to arterial streets along the Emory Road commercial corridor.
4. The recommended condition to implement any roadway improvements to Heiskell Road identified in the traffic study, subject to review and approval by the Knox County Engineering & Public Works Department, is supported by Implementation Policy 9: Coordinate infrastructure improvements with development.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and supports the expansion of the Knox County economy. The SC zone aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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.



5-D-26-PA
COMPREHENSIVE LAND USE PLAN MAP

From: SMR (Suburban Mixed Residential), SR (Suburban Residential)

To: CMU (Corridor Mixed-use)

Petitioner: Mike Dedman

Map No: 56
Jurisdiction: County

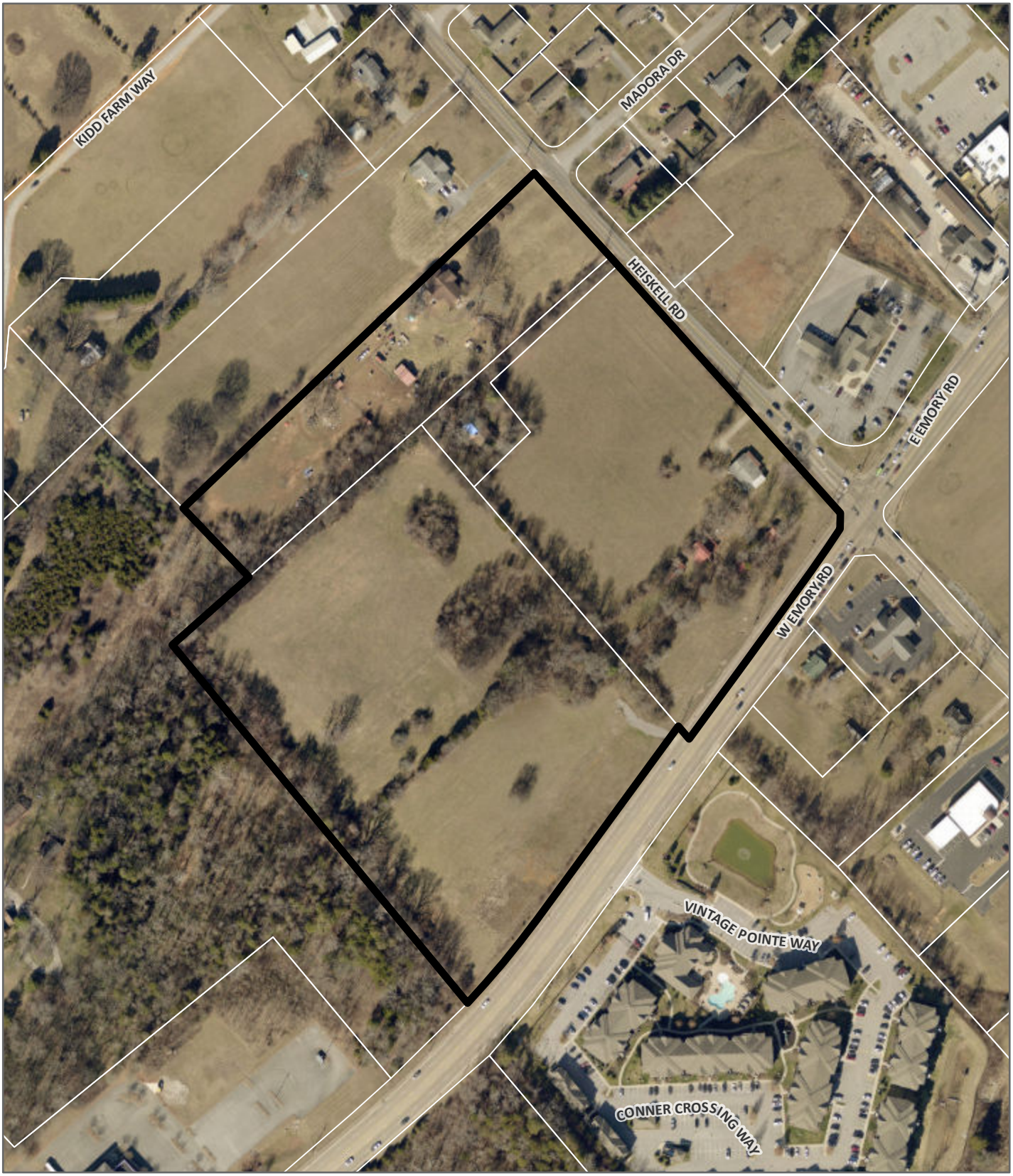
0 210
Feet

N

Original Print Date: 4/16/2026

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

Exhibit A. Contextual Images



AERIAL MAP

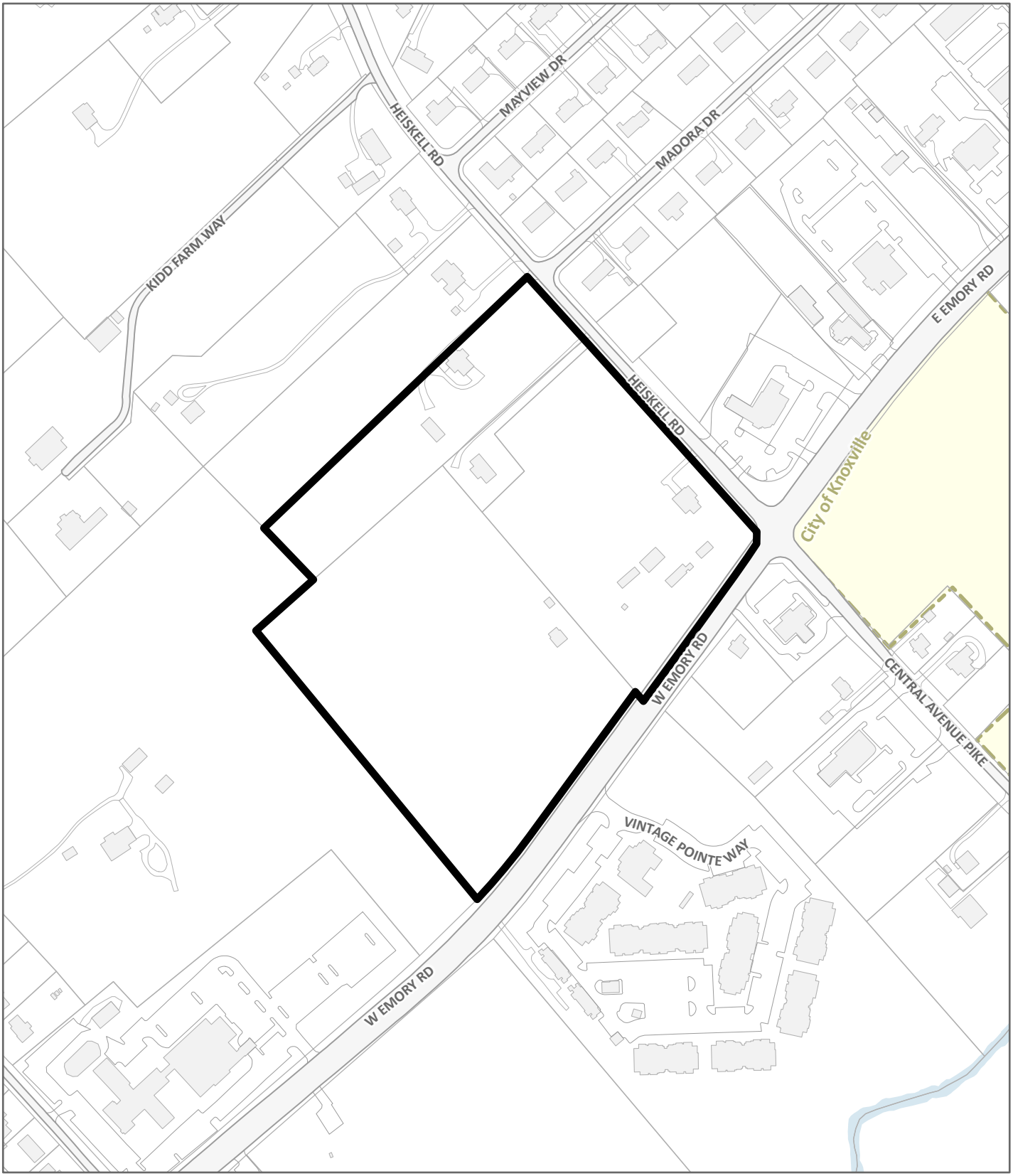
Case boundary

0 275

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-I-26-RZ / 5-D-26-PA**

Case boundary

0 360

Feet

N

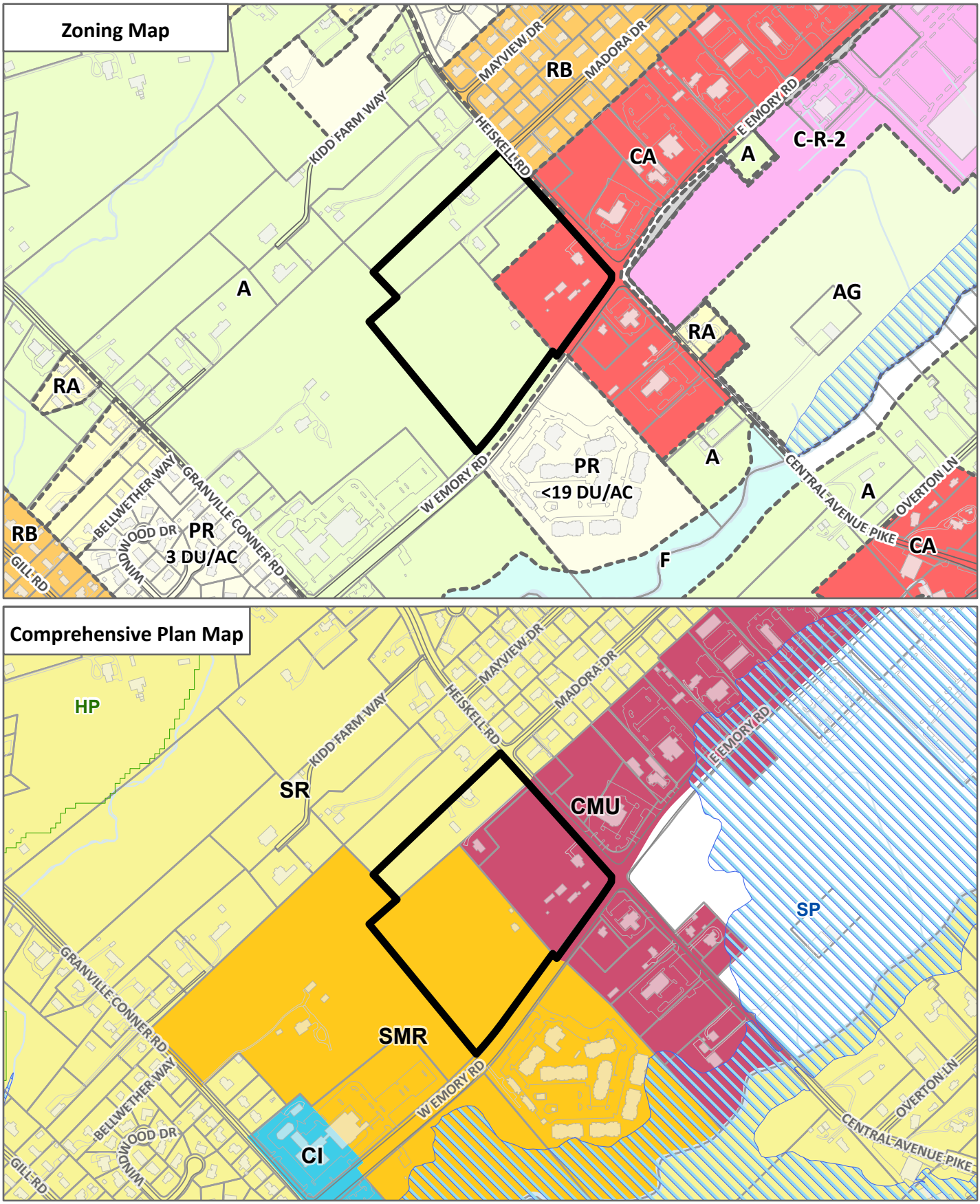


EXHIBIT A, CONTEXTUAL MAPS 5-I-26-RZ / 5-D-26-PA

Case boundary

0 690

Feet

N

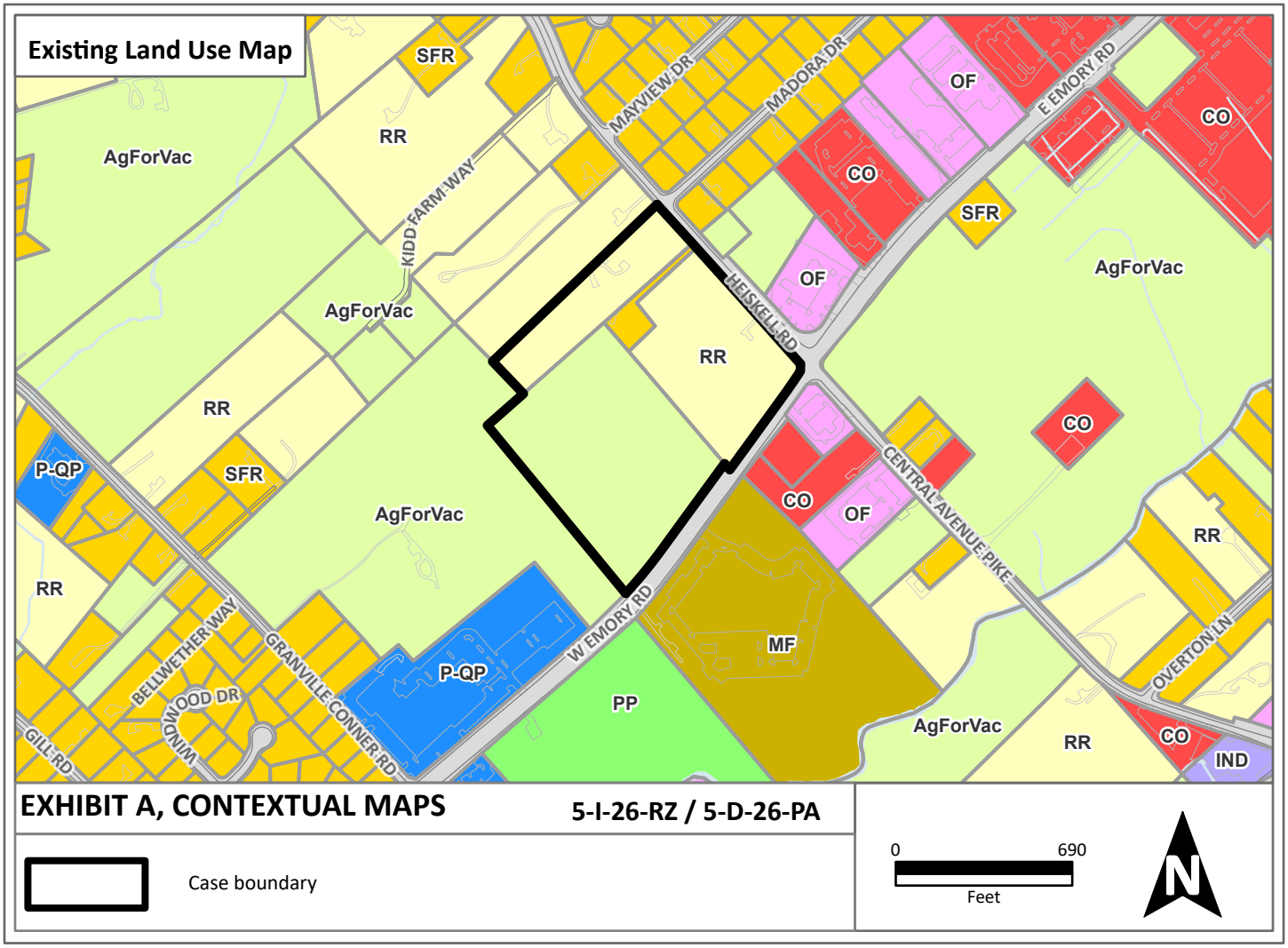


EXHIBIT A, CONTEXTUAL MAPS **5-I-26-RZ / 5-D-26-PA**

Case boundary

0 690
Feet

N

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

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

OR

2 or more of the following criteria apply

☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

■ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

■ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

New Data – New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the Original Plan:

The Emory Road corridor southwest of I-75 continues to trend commercial with the recent additions of Culver's and Pure Magic Carwash. TDOT's website shows that the Average Annual Daily Traffic (AADT) for W Emory Road has increased from 16,665 in 2023 to 19,004 in 2025, an increase of 14%. As the first intersection southwest of I-75 down Emory, it makes sense that the intersection of Emory Road and Heiskell Road would be a major commercial hub to support the heavy residential growth to the north and west of this location.

Proposed Changes Support Plan – The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan:

Commercial use appears to be the natural growth of the Emory Corridor southwest of I-75 and it appears that the existing comprehensive plan's goal is for the intersection of Emory and Heiskell Road to be a commercial node to serve the residents of Powell and Knox County. We agree with the goals of the existing plan but feel the area designated at the intersection as CMU did not go far enough. We ask that the County expand on their original goal of the Comprehensive Plan for the area of land designated as CMU at the northwest quadrant of the intersection to make it more viable and flexible so that this vision can be more easily fulfilled.

See attached owner form

Property Owner Signature | Print Name | Date

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

FILE NUMBER

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.*

4/31/26	5/15/26
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

Mike Dedman	Mike Dedman	3/25/26
Applicant Signature	Applicant Name	Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

9 Comments for 5-D-26-PA and 5-I-26-RZ

Ron (37949), April 25, 2026 at 1:37 PM

I'm a property owner North of the property trying to get rezoned, I wanna know if this is for Apartments,Condos or Strickly A Shopping Crnter?
Also what shops are planning on going in there?
I have a big concern with parking and commercial buildings being so close to my propertywith the loud noise not knowing if a band plays outside and heavy traffic backing up flow of traffic on heiskell road so we can't get out of our driveway?
Also what about my taxes going up years from now if they get it rezoned to commercial, I don't want higher taxes this has been residential on heiskel off emory for years and shouldn't go past 500-800ft from emory

Frank (37849), April 30, 2026 at 1:10 PM

Heiskell road can not handle the traffic now. We don't need another burger place & get the nails done. Vote NO!

Paul (37849), May 5, 2026 at 5:40 PM

There is no need for more shopping mallls in this area we have plenty. The roads can't handle the traffic now. Unable to get out of neighborhoods. If the area is rezoned it will make the taxes higher. We moved here to get out of the city and traffic. Vote NO

Rose (37849), May 5, 2026 at 8:06 PM

I am not in favor of the rezoning, The traffic already causes problems getting in and out of my property on Heiskell Road, I do not believe that a shopping center is needed in this area,

Mary (37849), May 7, 2026 at 11:12 AM

We the property owners of 7629 Heiskell Rd are strongly opposed to this rezoning. This proposed shopping center would greatly affect us as our property line is connected to the 7625 property where shopping center ends. We do not wish to be fronted by said shopping center. Not only would it be an eyesore it would increase our taxes, result in more traffic congestion for an already congested area for us and other residents on Heiskell Rd and area subdivisions. This is a residential area and we wish to keep it Residential. We do not need a shopping center on Heiskell Rd, we have more than enough on Emory Rd. Please keep Heiskell Rd Residential and Say No to this rezoning!!

Mary (37849), May 7, 2026 at 10:39 PM

We the owners of the property at 7629 Heiskell RD are very much OPPOSED to this rezoning for a shopping center. Our property line is only a few feet from 7625 where this rezoning ends. We do not wish our property to be connected to a shopping center. Not only will it decrease our property but will raise our taxes and bring more crime and safety issues. Heiskell Rd can not handle the traffic now with residents having difficulty getting

out of their driveways and area subdivisions that exit onto Heiskell. This would create more of a traffic congestion as it is only a 2 lane road. Heiskell Rd has always been a residential area and we wish it to remain Residential. No shopping center should even be considered past 500ft from Emory Rd.
PLEASE SAY NO TO THIS REZONING!!!!

Janie (37849), May 12, 2026 at 3:57 PM

Vote No to rezoning. See attached.

View Attachment

Shannon (37849), May 12, 2026 at 5:30 PM

As a community member, I would not support this re-zoning. Powell has expanded so much in the past few years. Traffic is already an issue with the new housing developments. There are so many buildings in downtown Powell, Clinton Highway in the Powell area and north Emory Road that are vacant. These spaces have been vacant for a long time. It seems ridiculous to continue to leave these vacant buildings vacant while continuing to add new buildings and tear up land. The vacant spaces should be rebuilt/renovated before we continue to re-zone vacant land. I only forsee a time when the community size can't support the businesses it already has and more spaces end up being vacant because businesses can't make enough money.
Living off of Heiskell road, trying to get onto Emory and/or cross onto Central is already congested. Adding another shopping center would only make this worse. Additionally, the community is already building another space beside the library on Powell. Again this will only congest Emory Road worse than it already is. The Schools are already having re-zoning issues as it cant support the number of people in the area. These additional buildings would only compound this problem. Again I implore those with power to look at ways to use spaces already zoned commercial that are not being utilized before re-zoning.

Amanda (37849), May 12, 2026 at 7:08 PM

We have enough bad traffic and congestion with the interstate work. Bringing another shopping center to such a small area will only cause more issues for the people living off Heiskell.

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

34. MIKE DEDMAN

7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 057, 001, Commission District 7.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Mary Garrison, 7629 Heiskell Rd., Powell, TN
Mark Miller, 7629 Heiskell Rd., Powell, TN

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-D-26-PA

From SMR (Suburban Mixed Residential), SR (Suburban Residential) to CMU (Corridor Mixed-use).

1. **STAFF RECOMMENDATION**

   Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING — 5-I-26-RZ

From CA (General Business), A (Agricultural) to SC (Shopping Center).

1. **STAFF RECOMMENDATION**

   Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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This case is scheduled to be heard by County Commission on June 15, 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-18514 **5-I-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Mike Dedman for rezoning from CA (General Business) and A (Agricultural) to SC (Shopping Center). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions, by a vote of 13-0.** *(Commission District 7)*

Attachments

Mike Dedman 5-I-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:09 AM FILE NUMBER: 5-I-26-RZ

APPLICANT:	MIKE DEDMAN
APPLICANT'S REQUEST:	REZONING
FROM:	CA (General Business), A (Agricultural)
TO:	SC (Shopping Center)
COMM. RECOMMENDATION:	**Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	7601, 7619, 7625 HEISKELL RD; 119 W EMORY RD / Parcel ID 56 115, 116, 117, 001
ACREAGE:	22.7 acres
DISTRICT:	Commission District 7
PLACE TYPE:	CMU (Corridor Mixed-use), SMR (Suburban Mixed Residential), SR (Suburban Residential)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Mike Dedman Carlson Consulting Engineers 7068 Ledgestone Commons Bartlett, TN 38133
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the SC (Shopping Center) zone is partially related to the CMU (Corridor Mixed Use) place type.
Consistent with Growth Plan?	Yes, this is within the planned growth area.

PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:**	**5-I-26-RZ**	**AGENDA ITEM #:**	**34**
	5-D-26-PA	**AGENDA DATE:**	**5/14/2026**

▶ **APPLICANT:**	**MIKE DEDMAN**
OWNER(S):	Scotti Lane, Ron Milligan, Eric Youngquist
TAX ID NUMBER:	56 115, 116, 117 057 001 **View map on KGIS**
JURISDICTION:	Commission District 7
STREET ADDRESS:	7601 HEISKELL RD (7619, 7625 (7623) HEISKELL RD; 119 W EMORY RD)
▶ **LOCATION:**	**West side of Heiskell Rd, north side of W Emory Rd**
▶ **TRACT INFORMATION:**	**22.7 acres.**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via W Emory road, a four-lane major arterial with a center turn lane within a right-of-way width which varies between 50 ft and 95.5 ft. Access is also via Heiskell Road, a major collector with 20 to 30 ft of pavement width within a 52 to 76-ft right-of-way.
UTILITIES:	Water Source: Hallsdale-Powell Utility District Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
▶ **CURRENT PLAN AND ZONING DESIGNATION:**	**SMR (Suburban Mixed Residential), SR (Suburban Residential) / CA (General Business), A (Agricultural)**
▶ **REQUESTED PLAN AND ZONING DESIGNATION:**	**CMU (Corridor Mixed-use) / SC (Shopping Center)**
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land, Rural Residential, Single Family Residential**
▶ EXTENSION OF PLAN AND ZONING DESIGNATION:	This would be an extension of the place type but not the zoning.
HISTORY OF REQUESTS:	A request to rezone a portion of the subject site from A (Agricultural) to CA (General Business) was denied in 2002 (10-K-02-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Rural residential, agriculture/forestry/vacant land - SR (Suburban Residential), SMR (Suburban Mixed Residential) - A (Agricultural) South: Office, multifamily residential, commercial - SMR (Suburban Mixed Residential), CMU (Corridor Mixed Use) - CA (General Business), PR (Planned Residential) up to 19 du/ac East: Office, agriculture/forestry/vacant land, single family residential - CMU (Corridor Mixed Use), SR (Suburban Residential) - RB (General Residential), CA (General Business)

West: Agriculture/forestry/vacant land - SMR (Suburban Mixed Residential) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of residential and commercial uses. Residential uses are detached single family dwellings on small suburban lots and large multifamily developments. Commercial uses are retail and service operations concentrated along Emory Road.

STAFF RECOMMENDATION:

- **Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.**

- **Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.**
  1) A traffic impact study must be included with the submission of the development plan application.
  2) Any roadway improvements to Heiskell Road identified in the traffic impact study must be implemented at the expense of the developer, subject to review and approval by the Knox County Engineering & Public Works Department.

COMMENTS:

The applicant is requesting to rezone five contiguous lots from the A (Agricultural) and CA (General Business) zones to the SC (Shopping Center) zone. Two of the lots require plan amendments. The property at 7625 Heiskell Road requires a plan amendment from the SR (Suburban Residential) place type to the CMU (Corridor Mixed-Use) place type, and the property at 119 W Emory Road requires an amendment from the SMR (Suburban Mixed Residential) place type to CMU.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.
OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The SR (Suburban Residential) place type is intended for areas with primarily single-family residential development with varying lot sizes and accurately reflects the longstanding residential use of the property at 7265 Heiskell Road.
2. The SMR (Suburban Mixed Residential) place type is intended for residential areas with a similar pattern to the SR place type but with a greater mix of housing types, including attached housing or small-scale multifamily housing. The property at 119 W Emory Road is an undeveloped 11.19-acre parcel situated between low density residential uses to the north and multi-family and commercial development to the south with direct access to a major arterial street. The SMR place type is not an error in the plan, as it provides a transition in land use intensity between the residential development to the north and west and the nonresidential development to the east and south.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:
CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. This section of Emory Road has experienced a rapid increase in multi-family residential, commercial, and office development over the last 10 years, transitioning from single-family dwellings and agricultural uses to service-oriented uses and large-scale multi-family complexes. Across the street from the subject property, two single-family dwellings were demolished for a new eating establishment that opened at the beginning of 2026 and a 267-unit multi-family complex, the Sheldon, which is currently under construction roughly 0.30 miles west of the subject property. The changing conditions support consideration of expanding the CMU place type at this location.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. There is no new data or reporting on this property that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The proposed plan amendment supports Implementation Policy 4: Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. The proposed plan amendment would be an extension of the CMU place type in an area with existing pedestrian facilities that has experienced rapid residential and commercial growth.

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 2013, this section of W Emory and E Emory Roads, between I-75 and Powell Drive, has experienced a significant increase in office, commercial, and multi-family residential development. There has been a transition away from single-family residential and agricultural uses, as single-family homes have largely been demolished for commercial and office uses.
2. A 267-unit multi-family development is under construction roughly 0.30 miles to the west on W Emory Road. Across the street from the subject property, two single-family homes were demolished in 2025 for a new restaurant.
3. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.
4. Since the early 2000s, properties along Emory Road have gradually transitioned from A (Agricultural) zoning to residential and commercial zones such as PR (Planned Residential) with up to 19 du/ac and CA (General Business) in the County and C-R-2 (Regional Commercial) in the City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The SC (Shopping Center) zoning district is intended to encourage the development of unified retail shopping centers and promote safe and efficient movement of traffic within the site, and lessen the adverse effects which such shopping centers may have on the uses of adjacent land.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure compatibility with future surrounding land uses. The SC zone permits a wide range of retail and office uses, and prohibits heavy repair, wholesaling, industrial, and residential uses. The allowable uses in the SC zone are compatible with development trends along W Emory Road.

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 SC zone requires a development plan to be approved by the Planning Commission before a building permit can be issued for the construction of any building on the land. The SC zone requires a screening plan to be included with the development plan to ensure adequate screening is provided. The plan would be reviewed to determine that noise, light, and possible unsightliness of the developed center would be held to a minimum.
2. The SC zone requires increased setbacks for properties adjacent to residential properties, which is the case here.
3. W Emory Road is a four-lane major arterial road with a center lane and sidewalks on the north and south sides. Heiskell Road, however, is a two-lane major arterial that does not have a center turn lane. A condition is recommended that a traffic impact study must be included with the submission of a development plan application to determine the extent of road improvements that may be required to Heiskell Road.

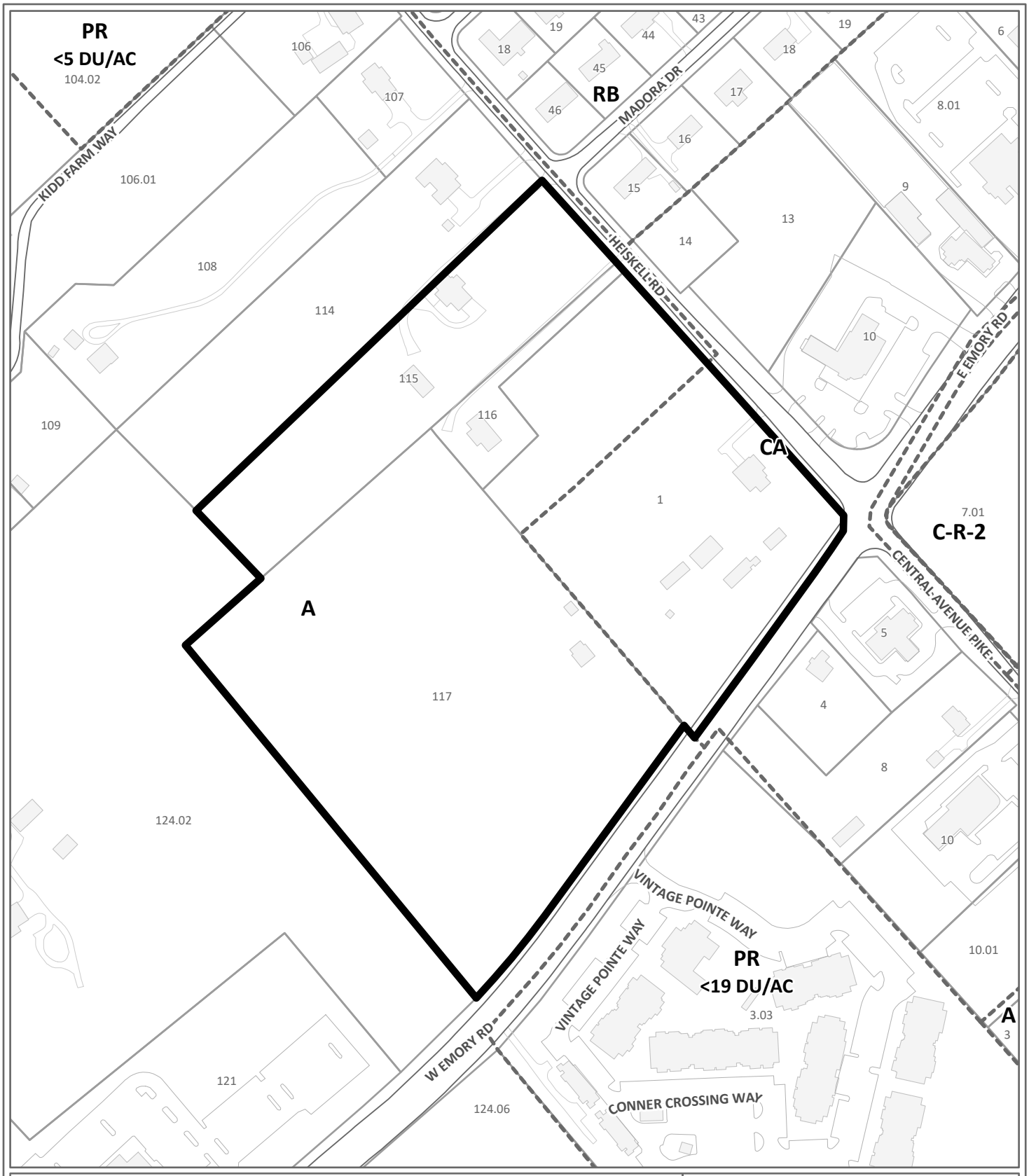
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN,

LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.
1. The requested SC zone is partially related to the recommended CMU place type. Partially related zones require additional criteria to be met. The proposed rezoning meets the second criterion, as the SC zone is compatible with the neighboring commercial zoning.
2. The allowable uses and dimensional standards of the SC zone align with the CMU place type's recommended land use mix and building forms.
3. The proposed rezoning supports the Comprehensive Plan's Implementation Policy 3: Encourage infill and redevelopment of underutilized commercial land. The subject properties are large, grassy lots with direct access to arterial streets along the Emory Road commercial corridor.
4. The recommended condition to implement any roadway improvements to Heiskell Road identified in the traffic study, subject to review and approval by the Knox County Engineering & Public Works Department, is supported by Implementation Policy 9: Coordinate infrastructure improvements with development.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and supports the expansion of the Knox County economy. The SC zone aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-I-26-RZ**

Petitioner: Mike Dedman

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

To: SC (Shopping Center)

Map No: 56

Jurisdiction: County

0 275

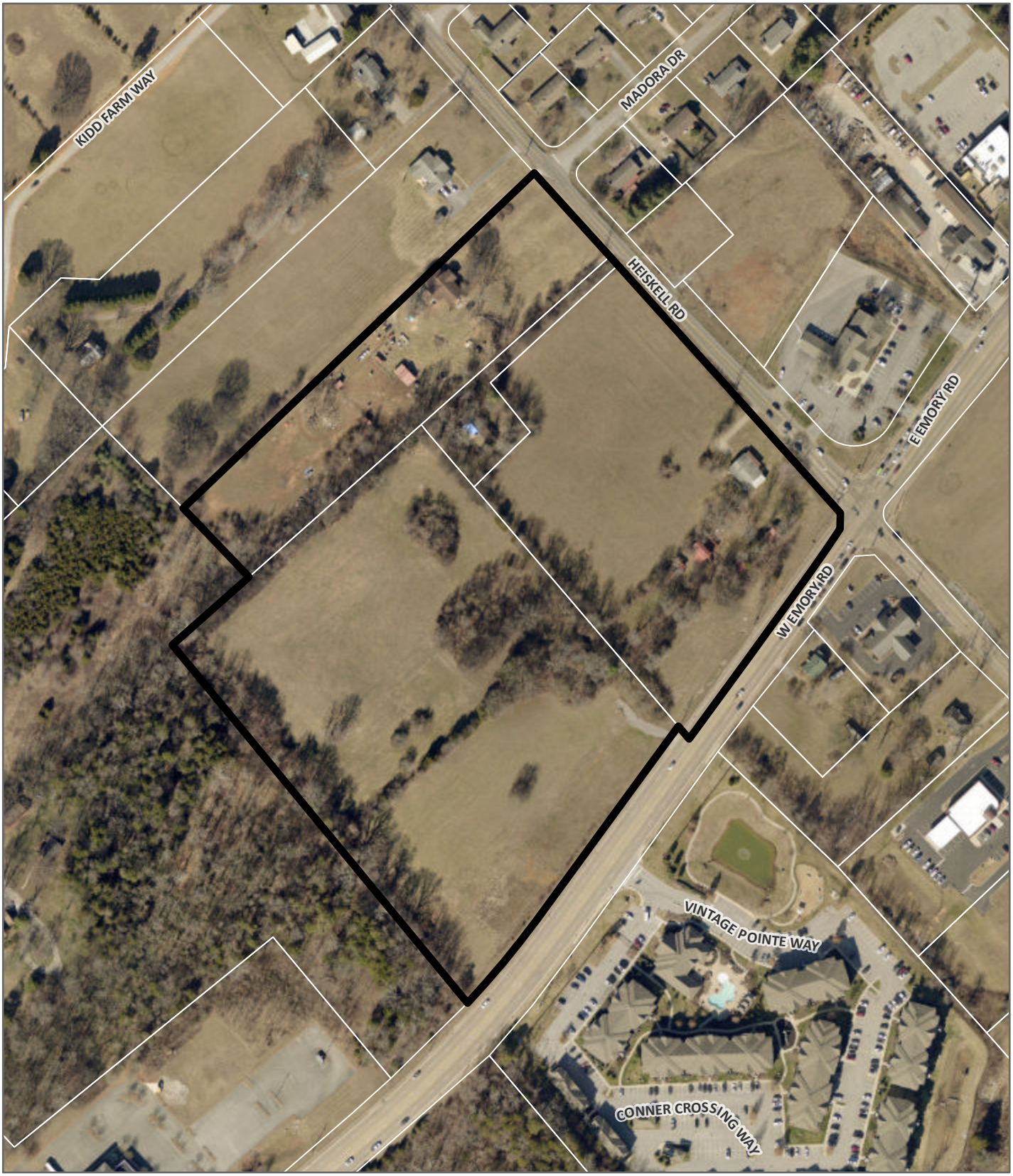
Feet

N

Original Print Date: 4/9/2026

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

Exhibit A. Contextual Images



AERIAL MAP

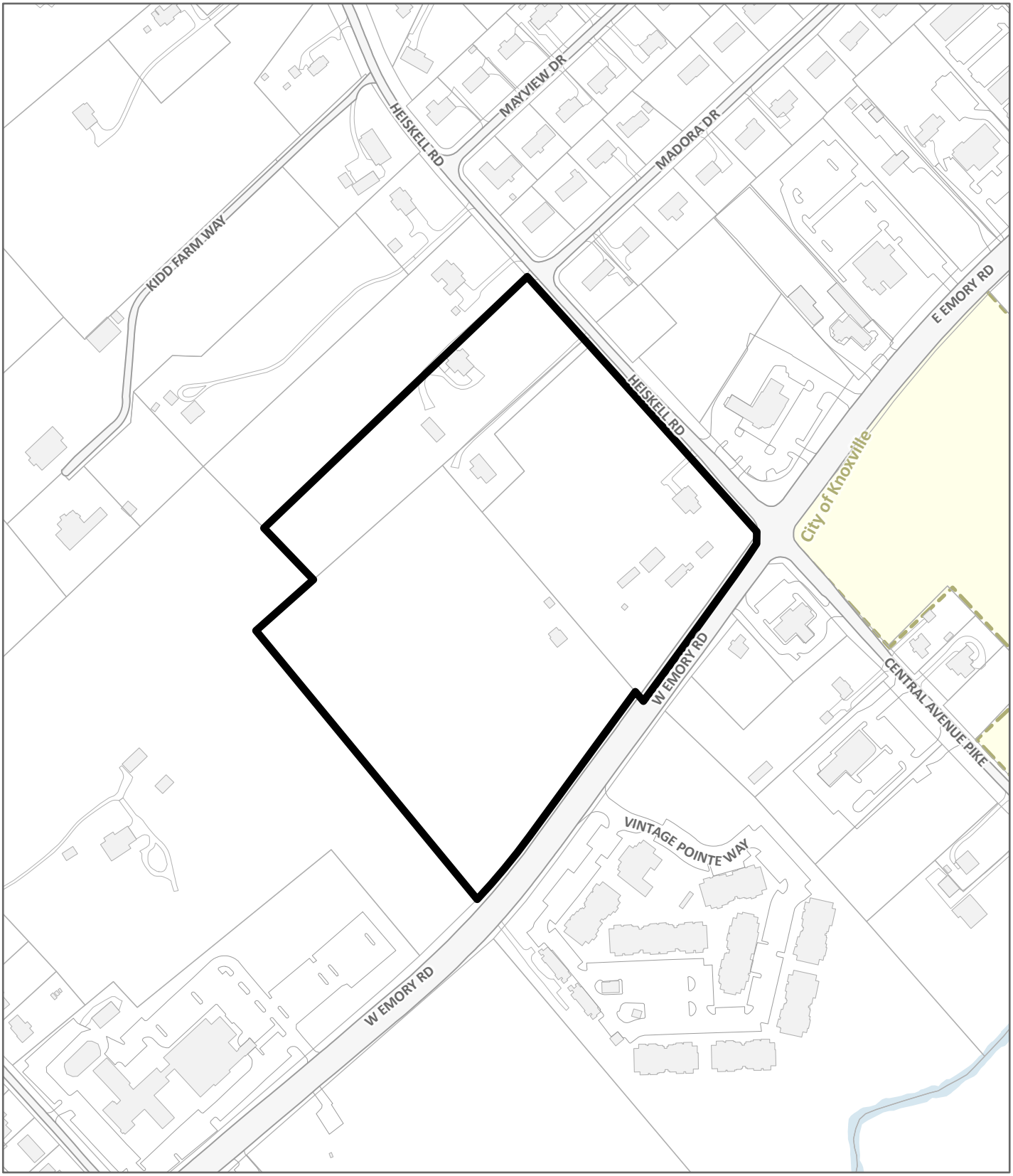
Case boundary

0 275

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-I-26-RZ / 5-D-26-PA**

Case boundary

0 360

Feet

N

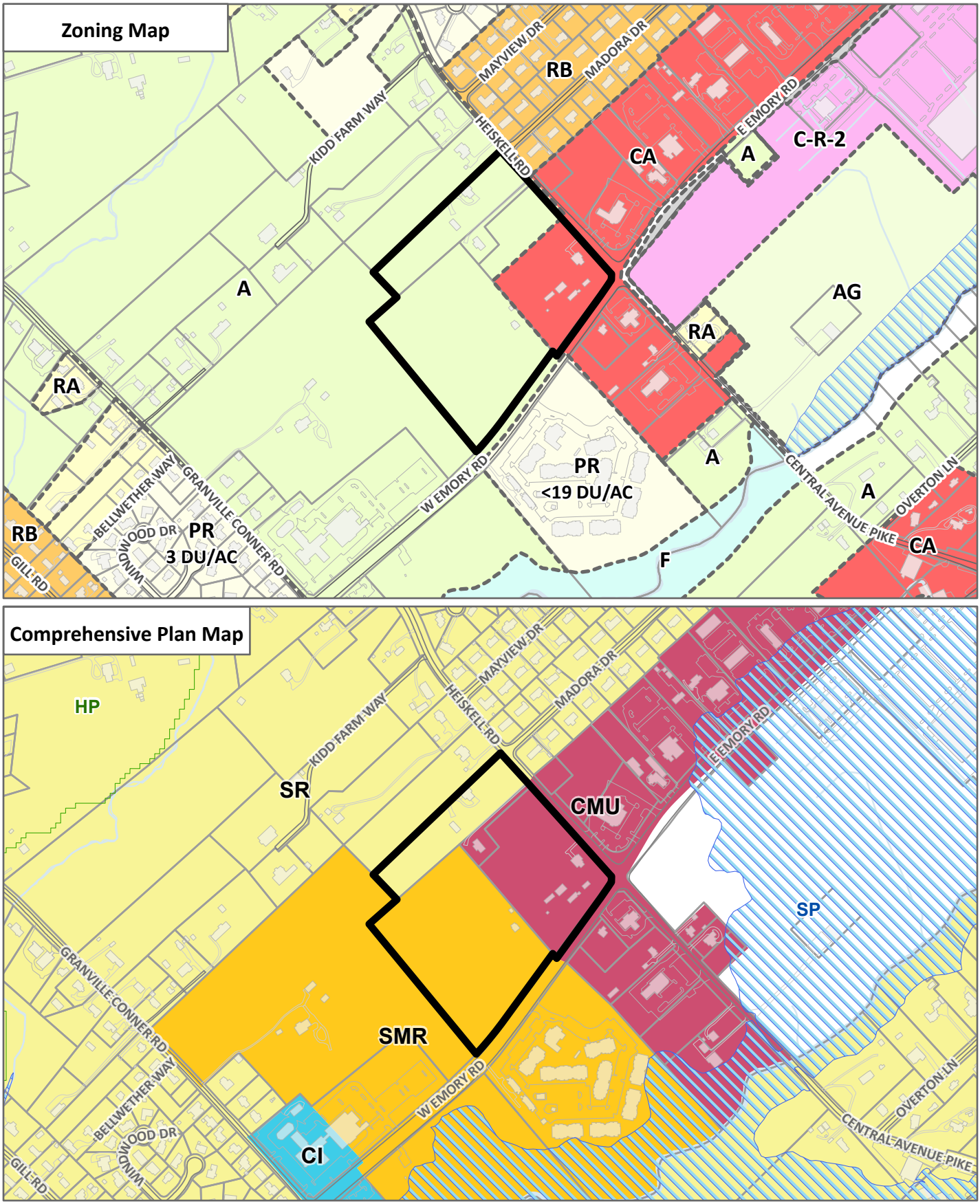


EXHIBIT A, CONTEXTUAL MAPS 5-I-26-RZ / 5-D-26-PA

Case boundary

0 690

Feet

N

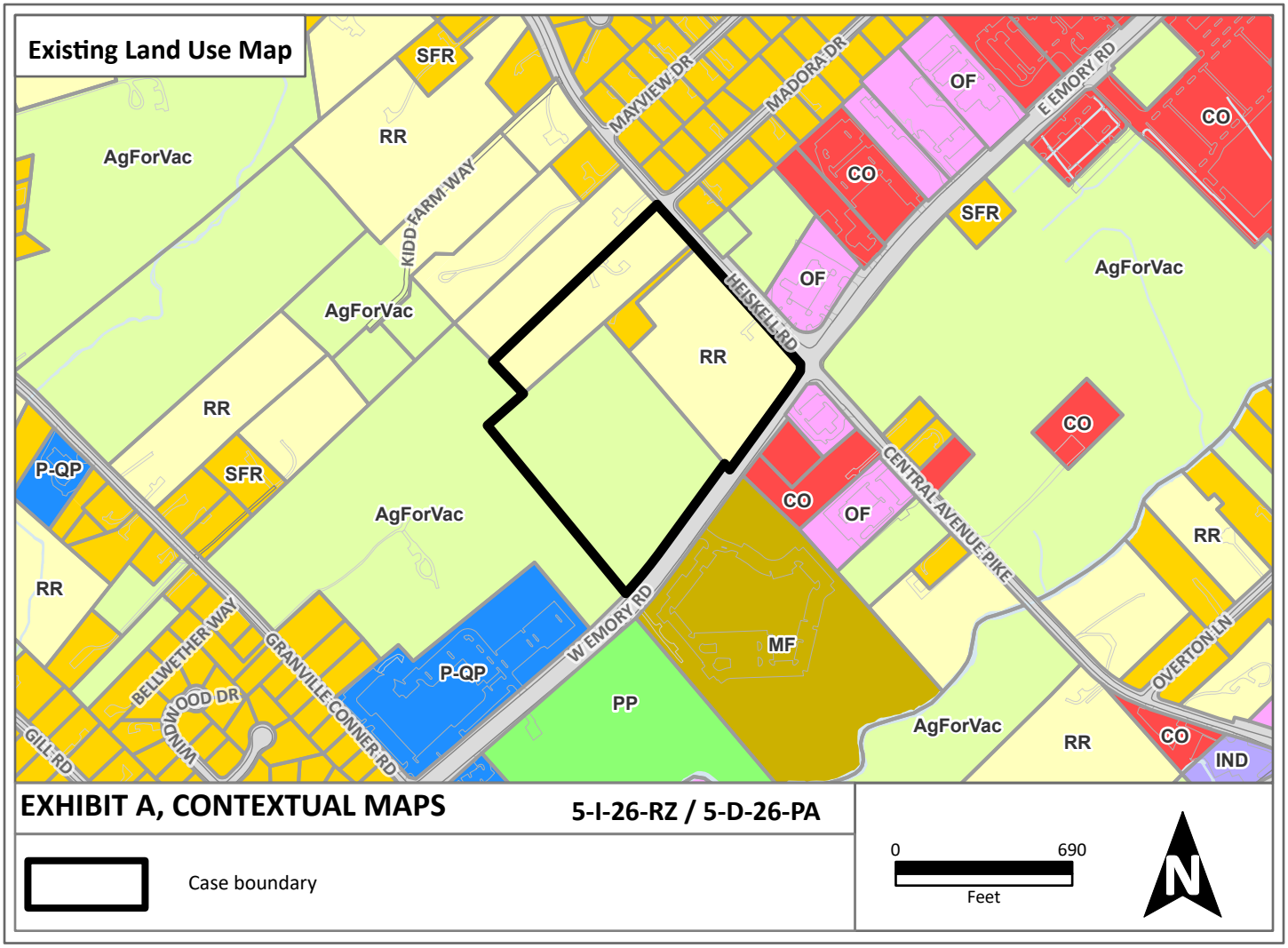


EXHIBIT A, CONTEXTUAL MAPS **5-I-26-RZ / 5-D-26-PA**

Case boundary

0 690
Feet

N

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

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

OR

2 or more of the following criteria apply

☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

■ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

■ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

New Data – New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the Original Plan:

The Emory Road corridor southwest of I-75 continues to trend commercial with the recent additions of Culver's and Pure Magic Carwash. TDOT's website shows that the Average Annual Daily Traffic (AADT) for W Emory Road has increased from 16,665 in 2023 to 19,004 in 2025, an increase of 14%. As the first intersection southwest of I-75 down Emory, it makes sense that the intersection of Emory Road and Heiskell Road would be a major commercial hub to support the heavy residential growth to the north and west of this location.

Proposed Changes Support Plan – The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan:

Commercial use appears to be the natural growth of the Emory Corridor southwest of I-75 and it appears that the existing comprehensive plan's goal is for the intersection of Emory and Heiskell Road to be a commercial node to serve the residents of Powell and Knox County. We agree with the goals of the existing plan but feel the area designated at the intersection as CMU did not go far enough. We ask that the County expand on their original goal of the Comprehensive Plan for the area of land designated as CMU at the northwest quadrant of the intersection to make it more viable and flexible so that this vision can be more easily fulfilled.

See attached owner form

Property Owner Signature | Print Name | Date

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

FILE NUMBER

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.*

4/31/26	5/15/26
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

Mike Dedman	Mike Dedman	3/25/26
Applicant Signature	Applicant Name	Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

9 Comments for 5-D-26-PA and 5-I-26-RZ

Ron (37949), April 25, 2026 at 1:37 PM

I'm a property owner North of the property trying to get rezoned, I wanna know if this is for Apartments,Condos or Strickly A Shopping Crnter?
Also what shops are planning on going in there?
I have a big concern with parking and commercial buildings being so close to my propertywith the loud noise not knowing if a band plays outside and heavy traffic backing up flow of traffic on heiskell road so we can't get out of our driveway?
Also what about my taxes going up years from now if they get it rezoned to commercial, I don't want higher taxes this has been residential on heiskel off emory for years and shouldn't go past 500-800ft from emory

Frank (37849), April 30, 2026 at 1:10 PM

Heiskell road can not handle the traffic now. We don't need another burger place & get the nails done. Vote NO!

Paul (37849), May 5, 2026 at 5:40 PM

There is no need for more shopping mallls in this area we have plenty. The roads can't handle the traffic now. Unable to get out of neighborhoods. If the area is rezoned it will make the taxes higher. We moved here to get out of the city and traffic. Vote NO

Rose (37849), May 5, 2026 at 8:06 PM

I am not in favor of the rezoning, The traffic already causes problems getting in and out of my property on Heiskell Road, I do not believe that a shopping center is needed in this area,

Mary (37849), May 7, 2026 at 11:12 AM

We the property owners of 7629 Heiskell Rd are strongly opposed to this rezoning. This proposed shopping center would greatly affect us as our property line is connected to the 7625 property where shopping center ends. We do not wish to be fronted by said shopping center. Not only would it be an eyesore it would increase our taxes, result in more traffic congestion for an already congested area for us and other residents on Heiskell Rd and area subdivisions. This is a residential area and we wish to keep it Residential. We do not need a shopping center on Heiskell Rd, we have more than enough on Emory Rd. Please keep Heiskell Rd Residential and Say No to this rezoning!!

Mary (37849), May 7, 2026 at 10:39 PM

We the owners of the property at 7629 Heiskell RD are very much OPPOSED to this rezoning for a shopping center. Our property line is only a few feet from 7625 where this rezoning ends. We do not wish our property to be connected to a shopping center. Not only will it decrease our property but will raise our taxes and bring more crime and safety issues. Heiskell Rd can not handle the traffic now with residents having difficulty getting

out of their driveways and area subdivisions that exit onto Heiskell. This would create more of a traffic congestion as it is only a 2 lane road. Heiskell Rd has always been a residential area and we wish it to remain Residential. No shopping center should even be considered past 500ft from Emory Rd.
PLEASE SAY NO TO THIS REZONING!!!!

Janie (37849), May 12, 2026 at 3:57 PM

Vote No to rezoning. See attached.

View Attachment

Shannon (37849), May 12, 2026 at 5:30 PM

As a community member, I would not support this re-zoning. Powell has expanded so much in the past few years. Traffic is already an issue with the new housing developments. There are so many buildings in downtown Powell, Clinton Highway in the Powell area and north Emory Road that are vacant. These spaces have been vacant for a long time. It seems ridiculous to continue to leave these vacant buildings vacant while continuing to add new buildings and tear up land. The vacant spaces should be rebuilt/renovated before we continue to re-zone vacant land. I only forsee a time when the community size can't support the businesses it already has and more spaces end up being vacant because businesses can't make enough money.
Living off of Heiskell road, trying to get onto Emory and/or cross onto Central is already congested. Adding another shopping center would only make this worse. Additionally, the community is already building another space beside the library on Powell. Again this will only congest Emory Road worse than it already is. The Schools are already having re-zoning issues as it cant support the number of people in the area. These additional buildings would only compound this problem. Again I implore those with power to look at ways to use spaces already zoned commercial that are not being utilized before re-zoning.

Amanda (37849), May 12, 2026 at 7:08 PM

We have enough bad traffic and congestion with the interstate work. Bringing another shopping center to such a small area will only cause more issues for the people living off Heiskell.

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

34. MIKE DEDMAN

7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 057, 001, Commission District 7.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Mary Garrison, 7629 Heiskell Rd., Powell, TN
Mark Miller, 7629 Heiskell Rd., Powell, TN

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-D-26-PA

From SMR (Suburban Mixed Residential), SR (Suburban Residential) to CMU (Corridor Mixed-use).

1. **STAFF RECOMMENDATION**

   Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING — 5-I-26-RZ

From CA (General Business), A (Agricultural) to SC (Shopping Center).

1. **STAFF RECOMMENDATION**

   Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

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5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

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5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

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5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

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APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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RLA-18517 **5-Q-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 John Lamb for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 123 Cash Road / Parcel ID 62 02303 (partial). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.**

(Commission District 8)

Attachments

John Lamb 5-Q-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:22 AM FILE NUMBER: 5-Q-26-RZ

APPLICANT:	JOHN LAMB
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 adopted plans and surrounding area.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	123 CASH RD / Parcel ID 62 02303 (PARTIAL)
ACREAGE:	2.01 acres
DISTRICT:	Commission District 8
PLACE TYPE:	SR (Suburban Residential), CMU (Corridor Mixed-use)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	John Lamb 8001 Asheville Hwy Knoxville, TN 37924
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.
Consistent with Growth Plan?	Yes, this is within the Urban Growth Boundary

REZONING REPORT

FILE #: 5-Q-26-RZ **AGENDA ITEM #: 41**

AGENDA DATE: 5/14/2026

APPLICANT:	**JOHN LAMB**
OWNER(S):	John Lamb
TAX ID NUMBER:	62 02303 (PARTIAL) **View map on KGIS**
JURISDICTION:	County Commission District 8
STREET ADDRESS:	123 CASH RD
LOCATION:	**West side of Cash Rd, north of Asheville Hwy**
APPX. SIZE OF TRACT:	**2.01 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Cash Road, a local street with a pavement width which varies between 17.5 ft and 18.5 ft within a right-of-way which varies between 40 ft and 50 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Septic
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Holston River and French Broad River, Sinking Creek East
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONING:	No, this would not be an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - A (Agricultural)
	South: Rural residential - A (Agricultural)
	East: Agriculture/forestry/vacant land - A (Agricultural)
	West: Agriculture/forestry/vacant land - A (Agricultural)
NEIGHBORHOOD CONTEXT:	This area is comprised of single family residential dwellings on medium and large rural lots interspersed with agricultural uses and forested land.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and 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. Development trends in the surrounding area have largely been residential in nature, consisting of single-family dwellings on a wide range of lot sizes and a 111-townhouse subdivision that is under construction just southeast of the site.
2. Rezoning trends in the surrounding area have primarily been concentrated along Asheville Highway to the south, transitioning from the A (Agricultural) zone to the PR (Planned Residential) with up to 4.5 to 12 du/ac and CA (General Business) zones.

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.
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 uses allowed in the RA zone are compatible with the residential development along Cash Road, which consists of dwellings on lots ranging from 20,000 sq ft to multiple acres.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The subject property is on a septic system. The RA zone requires a minimum lot area of 20,000 sq ft for properties that are not served by a sanitary sewer system.
2. The RA zone is considered a low-density residential zone and is not expected to negatively impact the surrounding area.

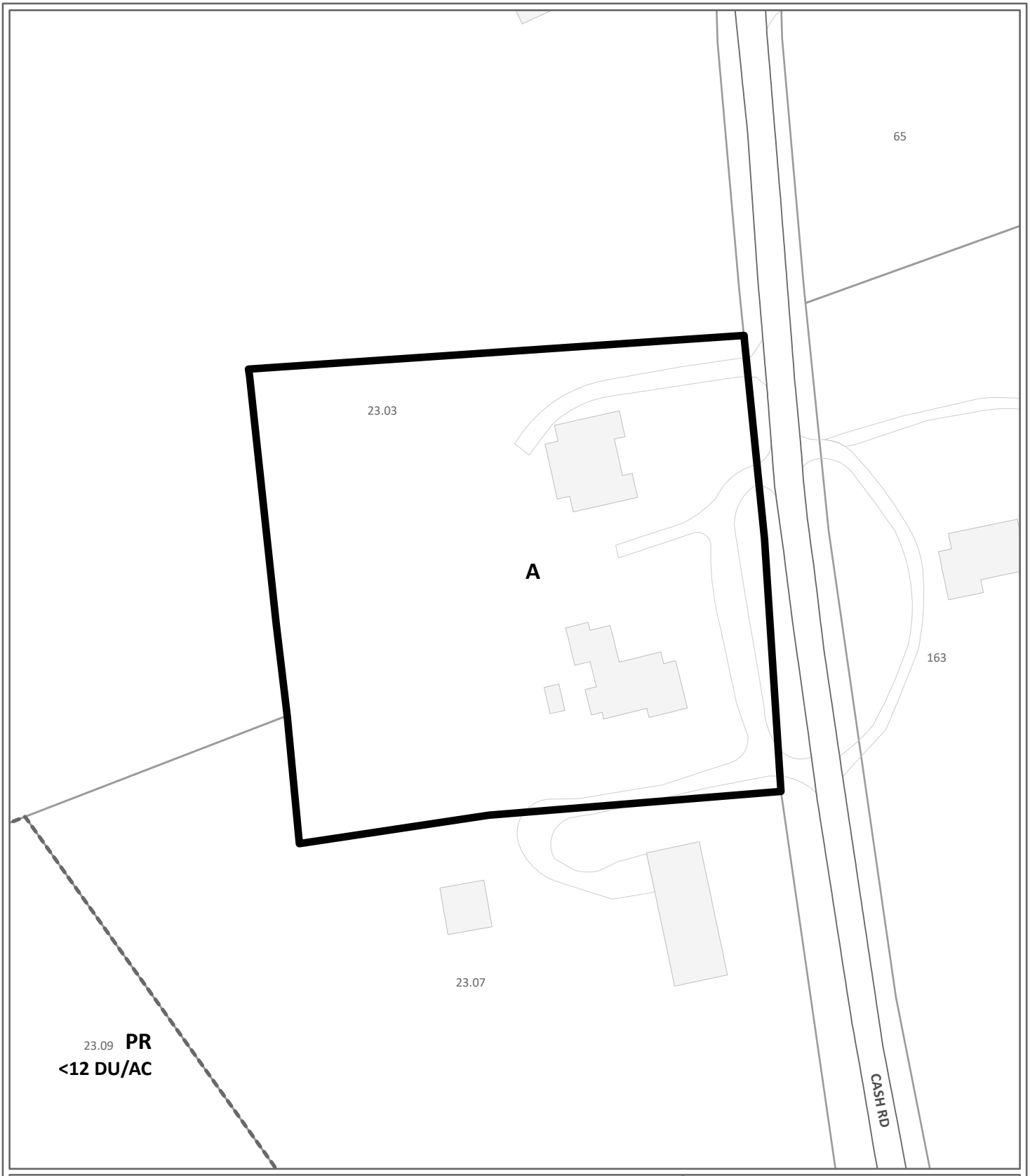
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The subject property is within the Rural Area of the East County Community Plan. Rural Areas are considered appropriate for low density residential development in a pattern that preserves the rural look and feel. As previously mentioned, the RA zone requires a minimum lot area of 20,000 sq ft when not connected to a sanitary sewer system, which is the case here, and is considered a low density residential zone. As such, the RA zone at this location is consistent with the intent of the East County Community Plan and the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.
3. The subject property is within the Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact pattern of development and a wide range of housing options. The RA zone supports the intent of the Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-Q-26-RZ**

Petitioner: John Lamb

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 62
Jurisdiction: County

0 90
Feet

N

Original Print Date: 4/16/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

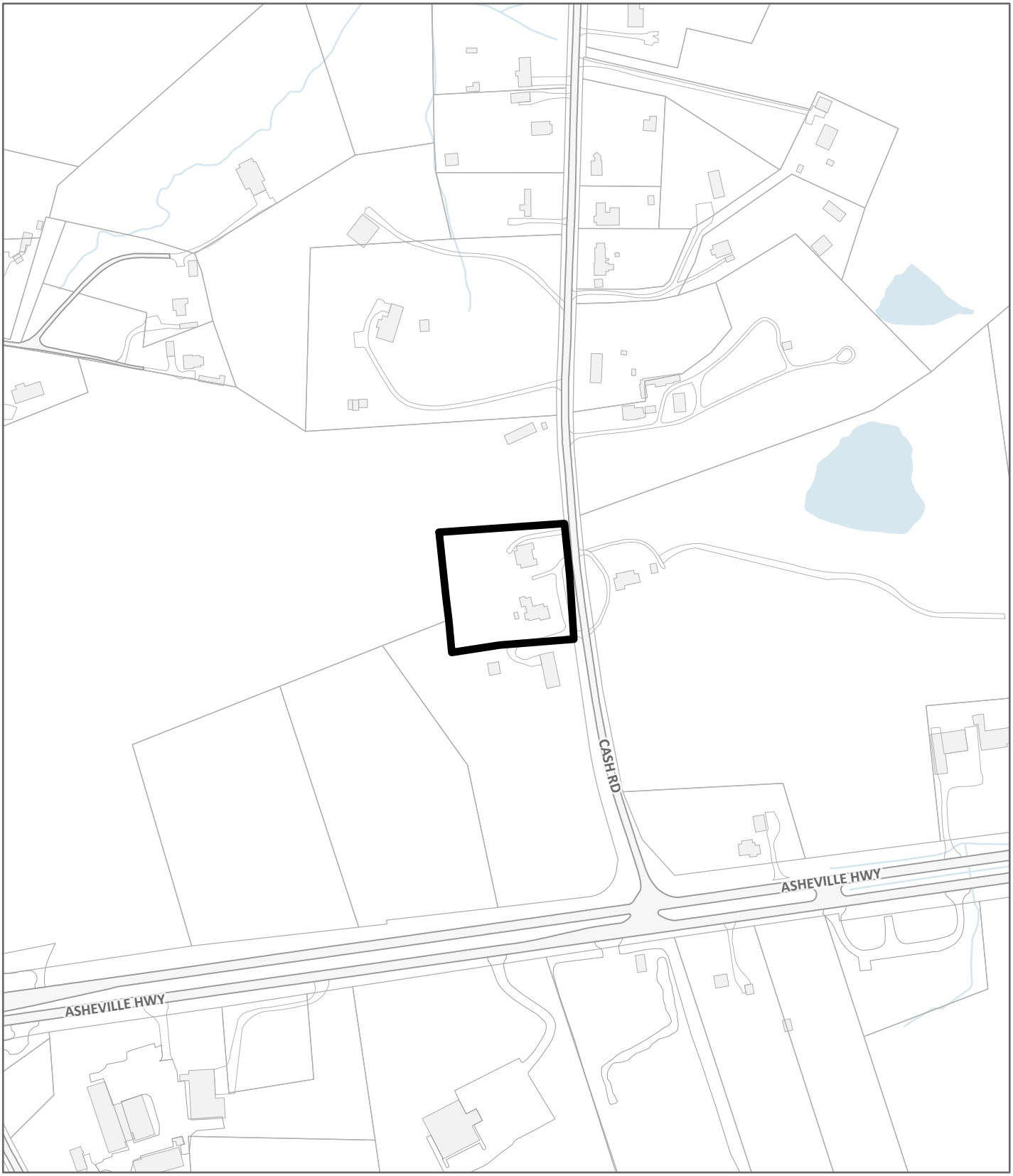
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-Q-26-RZ**

Case boundary

0 360

Feet

N

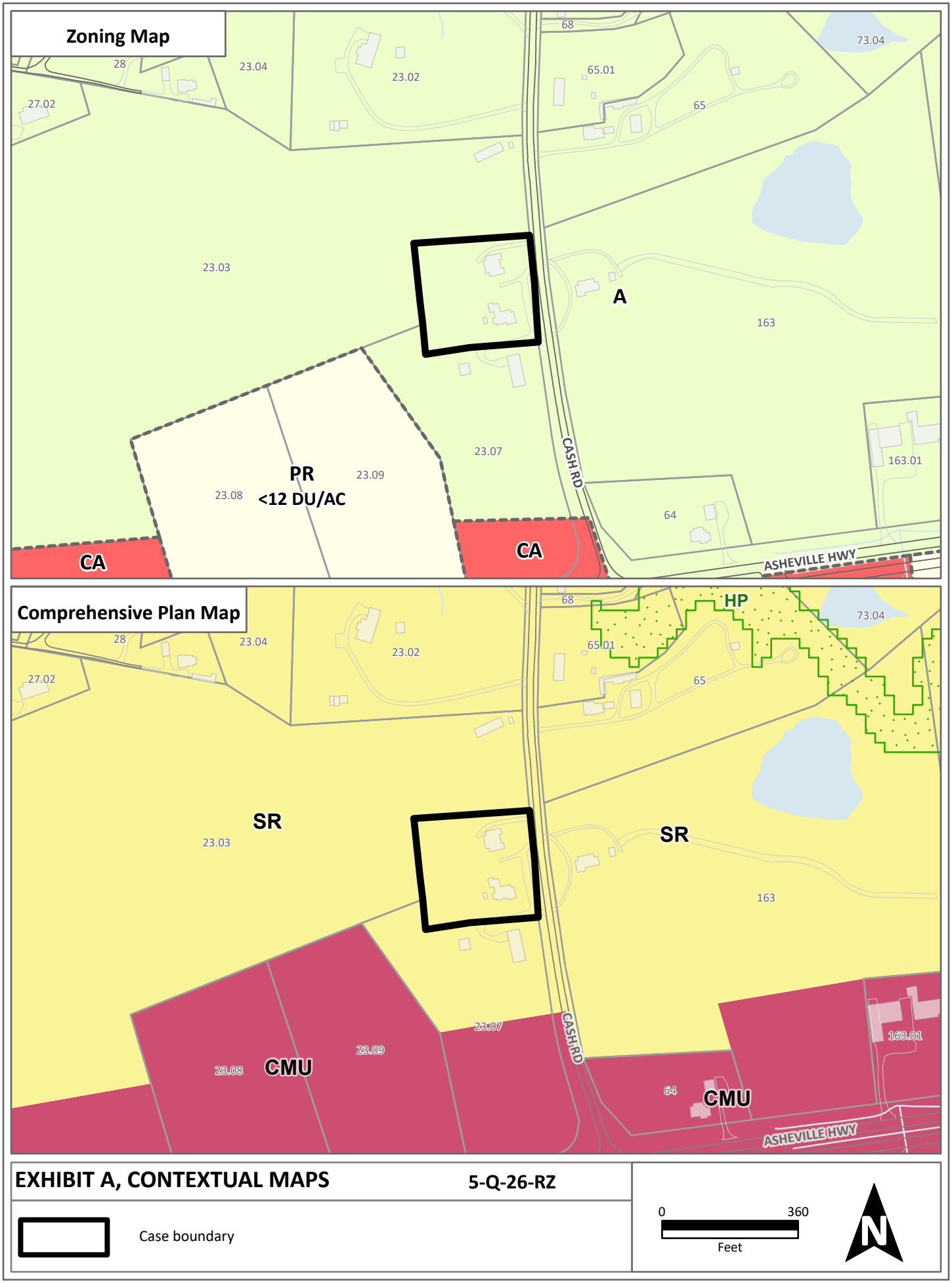


EXHIBIT A, CONTEXTUAL MAPS **5-Q-26-RZ**

Case boundary

0 360

Feet

N

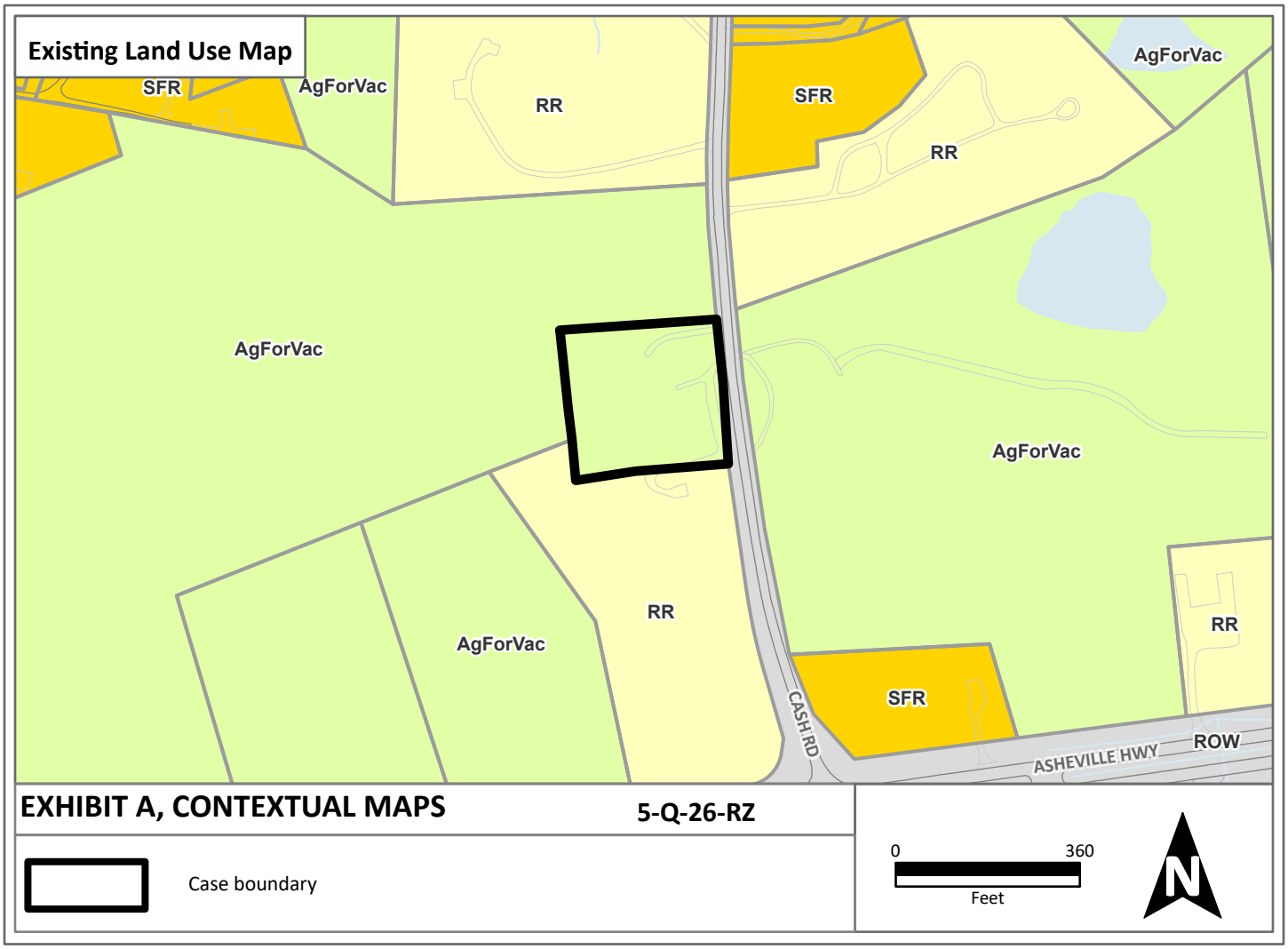


EXHIBIT A, CONTEXTUAL MAPS **5-Q-26-RZ**

Case boundary

0 360

Feet

N

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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

John Lamb — Applicant Name

3/30/26 — Date

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

41. JOHN LAMB — 5-Q-26-RZ

123 Cash Road / Parcel ID 062 02303 (partial), Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**

   Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

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RLA-18504 **5-A-26-PA**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 0328 LLC for a Comprehensive Plan Amendment from RL (Rural Living) to RCC (Rural Crossroads Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area, by a vote of 12-0 Consent.**

(Commission District 8)

Attachments

0328 LLC 5-A-26-PA

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:40 PM FILE NUMBER: 5-A-26-PA

APPLICANT:	0328 LLC
APPLICANT'S REQUEST:	COUNTY COMPREHENSIVE PLAN AMENDMENT
FROM:	RL (Rural Living)
TO:	RCC (Rural Crossroads Commercial)
COMM. RECOMMENDATION:	**Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	10019 RUTLEDGE PIKE / Parcel ID 32 016 (Partial)
ACREAGE:	2.11 acres
DISTRICT:	Commission District 8
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Benjamin C. Mullins Frantz, McConnell and Seymour, LLP 550 W. Main St. St. PO Box: Suite 500 Knoxville, TN 37902
LEGISLATIVE BODY:	Knox County Commission

PLAN AMENDMENT/ REZONING REPORT

▸ **FILE #:**	**5-A-26-RZ**	**AGENDA ITEM #:**	**27**
	5-A-26-PA	**AGENDA DATE:**	**5/14/2026**
▸ **APPLICANT:**	**0328 LLC**		
OWNER(S):	0328 LLC		
TAX ID NUMBER:	32 016 (PARTIAL)	**View map on KGIS**	
JURISDICTION:	Commission District 8		
STREET ADDRESS:	10019 RUTLEDGE PIKE (10015 RUTLEDGE PIKE)		
▸ **LOCATION:**	**Northwest side of Rutledge Pike, northeast of Idumea Rd**		
▸ **TRACT INFORMATION:**	**2.11 acres.**		
GROWTH POLICY PLAN:	Rural Area		
ACCESSIBILITY:	Access would be via Rutledge Pike, a four-lane, median-divided major arterial with a pavement width which varies between 22.5 ft and 35 ft within a right-of-way which varies between 235.5 ft and 262 ft.		
UTILITIES:	Water Source: Northeast Knox Utility District		
	Sewer Source: Septic		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Flat Creek		
▸ **CURRENT PLAN AND ZONING DESIGNATION:**	**RL (Rural Living) / A (Agricultural), CA (General Business)**		
▸ **REQUESTED PLAN AND ZONING DESIGNATION:**	**RCC (Rural Crossroads Commercial) / CR (Rural Commercial)**		
▸ **EXISTING LAND USE:**	**Single Family Residential, Office**		
▸			
EXTENSION OF PLAN AND ZONING DESIGNATION:	No, this would not be an extension.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Office, single family residential - RL (Rural Living) - A (Agricultural), CA (General Business)		
	South: Single family residential, office - RL (Rural Living) - CA (General Business), A (Agricultural)		
	East: Single family residential, agriculture/forestry/vacant land - RL (Rural Living) - A (Agricultural)		
	West: Rural residential, single family residential - RL (Rural Living) - CA (General Business), A (Agricultural)		
NEIGHBORHOOD CONTEXT:	The surrounding area has a rural character comprised of large, agricultural		

lots and single-family dwellings on varying lot sizes. Limited commercial and office uses are concentrated along Rutledge Pike.

STAFF RECOMMENDATION:

- **Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.**

- **Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.**

COMMENTS:

This request is for a plan amendment and rezoning of approximately 2.12 acres of a 5.88-acre property along Rutledge Pike. Except for a small portion at the southeast corner, the entire parcel is currently zoned CA (General Business).

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

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The current RL (Rural Living) place type was placed along Rutledge Pike to reflect the area's rural setting and is consistent with the Rural Area designation of the Growth Policy Plan. However, the RL place type is not compatible with the existing CA (General Business) zone and, arguably, with the 19,000 sq ft office/commercial structure on the subject parcel. While the RL place type supports neighborhood-scale commercial development under the CN (Neighborhood Commercial) zone and various office uses under the OA (Office Park) zone, the CN zone prohibits commercial establishments or buildings exceeding 5,000 sq ft. Based on Google Street View, the existing building includes a gymnasium, a hair salon, a beauty salon, and a contractor's office in a single structure.
2. The requested CRR (Rural Crossroads Commercial) place type is intended for small commercial nodes located at or near the intersection of arterial or collector roads. The property is near an intersection with a mix of CA, I (Industrial), A (Agricultural), and RAE (Exclusive Residential) zones that includes commercial, office, and residential uses. The CRR place type can be considered an omission in the plan here, and it would allow consideration of the RC (Rural Commercial) zone, which is more appropriate for the area's rural setting than the current CA zone.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:
CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. There have been no significant changes in the immediate vicinity in recent years. Nearby office/commercial developments preceded the widening of Rutledge Pike that occurred between 2001 and 2003.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:
1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, ANDCRITERIA OF THE PLAN:
1. The requested plan amendment and rezoning support Comprehensive Plan Implementation Policy 2, to ensure that development is sensitive to existing community character. The CRR place type would allow development that maintains the rural character of this area and is compatible with nearby nonresidential uses.

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. The subject property had the Commercial 'A' zone dating back to at least the 1950s-1960s, and it was assigned the CA zone in 1984 when the Commercial 'A' zone was replaced by CA in the zoning ordinance. The CR zone was not included in the zoning ordinance at that time, as it was first acknowledged in the 2004 adoption of the zoning ordinance. Although there have been no significant recent changes in this area, the requested CR zone is more appropriate for the rural character of this area than the legacy CA zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas and should be placed on properties located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The property meets the intent of the CR zone as it is located near Idumea Road's two intersections with Rutledge Pike (major arterial street) and is easily accessible from surrounding rural residential areas. It is compatible with surrounding commercial, office, and residential uses.
3. 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 uses allowed under the CR zone are comparable to those of the current CA zone, and no adverse impacts are anticipated with this rezoning.

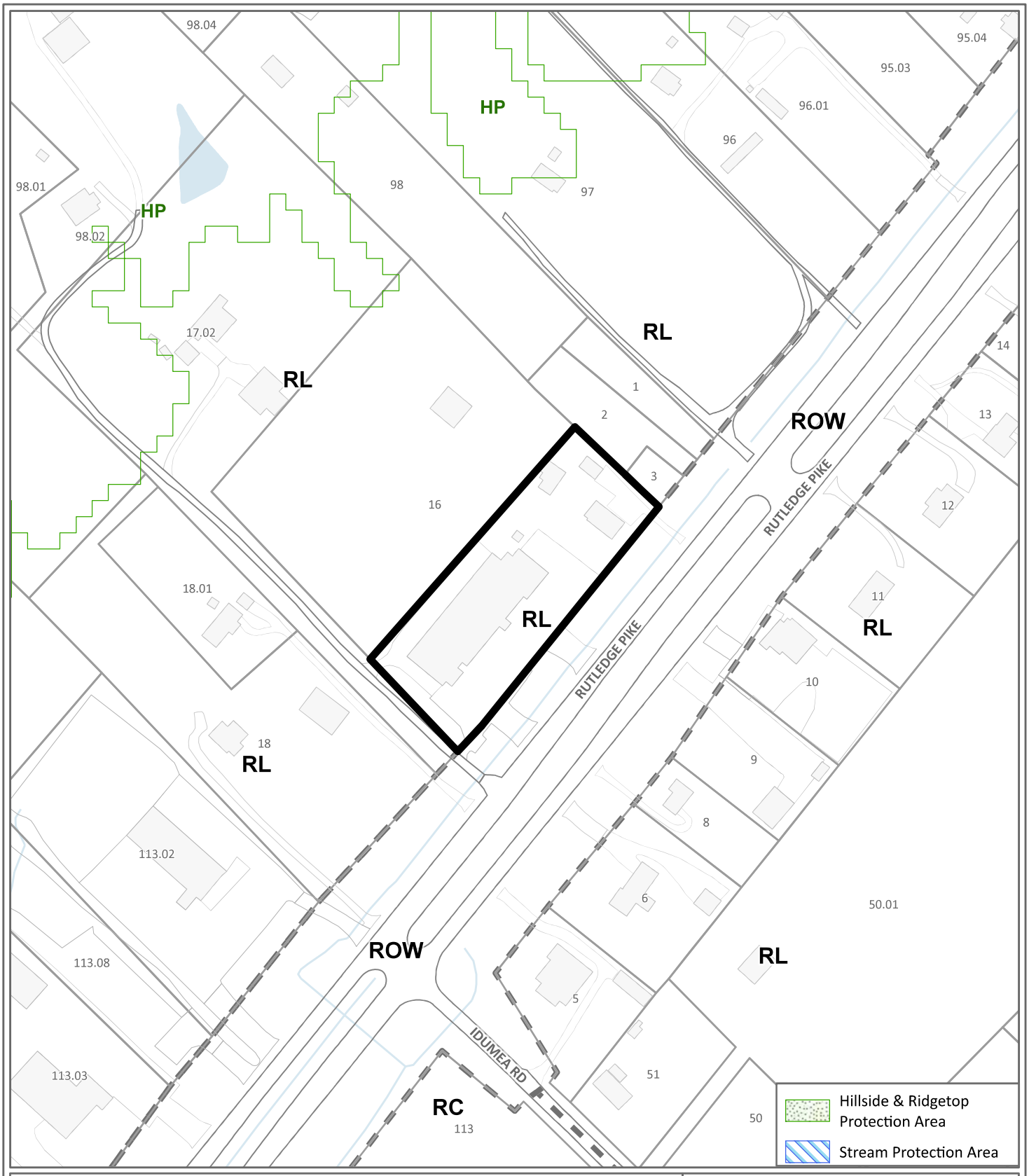
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed rezoning is compatible with the recommended RCC (Rural Crossroad Commercial) place type as defined in the Comprehensive Plan, which allows consideration of the CR zone as a directly related zone.
2. The proposed amendment is also consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

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 6/15/2026. 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.



5-A-26-PA
COMPREHENSIVE LAND USE PLAN MAP

From: RL (Rural Living)

To: RCC (Rural Crossroads Commercial)

Petitioner: 0328 LLC

Map No: 32
Jurisdiction: County

0 210
Feet

N

Original Print Date: 4/9/2026

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

Exhibit A. Contextual Images



AERIAL MAP

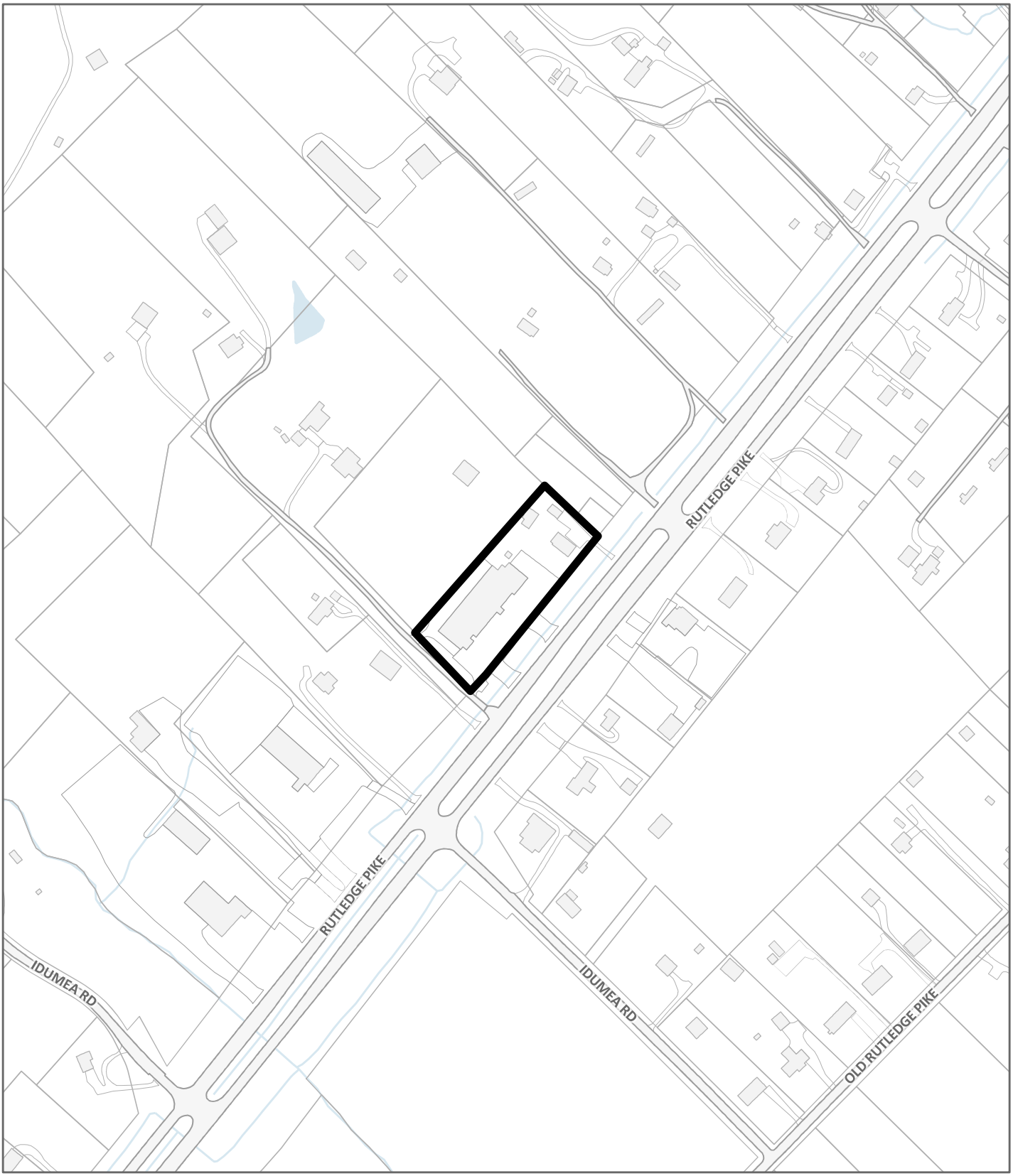
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



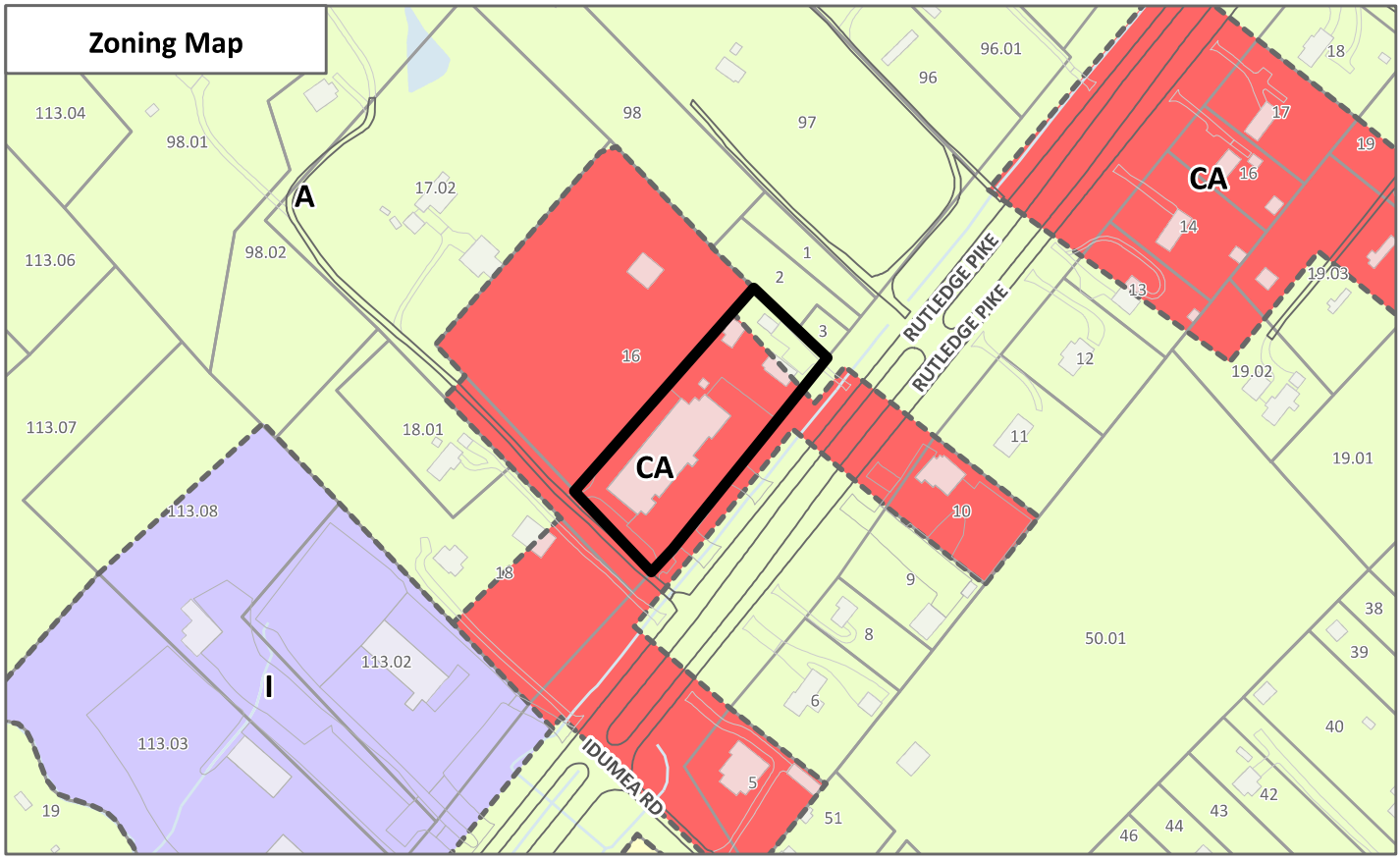
LOCATION MAP **5-A-26-RZ / 5-A-26-PA**

Case boundary

0 360

Feet

N



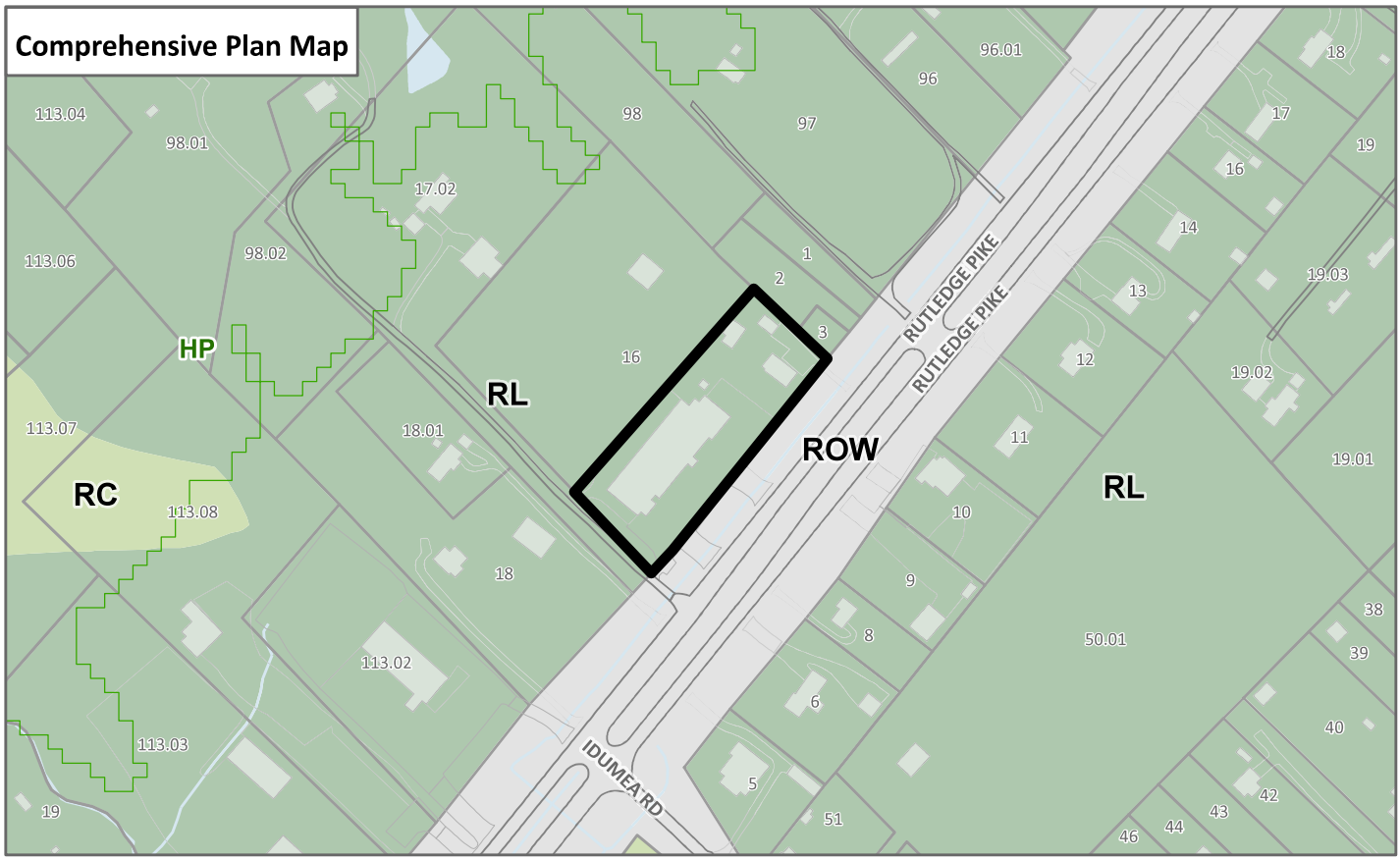


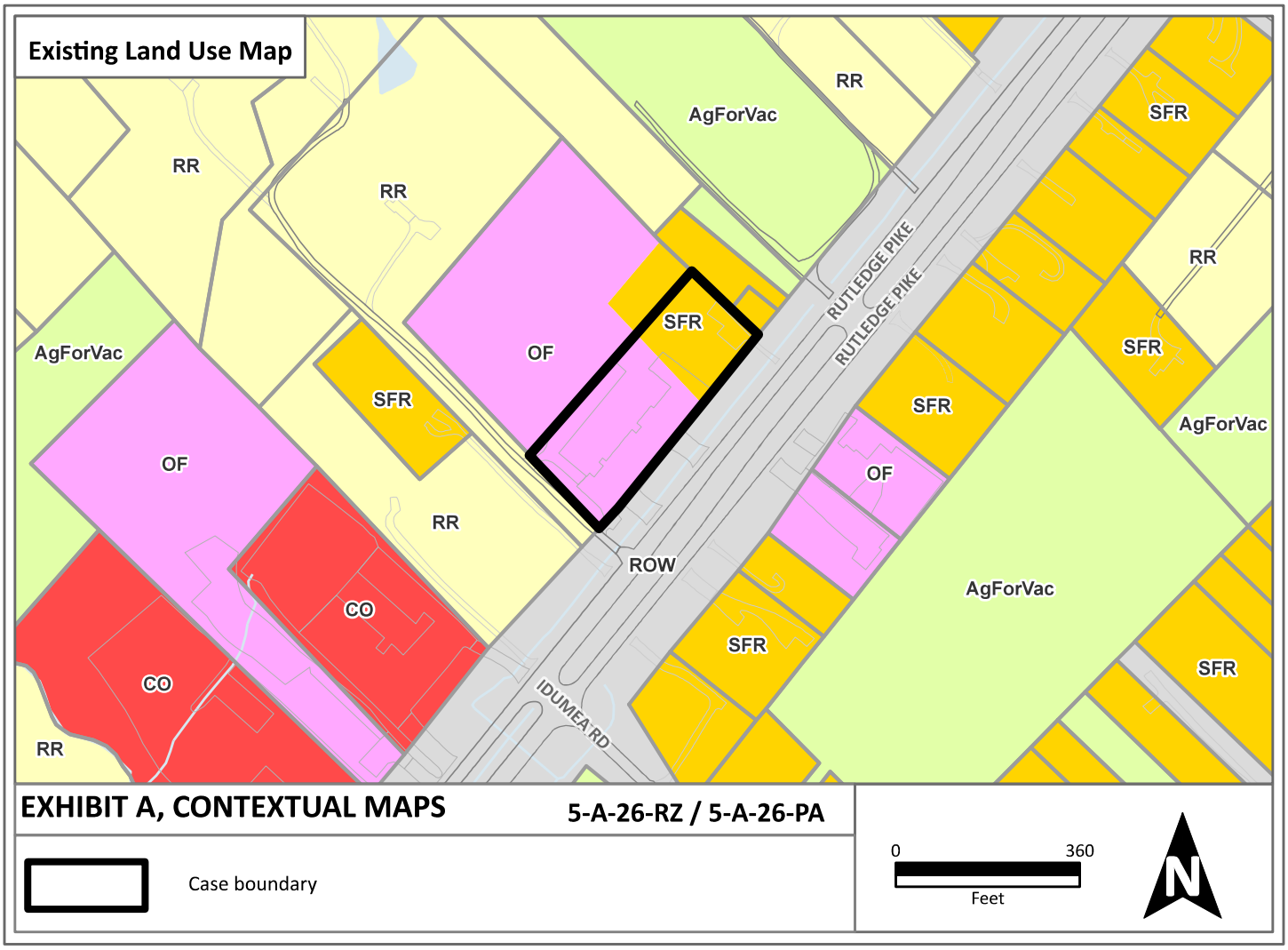
EXHIBIT A, CONTEXTUAL MAPS **5-A-26-RZ / 5-A-26-PA**

Case boundary

0 360

Feet

N


Existing Land Use Map
RR
RR
AgForVac
RR
SFR
RR
AgForVac
OF
SFR
RUTLEDGE PIKE
RUTLEDGE PIKE
SFR
SFR
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AgForVac
OF
OF
RR
ROW
AgForVac
CO
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SFR
CO
IDUMEA RD
RR
EXHIBIT A, CONTEXTUAL MAPS
5-A-26-RZ / 5-A-26-PA
Case boundary
0
360
Feet
N

'1) Download and fill out this form at your convenience
'2) Sign the application digitally

(3) Email applications@knoxplanning.org and include this signed form with your completed application

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

☑ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

☑ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

☑ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

Error--The property is pre-existing CA commercial with established commercial uses. The Comprehensive Plan should have recognized these uses and zoning and applied a compatible place type.

Changing Conditions--Recently an adjoining lot was added to this lot and the CA zoning was extended on the parcel pursuant to Section 3.11.05 of the Knox County Ordinance. The Amendment, with the corresponding zoning change to Rural Commercial, would be more compatible to the rural nature of this property while recognizing its proximity to Rutledge Pike, a Major Arterial Street with a current ADT count between 10 and 12 thousand trips per day.

Supported by the Comprehensive Plan:

1. Place Type Description--Rural crossroad are typically located at, within 400 feet of, the intersection of arterial or collector roads. This is not mandatory, but recommended, and this property, with its pre-existing commerical use, is already established as "provid[ing] rural communities with goods and services that meet day-to-day...needs."

2. Policy 2: Ensure that development is senstive to existing community character. This property is already an established commercial node.

3. Policy 10: Prioitize the long-term fiscal health of the county. Commercial property provided both greater property taxes to the County in addition to additional sales-tax revenue.

Rosie Kemp — Property Owner Signature

Rosie Kemp for 0328, LLC — Print Name

2/13/26 — Date

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

FILE NUMBER

V

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

Rosie Kemp — Applicant Signature

Rosie Kemp for 0328, LLC — Applicant Name

2/13/2026 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-A-26-PA and 5-A-26-RZ

Gary (37924), May 13, 2026 at 8:56 PM

Dear Planning Commission,
I co-own a neighboring property to the subject parcel and while I do not object to the rezoning to reflect retail and service oriented businesses, I do find the reliance on Google street view to be problematic. Actual visits or verified photos inside and outside the structures would be more accurate. In addition, I received the notice today, 5/13/26, because it was sent to a house I resided in back in 2007. My current address is listed with these comments, so please use that address for all future correspondence on this property.
Please give my regards to Ben Mullins.
Thanks, Gary D.

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

27. 0328, LLC

10019 Rutledge Pike / Parcel ID 032 016 (partial), Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-A-26-PA

From RL (Rural Living) to RCC (Rural Crossroads Commercial).

1. STAFF RECOMMENDATION

Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-A-26-RZ

From A (Agricultural), CA (General Business) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

APPROVED ON COSNENT 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18505 **5-A-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 0328 LLC for rezoning from A (Agricultural) and CA (Genal Business) to CR (Rural Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type, by a vote of 12-0 Consent.**

(Commission District 8)

Attachments

0328 LLC 5-A-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:41 PM FILE NUMBER: 5-A-26-RZ

APPLICANT:	0328 LLC
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural), CA (General Business)
TO:	CR (Rural Commercial)
COMM. RECOMMENDATION:	**Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	10019 RUTLEDGE PIKE / Parcel ID 32 016
ACREAGE:	2.12 acres
DISTRICT:	Commission District 8
PLACE TYPE:	RL (Rural Living), HP (Hillside Ridgetop Protection)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/14/2026
APPLICANT'S ADDRESS:	Benjamin C. Mullins Frantz, McConnell and Seymour, LLP 550 W. Main St. St. PO Box: Suite 500 Knoxville, TN 37902
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	The CR (Rural Commercial) zone is directly related to the RC (Rural Crossroads Commercial) place type.
Consistent with Growth Plan?	Yes, the Rural Area allows for consideration of zones permitted by the RC place type.

PLAN AMENDMENT/ REZONING REPORT

▸ **FILE #:**	**5-A-26-RZ**	**AGENDA ITEM #:**	**27**
	5-A-26-PA	**AGENDA DATE:**	**5/14/2026**
▸ **APPLICANT:**	**0328 LLC**		
OWNER(S):	0328 LLC		
TAX ID NUMBER:	32 016 (PARTIAL)	**View map on KGIS**	
JURISDICTION:	Commission District 8		
STREET ADDRESS:	10019 RUTLEDGE PIKE (10015 RUTLEDGE PIKE)		
▸ **LOCATION:**	**Northwest side of Rutledge Pike, northeast of Idumea Rd**		
▸ **TRACT INFORMATION:**	**2.11 acres.**		
GROWTH POLICY PLAN:	Rural Area		
ACCESSIBILITY:	Access would be via Rutledge Pike, a four-lane, median-divided major arterial with a pavement width which varies between 22.5 ft and 35 ft within a right-of-way which varies between 235.5 ft and 262 ft.		
UTILITIES:	Water Source: Northeast Knox Utility District		
	Sewer Source: Septic		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Flat Creek		
▸ **CURRENT PLAN AND ZONING DESIGNATION:**	**RL (Rural Living) / A (Agricultural), CA (General Business)**		
▸ **REQUESTED PLAN AND ZONING DESIGNATION:**	**RCC (Rural Crossroads Commercial) / CR (Rural Commercial)**		
▸ **EXISTING LAND USE:**	**Single Family Residential, Office**		
▸			
EXTENSION OF PLAN AND ZONING DESIGNATION:	No, this would not be an extension.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Office, single family residential - RL (Rural Living) - A (Agricultural), CA (General Business)		
	South: Single family residential, office - RL (Rural Living) - CA (General Business), A (Agricultural)		
	East: Single family residential, agriculture/forestry/vacant land - RL (Rural Living) - A (Agricultural)		
	West: Rural residential, single family residential - RL (Rural Living) - CA (General Business), A (Agricultural)		
NEIGHBORHOOD CONTEXT:	The surrounding area has a rural character comprised of large, agricultural		

lots and single-family dwellings on varying lot sizes. Limited commercial and office uses are concentrated along Rutledge Pike.

STAFF RECOMMENDATION:

- **Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.**

- **Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.**

COMMENTS:

This request is for a plan amendment and rezoning of approximately 2.12 acres of a 5.88-acre property along Rutledge Pike. Except for a small portion at the southeast corner, the entire parcel is currently zoned CA (General Business).

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

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INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:
1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, ANDCRITERIA OF THE PLAN:
1. The requested plan amendment and rezoning support Comprehensive Plan Implementation Policy 2, to ensure that development is sensitive to existing community character. The CRR place type would allow development that maintains the rural character of this area and is compatible with nearby nonresidential uses.

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. The subject property had the Commercial 'A' zone dating back to at least the 1950s-1960s, and it was assigned the CA zone in 1984 when the Commercial 'A' zone was replaced by CA in the zoning ordinance. The CR zone was not included in the zoning ordinance at that time, as it was first acknowledged in the 2004 adoption of the zoning ordinance. Although there have been no significant recent changes in this area, the requested CR zone is more appropriate for the rural character of this area than the legacy CA zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas and should be placed on properties located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The property meets the intent of the CR zone as it is located near Idumea Road's two intersections with Rutledge Pike (major arterial street) and is easily accessible from surrounding rural residential areas. It is compatible with surrounding commercial, office, and residential uses.
3. 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 uses allowed under the CR zone are comparable to those of the current CA zone, and no adverse impacts are anticipated with this rezoning.

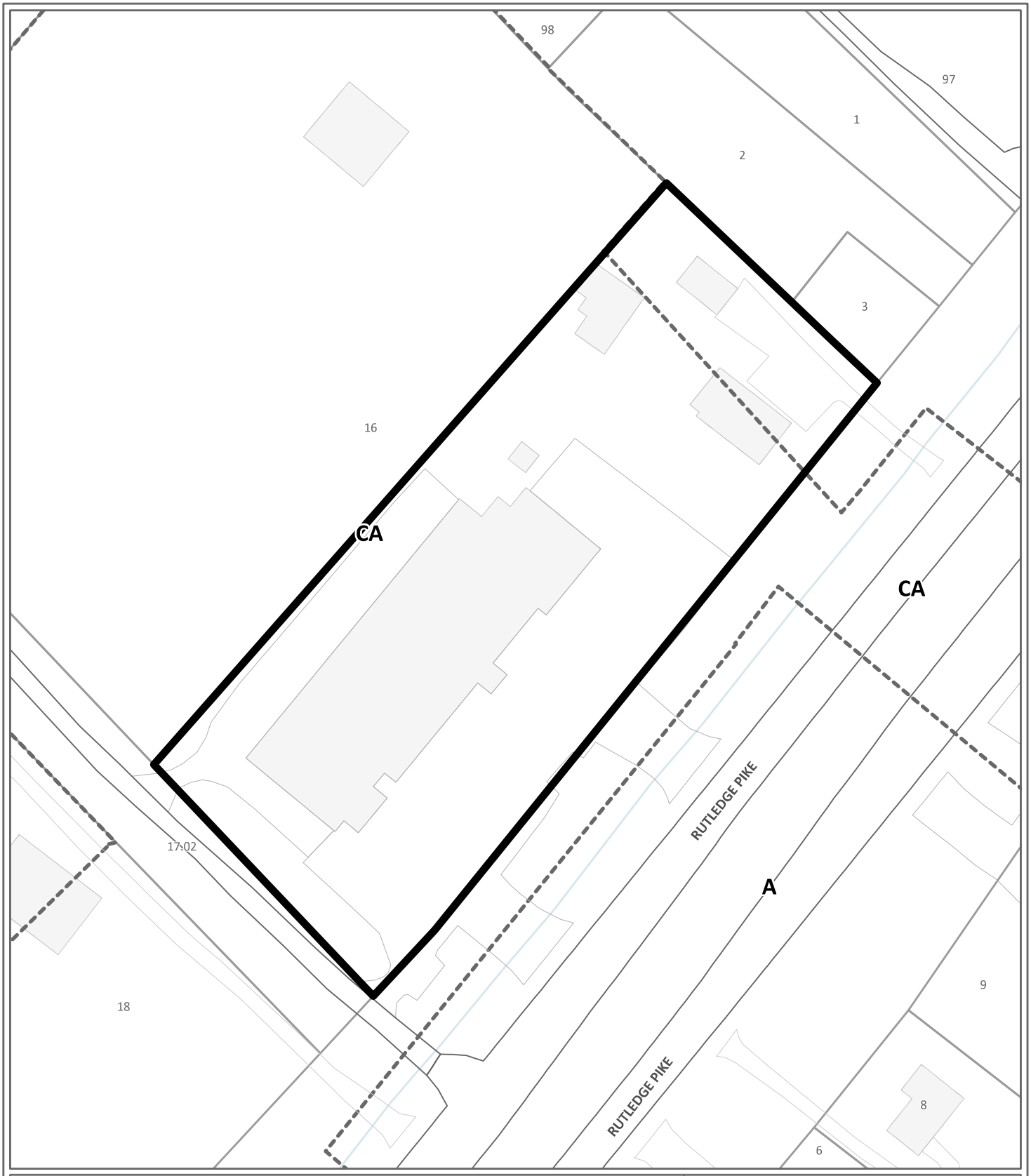
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed rezoning is compatible with the recommended RCC (Rural Crossroad Commercial) place type as defined in the Comprehensive Plan, which allows consideration of the CR zone as a directly related zone.
2. The proposed amendment is also consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

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 6/15/2026. 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 **5-A-26-RZ**

Petitioner: 0328 LLC

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

To: CR (Rural Commercial)

Map No: 32

Jurisdiction: County

0 90

Feet

N

Original Print Date: 4/8/2026

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

Exhibit A. Contextual Images



AERIAL MAP

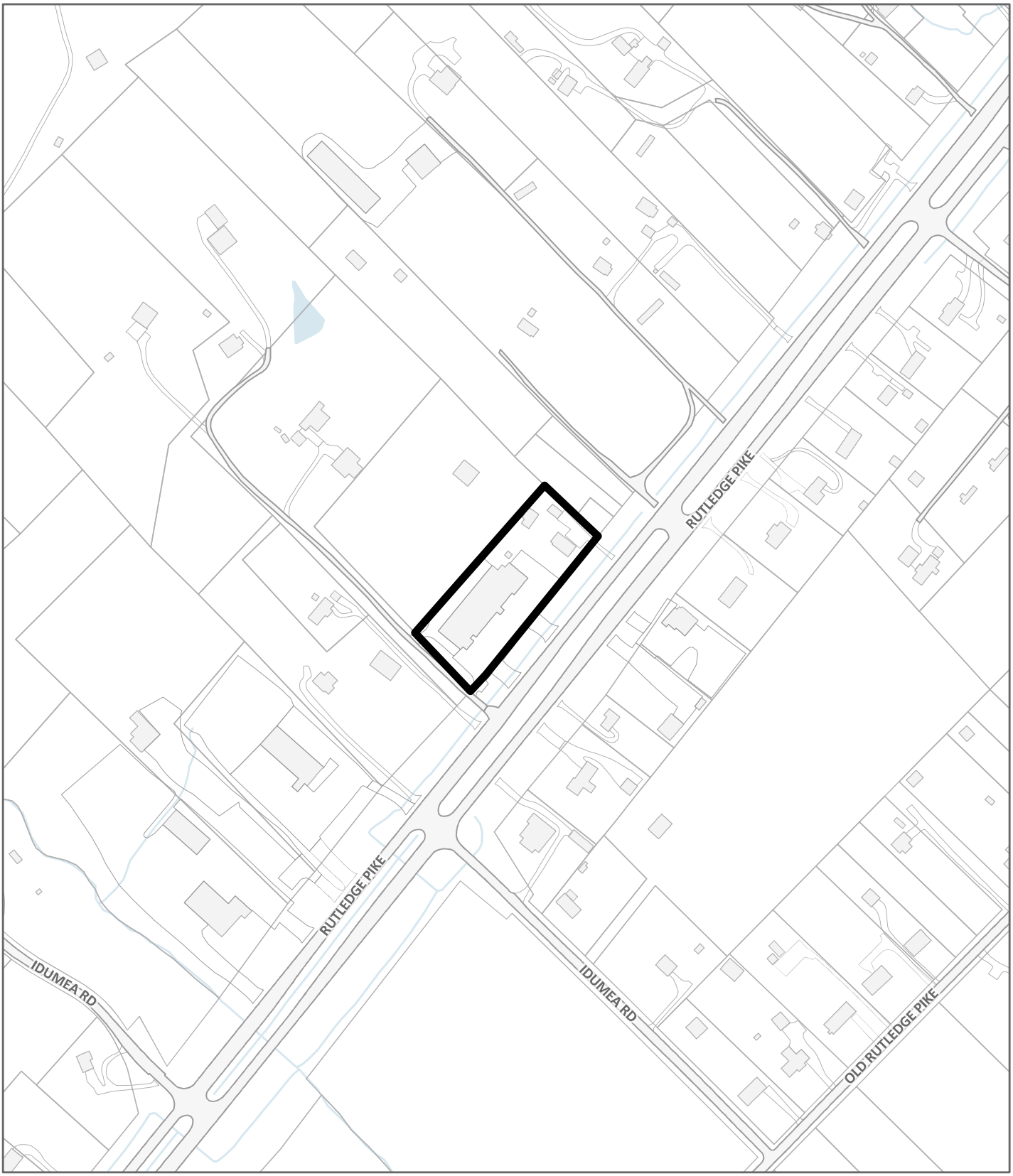
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-A-26-RZ / 5-A-26-PA**

Case boundary

0 360

Feet

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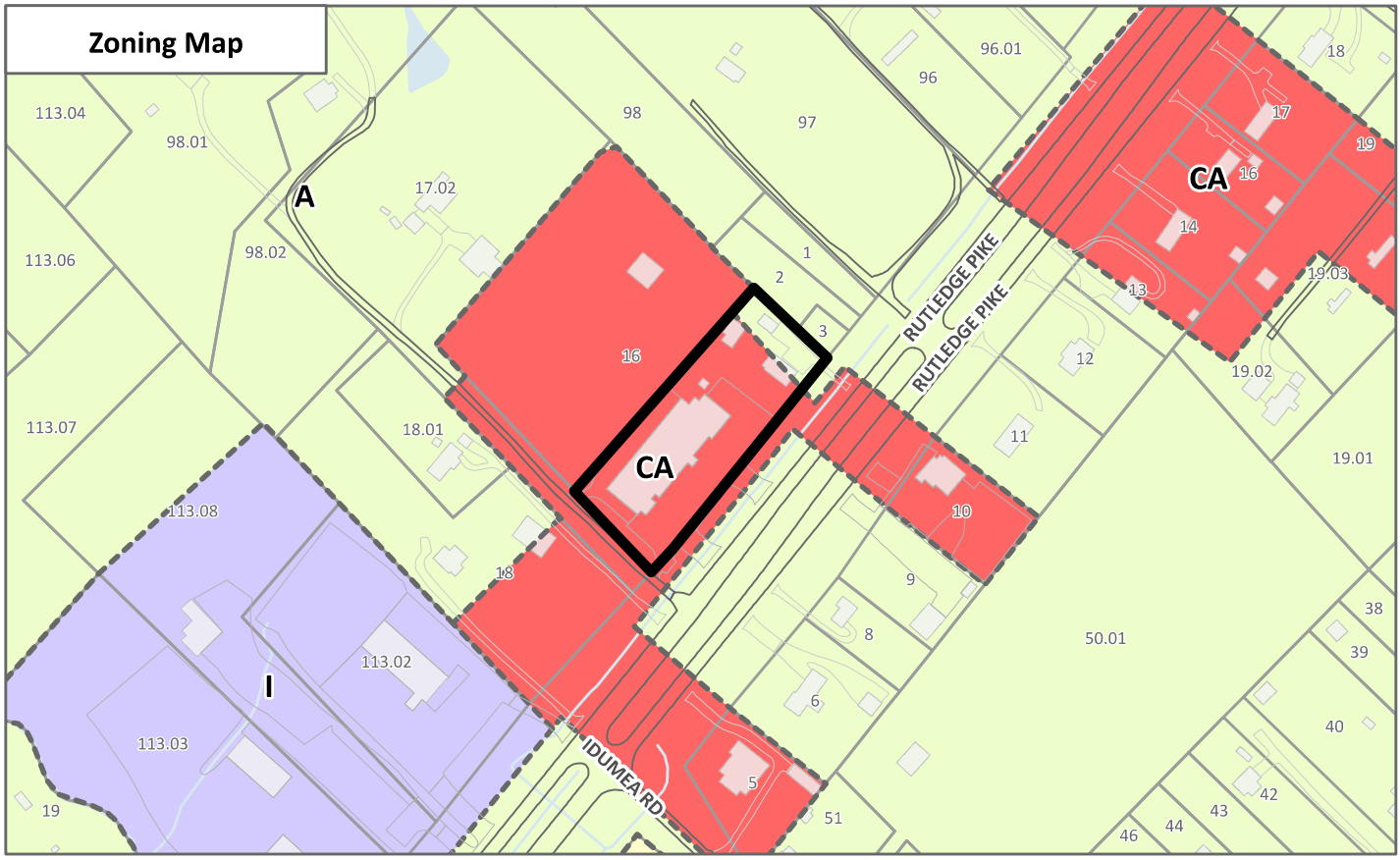

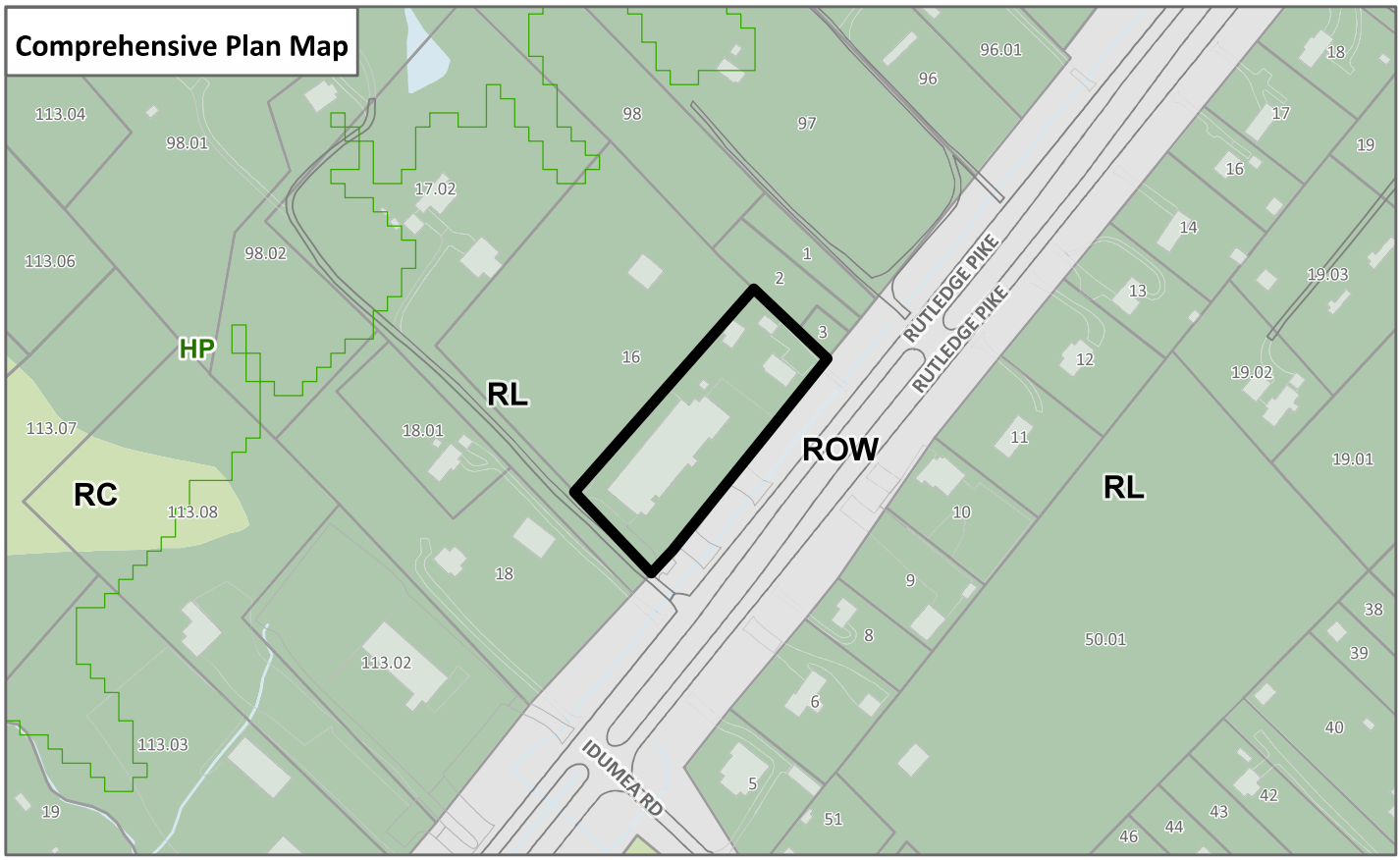

EXHIBIT A, CONTEXTUAL MAPS **5-A-26-RZ / 5-A-26-PA**

Case boundary

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Feet

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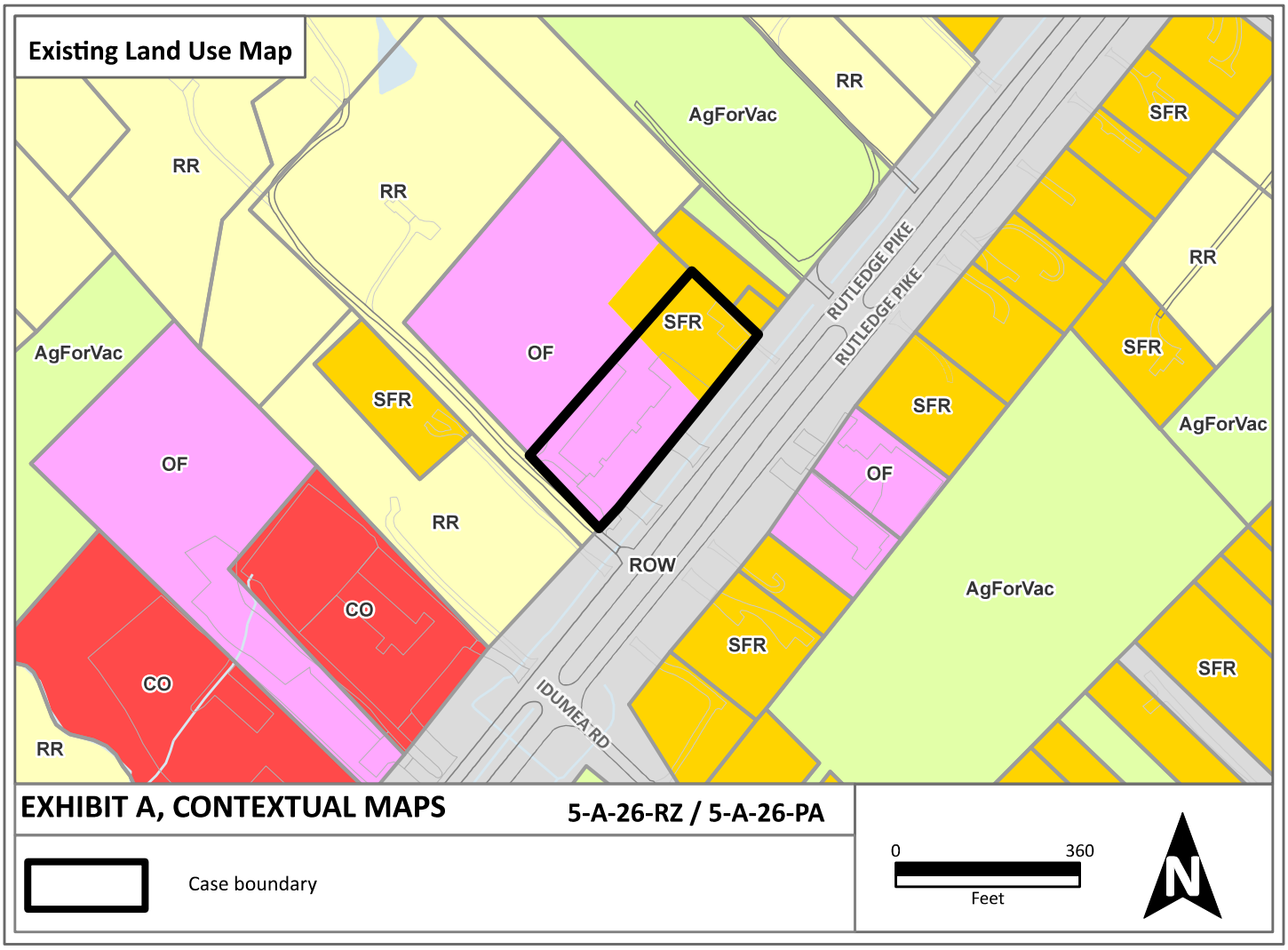
Existing Land Use Map
RR
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EXHIBIT A, CONTEXTUAL MAPS
5-A-26-RZ / 5-A-26-PA
Case boundary
0
360
Feet
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'1) Download and fill out this form at your convenience
'2) Sign the application digitally

(3) Email applications@knoxplanning.org and include this signed form with your completed application

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

Knox County Comprehensive Plan
Amendment Request

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

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

Either

☑ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

☑ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.

☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible

☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan

☑ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

Error--The property is pre-existing CA commercial with established commercial uses. The Comprehensive Plan should have recognized these uses and zoning and applied a compatible place type.

Changing Conditions--Recently an adjoining lot was added to this lot and the CA zoning was extended on the parcel pursuant to Section 3.11.05 of the Knox County Ordinance. The Amendment, with the corresponding zoning change to Rural Commercial, would be more compatible to the rural nature of this property while recognizing its proximity to Rutledge Pike, a Major Arterial Street with a current ADT count between 10 and 12 thousand trips per day.

Supported by the Comprehensive Plan:

1. Place Type Description--Rural crossroad are typically located at, within 400 feet of, the intersection of arterial or collector roads. This is not mandatory, but recommended, and this property, with its pre-existing commerical use, is already established as "provid[ing] rural communities with goods and services that meet day-to-day...needs."

2. Policy 2: Ensure that development is senstive to existing community character. This property is already an established commercial node.

3. Policy 10: Prioitize the long-term fiscal health of the county. Commercial property provided both greater property taxes to the County in addition to additional sales-tax revenue.

Rosie Kemp — Property Owner Signature

Rosie Kemp for 0328, LLC — Print Name

2/13/26 — Date

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

FILE NUMBER

V

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

Rosie Kemp — Applicant Signature

Rosie Kemp for 0328, LLC — Applicant Name

2/13/2026 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-A-26-PA and 5-A-26-RZ

Gary (37924), May 13, 2026 at 8:56 PM

Dear Planning Commission,
I co-own a neighboring property to the subject parcel and while I do not object to the rezoning to reflect retail and service oriented businesses, I do find the reliance on Google street view to be problematic. Actual visits or verified photos inside and outside the structures would be more accurate. In addition, I received the notice today, 5/13/26, because it was sent to a house I resided in back in 2007. My current address is listed with these comments, so please use that address for all future correspondence on this property.
Please give my regards to Ben Mullins.
Thanks, Gary D.

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

27. 0328, LLC

10019 Rutledge Pike / Parcel ID 032 016 (partial), Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-A-26-PA

From RL (Rural Living) to RCC (Rural Crossroads Commercial).

1. STAFF RECOMMENDATION

Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-A-26-RZ

From A (Agricultural), CA (General Business) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

APPROVED ON COSNENT 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18506 **5-B-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 David Tomljanovich for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6500 Keck Road / Parcel ID 068HB016. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development, by a vote of 12-0 Consent.**

(Commission District 8)

Attachments

David Tomljanovich 5-B-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:43 PM FILE NUMBER: 5-B-26-RZ

APPLICANT:	DAVID TOMLJANOVICH
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural)
TO:	RA (Low Density Residential)
COMM. RECOMMENDATION:	**Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development.**
COMMISSION VOTE COUNT:	12-0 Consent
LOCATION:	6500 KECK RD / Parcel ID 68 H B 016
ACREAGE:	0.94 acres
DISTRICT:	Commission District 7
PLACE TYPE:	SR (Suburban Residential)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	David Tomljanovich 6500 Keck Rd Knoxville, TN 32912
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.
Consistent with Growth Plan?	Yes, this is within the urban growth boundary.

REZONING REPORT

FILE #: 5-B-26-RZ **AGENDA ITEM #: 28**

AGENDA DATE: 5/14/2026

APPLICANT:	**DAVID TOMLJANOVICH**
OWNER(S):	David Tomljanovich
TAX ID NUMBER:	68 H B 016 **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	6500 KECK RD
LOCATION:	**North side of Keck Rd, west side of Bright Star Way**
APPX. SIZE OF TRACT:	**0.94 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Keck Road, a local street with a pavement width which varies between 13.5 ft and 16 ft within a right-of-way which varies between 36.5 ft and 40 ft.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Knob Fork
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Multifamily Residential (two separate dwellings on one parcel)**
EXTENSION OF ZONING:	Yes, this would be an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Office - CB (Business and Manufacturing)
	South: Single family residential - A (Agricultural)
	East: Single family residential - RA (Low Density Residential)
	West: Single family residential - A (Agricultural)
NEIGHBORHOOD CONTEXT:	This area consists of a mix of single-family dwellings on a various lot sizes and large undeveloped tracts of land. Commercial and office uses are concentrated north of the subject property along Callahan Drive.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans 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. Since the early 1990s, there have been five rezonings on Keck Road from the A (Agricultural) zone to the RA (Low Density Residential) zone within 0.20 miles of the subject property.
2. Two small single-family subdivisions have been constructed west of the subject property under the RA zone since 2019.
3. The gradual trend in low density residential development along this section of Keck Road supports consideration of the rezoning request.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the character of the surrounding area, which consists of single-family dwellings with various lot sizes.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone allows residential and limited civic uses consistent with the surrounding development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is considered a low-density residential zone and is not anticipated to negatively impact the surrounding area, which is mainly residential.
2. The RA zone requires a minimum lot area of 10,000 sq ft. Based on minimum lot area alone, the subject property could yield up to 4 lots, which could result in a minor increase in residential traffic on Keck Road, a local city street with substandard pavement widths in some areas. The City of Knoxville's Engineering Department may require road improvements to Keck Road for new development. The need for road improvements would be determined during the permitting process.

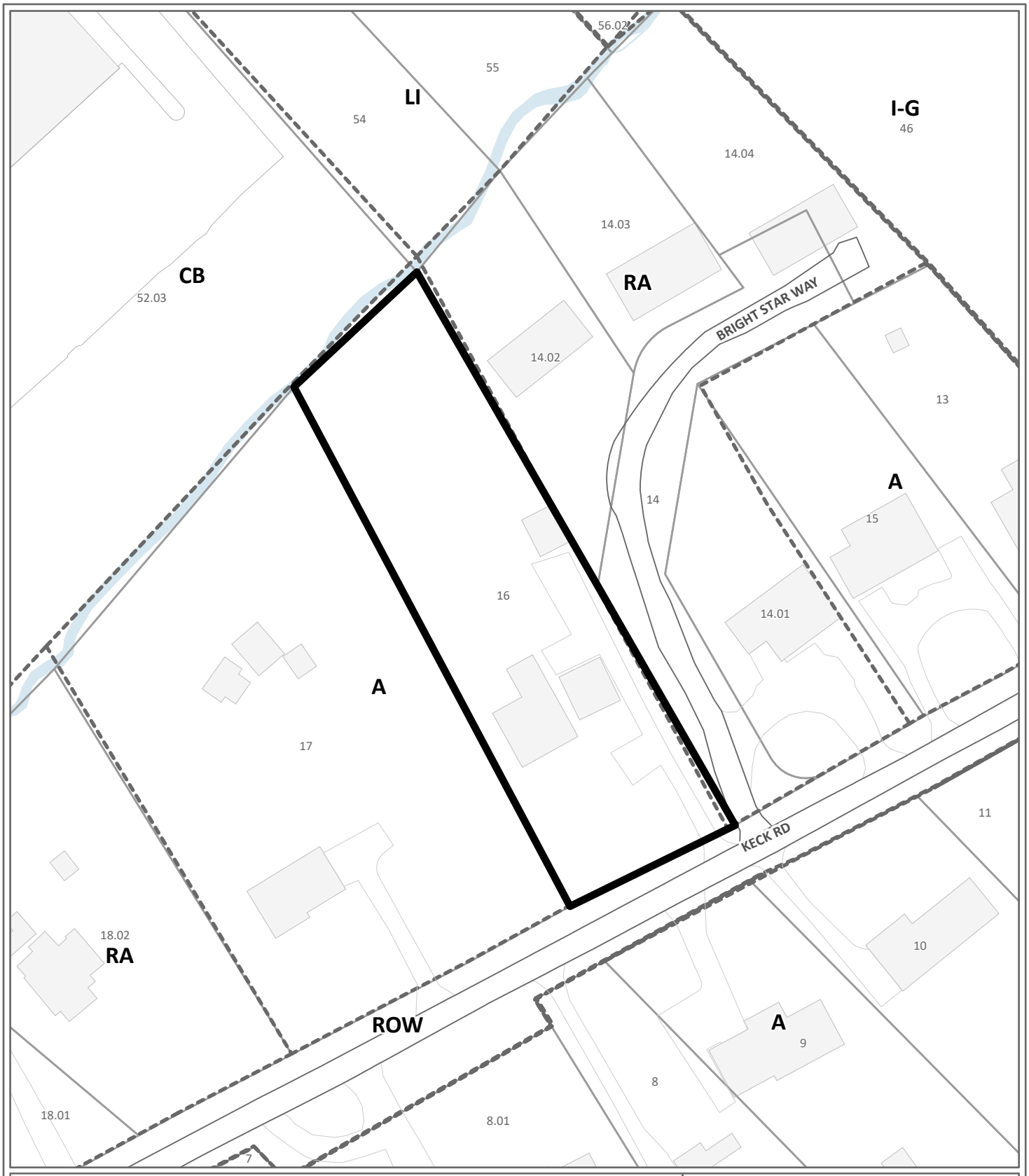
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.
1. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings such as duplexes, both of which are permitted in the RA zone.
2. The proposed rezoning complies with the Comprehensive Plan's Implementation Policy 2: Ensure that 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 Urban Growth Boundary of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The RA zone at this location aligns with the intent of the Urban Growth Boundary.

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 6/15/2026. 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 **5-B-26-RZ**

From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: David Tomljanovich

Map No: 68

Jurisdiction: County

0 90

Feet

N

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

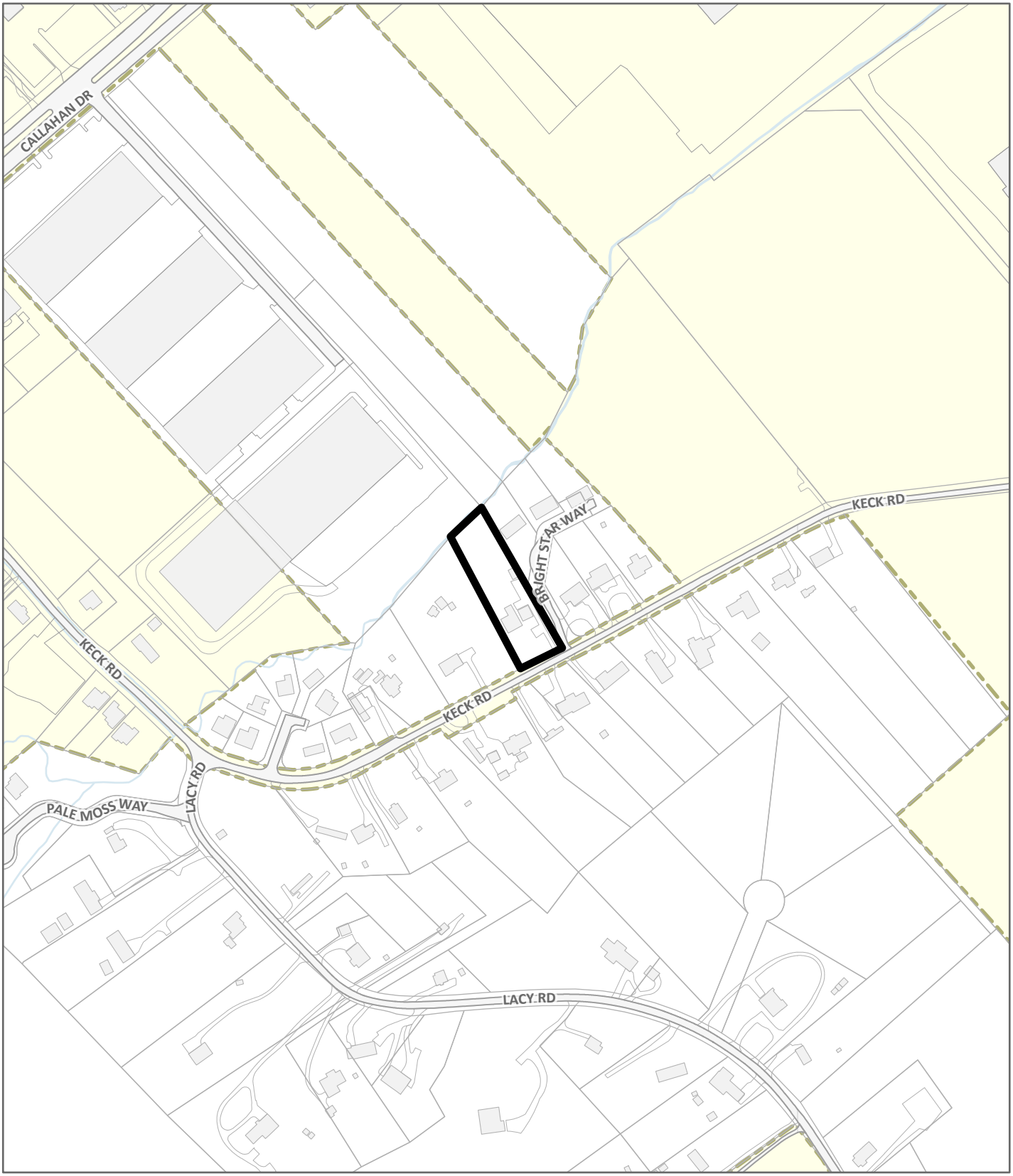
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-B-26-RZ**

Case boundary

0 360

Feet

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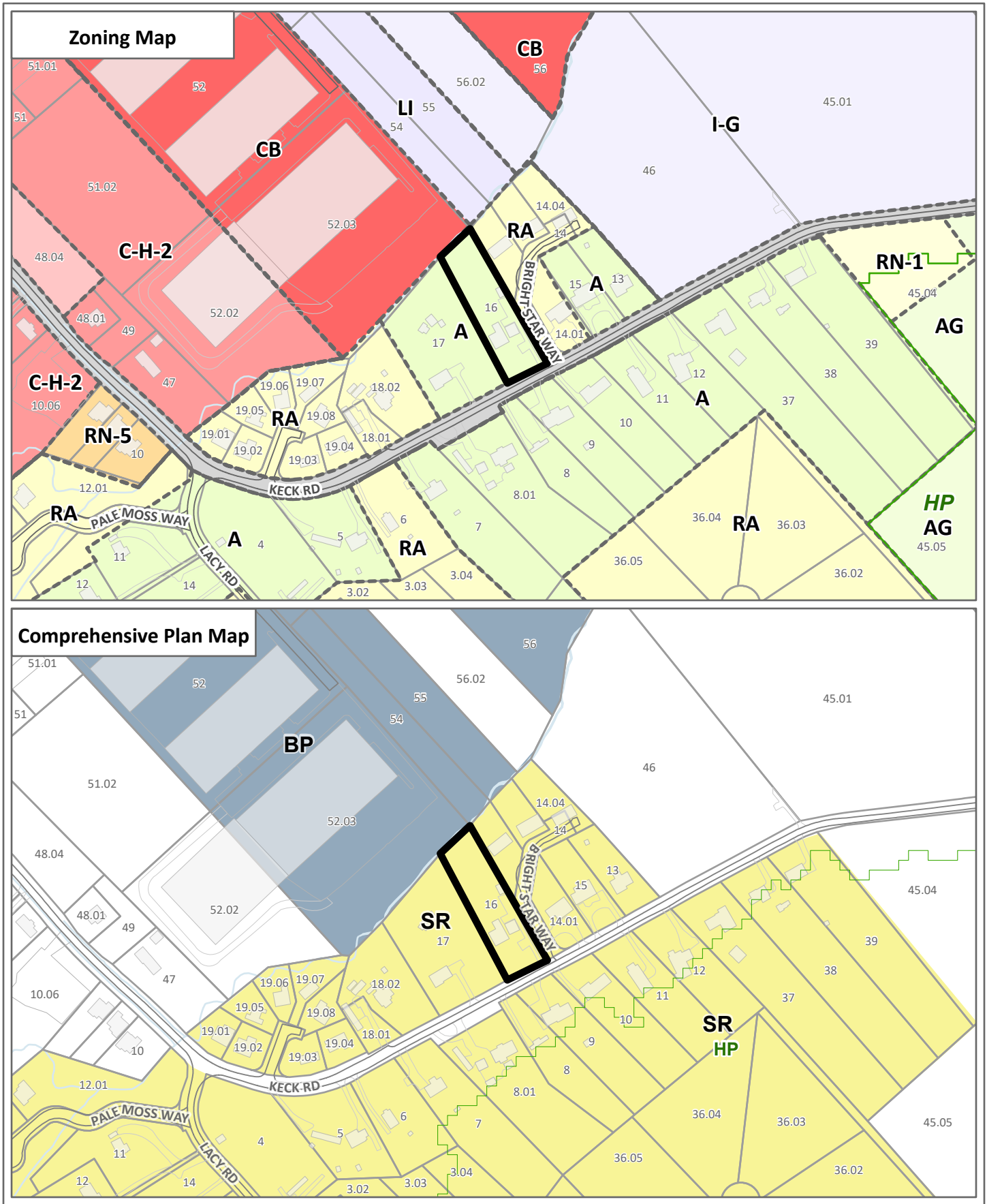

EXHIBIT A, CONTEXTUAL MAPS 5-B-26-RZ

Case boundary

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Feet

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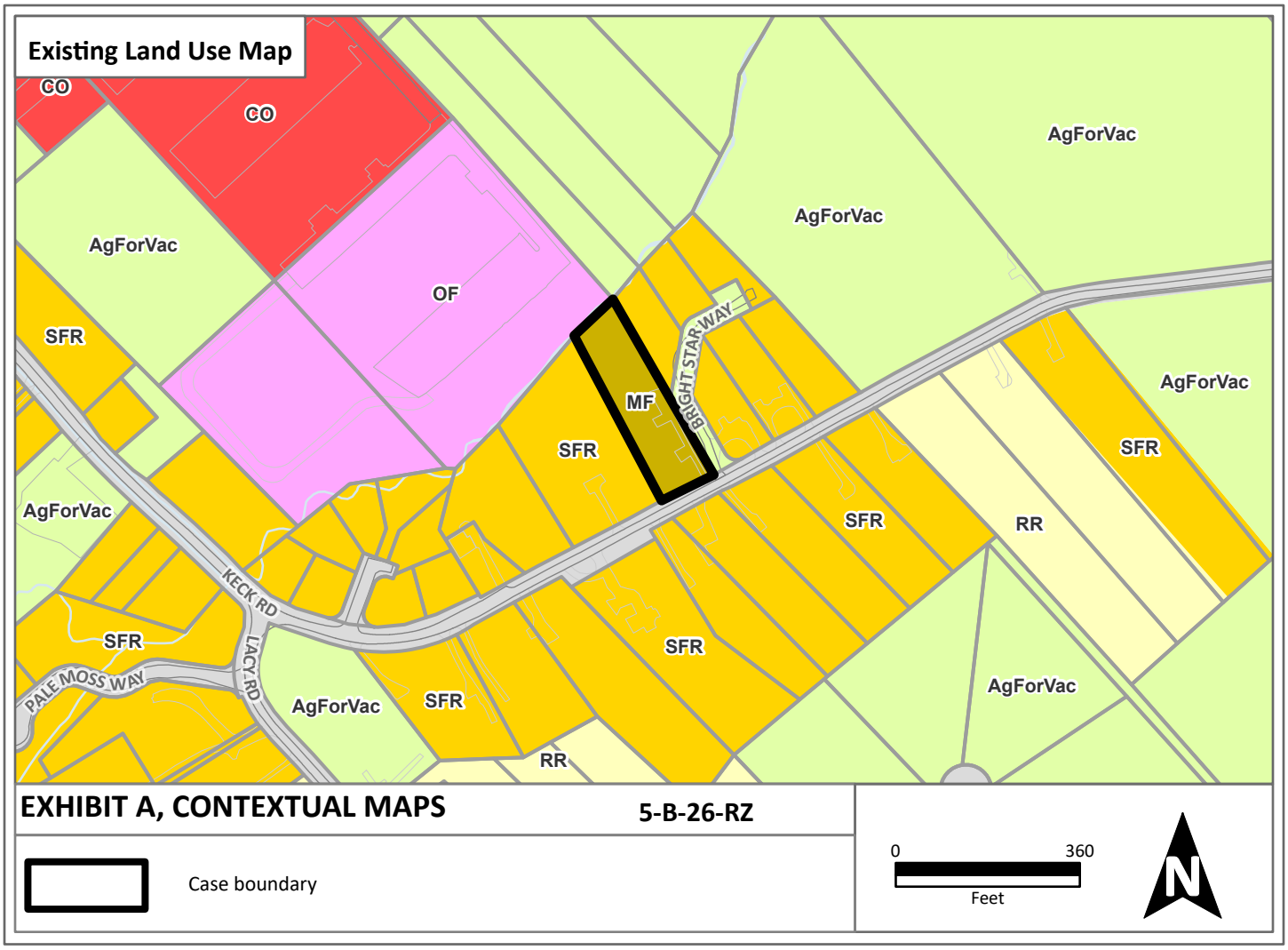
Existing Land Use Map
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BRIGHT STAR WAY
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AgForVac
RR
KECK RD
SFR
LACY RD
PALE MOSS WAY
AgForVac
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AgForVac
RR
EXHIBIT A, CONTEXTUAL MAPS
5-B-26-RZ
Case boundary
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Public Notice and Community Engagement

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

Sign Posting and Removal

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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

David Tomljanovich — Applicant Name

2/24/2026 — Date

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 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 ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

28. DAVID TOMLJANOVICH 5-B-26-RZ

6500 Keck Road / Parcel ID 068HB016, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**

   Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18502 **4-B-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 8934 Pleasant Hill Road / Parcel ID 062LB017. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with four conditions: 1) Any dwelling within 150 ft of Pleasant Hill Road shall front Pleasant Hill Road and be located on a lot no less than one-third acre in size. 2) The developer must provide a speed study to delineate the operating speed of Kitts Road. 3) Access point via Kitts Road must have an adequate line of sight within the identified operating speed. If sight distance cannot be obtained, the developer must provide a plan accommodating necessary road improvements to obtain sight distance that allows work to occur within the right-of-way or within an easement they have obtained. 4) The developer must enter into a memorandum of understanding with the County to make necessary improvements to Kitts Road, by a vote of 12-1.**

(Commission District 8)

Attachments

Homestead Land Holdings LLC 4-B-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:35 PM FILE NUMBER: 4-B-26-RZ

APPLICANT:	HOMESTEAD LAND HOLDINGS, LLC
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural)
TO:	PR (Planned Residential)
AT A DENSITY OF:	up to 12 du/ac
COMM. RECOMMENDATION:	**Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with two conditions:** **1) Any dwelling within 150 ft of Pleasant Hill Road shall front Pleasant Hill Road and be located on a lot no less than one-third acre in size.** **2) The developer must provide a speed study to delineate the operating speed of Kitts Road.** **3) Access point via Kitts Road must have an adequate line of sight within the identified operating speed. If sight distance cannot be obtained, the developer must provide a plan accommodating necessary road improvements to obtain sight distance that allows work to occur within the right-of-way or within an easement they have obtained.** **4) The developer must enter into a memorandum of understanding with the County to make necessary improvements to Kitts Road.**
COMMISSION VOTE COUNT:	12-1
LOCATION:	8934 PLEASANT HILL RD / Parcel ID 62 L B 017
ACREAGE:	16.24 acres
DISTRICT:	Commission District 8
PLACE TYPE:	TCMU (Town Center Mixed-use)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Anderson Baker Homestead Land Holdings, LLC 122 Perimeter Park Rd. Rd.

Knoxville, TN 37922

LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, PR (Planned Residential) up to 12 du/ac is partially related to the TCMU (Town Center Mixed-Use) place type.
Consistent with Growth Plan?	Yes, it is within the Planned Growth Area.

REZONING REPORT

▶ **FILE #:**	**4-B-26-RZ**	**AGENDA ITEM #:**	**25**
POSTPONEMENT(S):	4/9/2026	**AGENDA DATE:**	**5/14/2026**
▶ **APPLICANT:**	**HOMESTEAD LAND HOLDINGS, LLC**		
OWNER(S):	David M Johnson		

TAX ID NUMBER:	62 L B 017 **View map on KGIS**
JURISDICTION:	County Commission District 8
STREET ADDRESS:	8934 PLEASANT HILL RD
▶ **LOCATION:**	**Southwest side of Pleasant Hill Rd, east side of Kitts Rd, north of Asheville Hwy**
▶ **APPX. SIZE OF TRACT:**	**16.24 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Pleasant Hill Road, an unstriped local street with 16.5-21 ft of pavement width within a right-of-way width that varies from 32-41 ft. Access is also via Kitts Road, a local street with 25 ft of pavement width within a right-of-way width that varies from 68-71 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Lyon Creek

▶ **CURRENT ZONING:**	**A (Agricultural)**
▶ **REQUESTED ZONING:**	**PR (Planned Residential)**
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**
▶ **DENSITY PROPOSED:**	**up to 12 du/ac**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Office, commercial - CA (General Business), A (Agricultural)
	South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
	East: Single family residential - RA (Low Density Residential)
	West: Single family residential, office, multifamily - A (Agricultural), CA (General Business)
NEIGHBORHOOD CONTEXT:	The subject property is in an area that primarily features a mix of residential, office, and commercial uses, interspersed with undeveloped forested tracts and agricultural fields. Carter Middle and High Schools and Carter Park lie within 0.5 miles to the southeast, and Carter Elementary School lies 0.8 miles to the southwest.

STAFF RECOMMENDATION:

▶ **Deny the PR (Planned Residential) zone with up to 12 du/ac due to concerns with existing roadway**

infrastructure and the subject property's lack of direct access to any of the nearby classified roads.

COMMENTS:

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

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Since the early 2000s, development in the surrounding area has remained largely unchanged, with very few exceptions – the neighboring property to the west was developed as a recycling/waste center in 2020, and the townhouse development to the southeast was built between 2003 and 2007. The area has otherwise remained stable with mostly single-family homes on large lots. The area is primarily residential in nature, though there is a commercial node at the intersection of Asheville Highway, Andrew Johnson Highway, and Strawberry Plains Pike.

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 that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program. A stream and wet weather conveyance run through the southeastern portion of the site connecting to Lyon Creek to the south. The PR zone would allow development to be clustered away from environmentally sensitive areas.

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. Planning and Engineering staff have concerns regarding the subject property's access on Kitts Road, which appears to have limited sight distance to the south due to a vertical curve in the road. A sight-distance verification analysis would be required to determine the feasibility of this access point for future development.
2. Though the subject property is near major roads such as Asheville Highway, Andrew Johnson Highway, and Strawberry Plains Pike, it only has direct access to two local streets, Pleasant Hill Road and Kitts Road. Both roads function similarly to collector streets by connecting two classified roads. However, Pleasant Hill Road is unstriped with pavement width varying from 16.5 to 19 ft. At the proposed density, roadway improvements to Pleasant Hill Road would likely be needed to accommodate increased vehicular traffic associated with any potential development, and this would be determined during the design plan phase. Kitts Road is striped and wider than Pleasant Hill Road, but as previously mentioned, it appears to have limited sight distance at this location.
3. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 the TCMU (Town Center Mixed-Use) place type on the Future Land Use Map. The TCMU place type is intended to promote large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods. The place type places an emphasis on a mix of commercial, office, and multifamily residential as primary uses integrated either horizontally or vertically.
2. The PR zone with up to 12 du/ac is partially related to the TCMU place types. Partially related zones must meet additional criteria. The proposed rezoning meets the second criterion, as the allowable uses in the PR zone with up to 12 du/ac are consistent with the secondary uses of the TCMU place type.
3. The TCMU place type recommends a housing mix of multifamily buildings, attached residential such as duplexes, multiplexes, and townhomes. The allowable housing types in the PR zone align with the recommended housing mix, though PR does not allow commercial uses unless the development is over 20 acres.
4. The TCMU place type recommends providing connectivity to surrounding neighborhoods and promoting a walkable setting with short block lengths and wide sidewalks. Any future development should include internal and external pedestrian and roadway connections, as well as opportunities for street connectivity to meet the intent of this place type.
5. The East County Community Plan has identified the surrounding area as a Rural Crossroad, and Asheville Highway, Andrew Johnson Highway, and Strawberry Plains Pike as Development Corridors (pg 48-49). Rural Crossroads are development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other amenities. Development Corridors are roadways appropriate for a more intense development pattern. As stated previously, the PR zone does not allow mixed-use developments

with commercial activities for planned districts under 20 acres. The subject property is approximately 16.24 acres and, though within the rural crossroads buffer, it does not have direct access to any of the identified Development Corridors.
6. The subject property's lack of direct access to any of the nearby classified roads does not support the intent of the TCMU place type or East County Community Plan, which emphasizes mixed-use development in this area largely due to the proximity to the triangle of classified streets.
7. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 1270 (average daily vehicle trips)

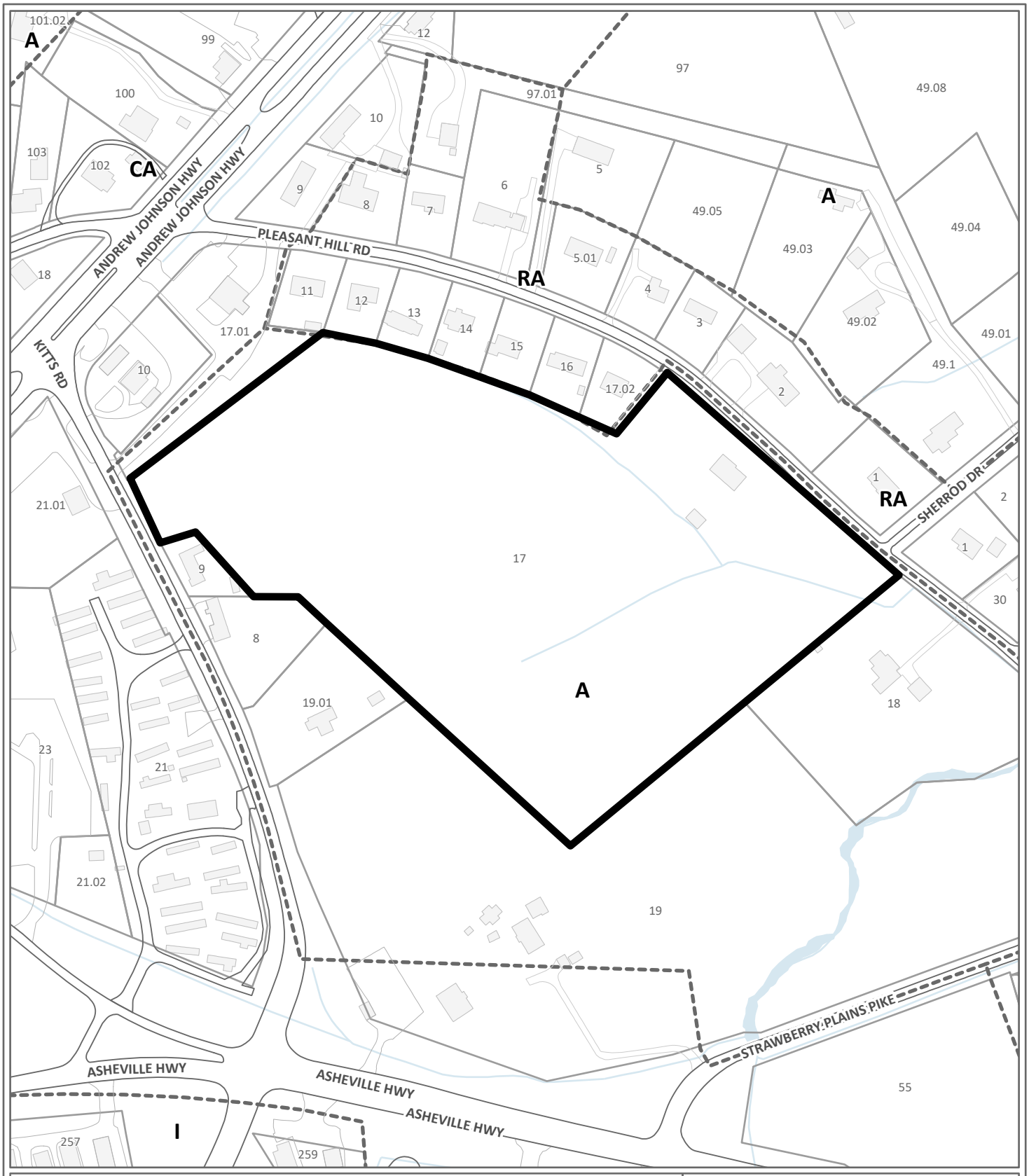
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 13 (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 6/15/2026. 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-B-26-RZ**

Petitioner: Homestead Land Holdings, LLC

From: A (Agricultural)

To: PR (Planned Residential) up to 12 du/ac

Map No: 62

Jurisdiction: County

0 275

Feet

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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

0 275

Feet

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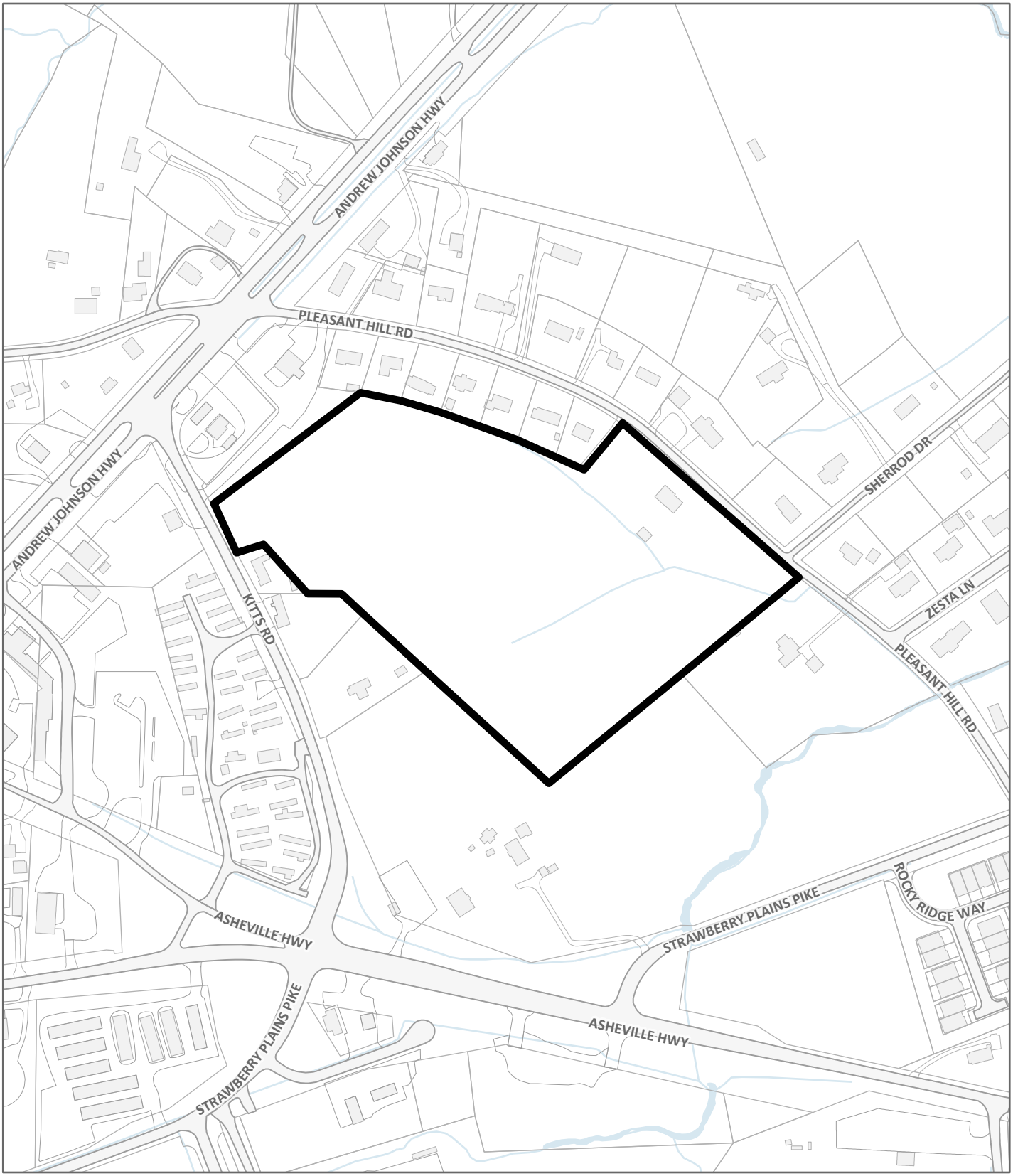
Exhibit A. Contextual Images



LOCATION MAP **4-B-26-RZ**

Case boundary

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Feet

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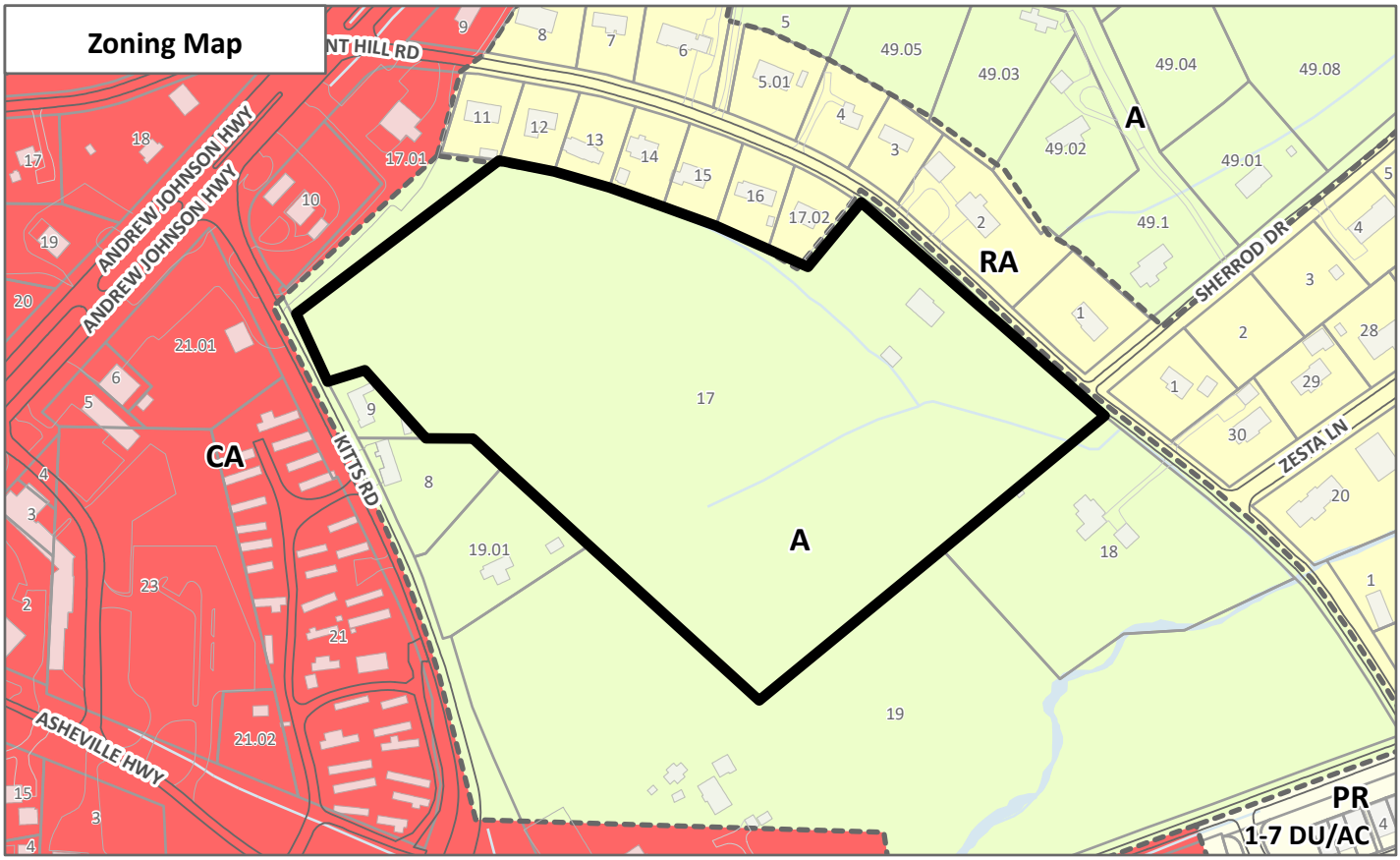

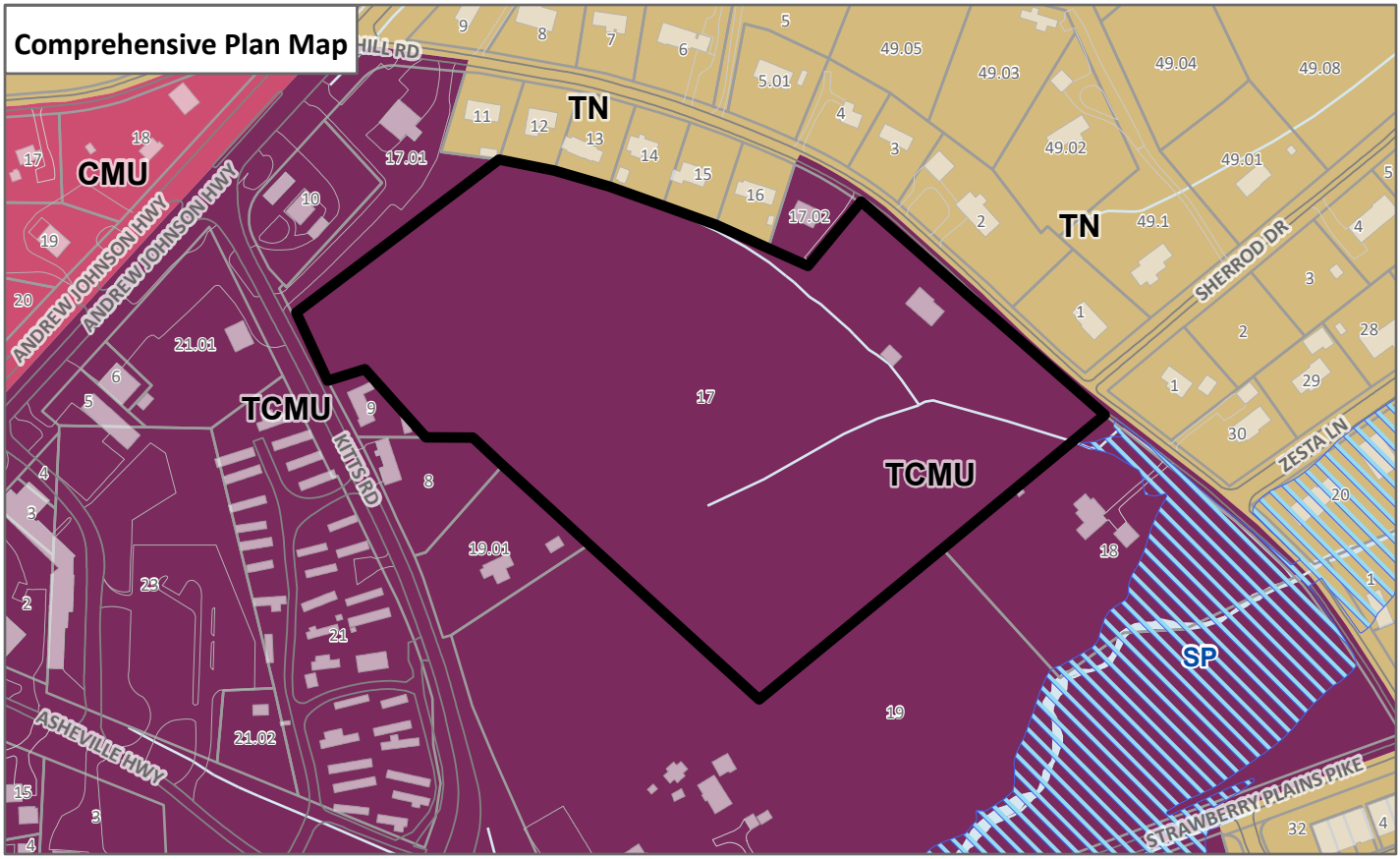

EXHIBIT A, CONTEXTUAL MAPS **4-B-26-RZ**

Case boundary

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Feet

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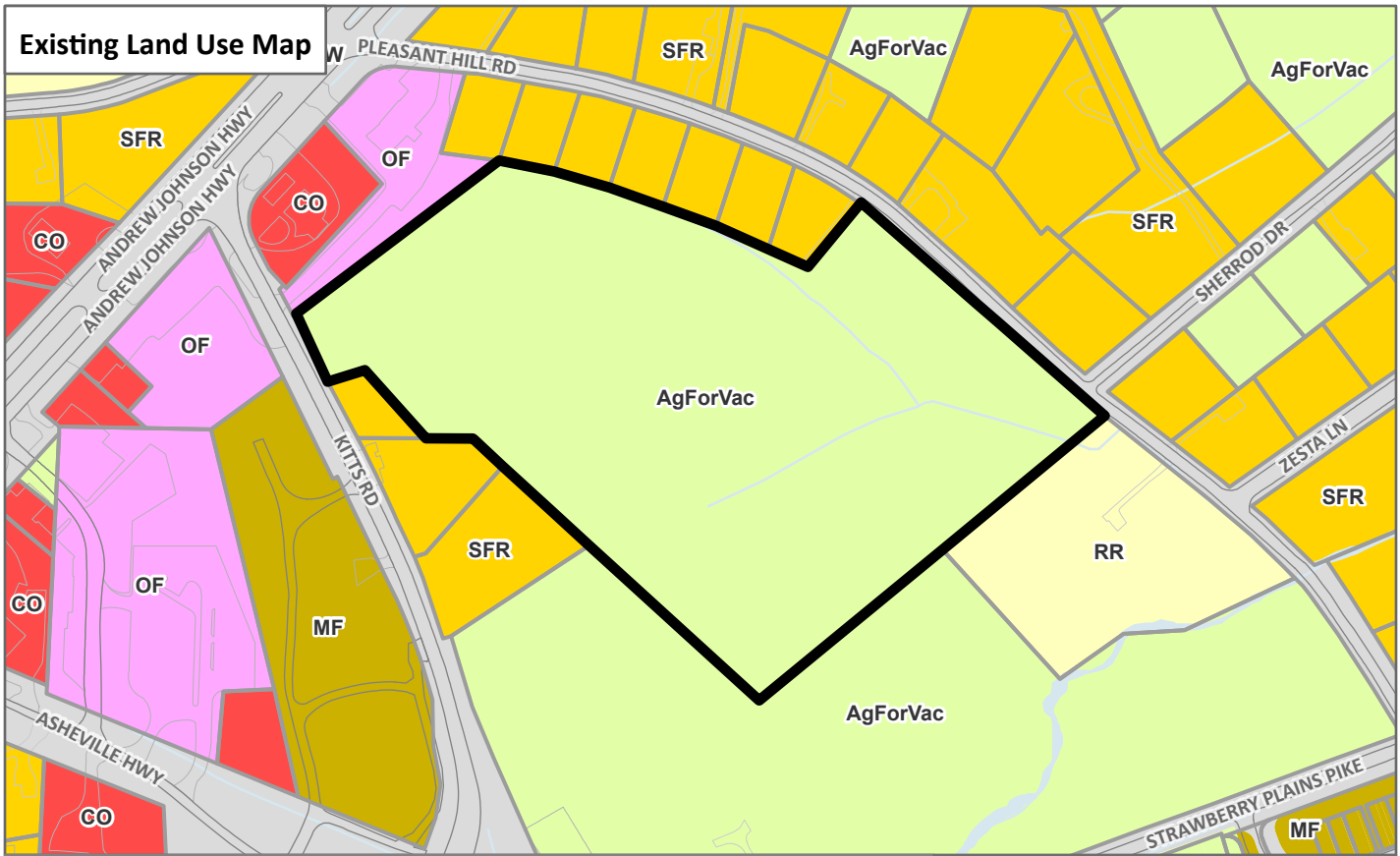

EXHIBIT A, CONTEXTUAL MAPS **4-B-26-RZ**

Case boundary

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Feet

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Public Notice and Community Engagement

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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.

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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.*

03/27/2026 — 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

Anderson Baker — Applicant Name

1/14/26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

59 Comments for 4-B-26-RZ and

Lorraine (37721), March 23, 2026 at 3:37 PM

The infrastructure will not support 194 dwellings. Pleasant Hill Rd is not wide enough to accommodate the amount of traffic this would create plus since is so close to Carter HS this road is used for kids walking to school.

Ann (37914), March 23, 2026 at 3:53 PM

I live, worship, & have grandchildren in the schools. Our roads & schools can't support all these new developments that have already been approved much less more. Please stop this development from coming.

Jerlissa (37890), March 24, 2026 at 9:43 AM

Save our farms

Jennifer (37871), March 24, 2026 at 10:38 AM

Our area is already to congested. The schools are full. Our roads already can't handle the traffic is it currently has. Repairs are poor if even done to the roads now. Stop the over crowding of this area. This will only lead to more crime and accidents. Loss of wildlife because we keep destroying their homes then killing then as they get to close to us. This entire area needs an upgrade before even thinking about adding more traffic and population. We live here. We travel these roads daily and it's only getting worse.

Chris (37924), March 24, 2026 at 3:19 PM

This rezoning, with the potential for 194 apartments, is unacceptable for this 12-acre property at 8934 Pleasant Hill Road. The school system has reached its capacity limits as enforced by the Tennessee Fire Marshal, and approving this and other developments only causes a safety issue for the impacted schools. I am researching the capacity limits set by the Fire Marshal and the total number of students and staff for each Knox County School. In my opinion, this will be a major factor given the recent approvals of the developments by the Zoning Board and County Commission. As the county continues to support development, safety issues will continue to mount. We must stop and review the developments moving forward. From schools, roads, and the disruption of the way of life are being affected, and citizens of East Knoxville is very upset - rightly so - of the continued development without support to manage the growth.

KRISTYN (37924), March 25, 2026 at 2:04 PM

The proposed rezoning of 12 acres for 194 apartments would create serious safety, traffic, and infrastructure problems for the Pleasant Hill Road community. Kitts Road and Pleasant Hill Road would be the only two access points, neither of which can handle increased traffic or be widened. Nearby roads, including Strawberry Plains Pike, Andrew Jackson Highway, and I-40 exits, are already congested and dangerous. Increased traffic would threaten pedestrian safety for families and children who walk to local schools and community facilities. Area schools - Carter Elementary, Middle, and High - are already at capacity and unlikely to expand. The

project would negatively impact home values, overwhelm infrastructure, and create hazardous conditions while prioritizing developer profit over community well-being.

Jennifer (37914), March 26, 2026 at 7:47 AM

Please stop building residential areas in East Knox County! We do not have the infrastructure for this! Our roads are not wide enough, there is too much traffic and we do not have enough grocery stores! Food City is NOT enough for the influx of people. Our wild life is suffering as well as they are losing their homes. Once they are gone, we will never get them back. Please!

Sarah (37721), March 26, 2026 at 9:40 AM

I respectfully request that the zoning hold remain in place. Our community deserves the same level of thoughtful planning and long-range consideration that areas like West Knoxville by pausing large developments for the community to sustain long term growth . Rushing this process risks creating long-term issues that could be avoided with proper evaluation, infrastructure planning, and genuine community input.

We are simply asking for patience and the chance to ensure that growth is done responsibly, sustainably, and in a way that protects the character and safety of our area. Waiting now will prevent bigger problems later.

Thank you for your attention and commitment to making decisions that support the best interests of our community.

Sarah (37914), March 26, 2026 at 11:22 PM

I wholly disagree with the planning commission rezoning this land for more housing development. We love our small town feel and do not have currently, nor have the capacity to accommodate more people and the infrastructure that is required. Please do not rezoning this property

Carolyn (37871), March 27, 2026 at 9:46 AM

While East Knoxville realizes this community needs to grow with more restaurants and retail, it doesn't need to grow with adding 194 apartments on a very small road (pleasant Hill rd.) that is already a very busy road. There are kids that play in the road riding their bikes, walking their dogs and to walking to school. The buses do NOT pick up kids in this area due to being so close to the schools. Driving from Pleasant Hill Road to strawberry plains pike there is a very bad blind spot for drivers and the kids walking to school. I travel this road a lot visiting my brother and his family that lives at the corner of Pleasant Hill and Zesta Ln, this is a very busy road already. This is also an aging community, so you have senior citizens walking their dogs and driving this road very day has well. Adding more traffic will make it even more dangerous for the kids and seniors Also, something else to consider is the water run-off from the parking lots of the apartments that will be potentially built. You know there will be oil, gas, dirt etc. running off during rain and that will end up in the creek that runs through that community.

The East Knox Community appreciates your consideration in denying this rezoning request.

Steve (37924), March 28, 2026 at 6:54 PM

Please stop all rezoning of 8934 Pleasant Hill Rd and the rest of East Knox county.
There is no infrastructure to support more people.
Current new housing is already and overload.
Side roads are too small and full of potholes.
North Pleasant Hill road and Molly bright hasn't been paved in over 35 years. Two trucks can't pass on it.
Highways are too crowded.
Not enough grocery stores.
Dump stays full supporting Knox, Jefferson, Grainger and Sevier counties. I see out of county tags every visit.
No gas.

No Sewer.
No water in places.

Kathy (37924), March 29, 2026 at 2:44 PM

We have heard over and over that new zoning was needed to protect farmland and preserve the beauty of this area. Yet before the process is even complete, developers are already trying to change it. Why implement a land use map if it can simply be altered whenever a developer wants something different?

This proposal appears to be driven by profit, not by what is best for the community. The area around the Four Way Inn along Asheville Highway has long been considered a Special Town Zone for a reason. That designation was meant to protect the character of the area, not open it up to this type of development.

This area should remain protected as a Special Town Zone. Changing it would not only alter the neighborhood but also place additional strain on roads and schools. There was a reason this designation existed in the first place.

Developers have many places they can build. Why choose the center of a community that was specifically set aside for something else? This decision should reflect long-term community interests, not short-term profit. Do not sell us out.

Rhonda (37871), March 29, 2026 at 5:07 PM

I am highly opposed to this rezoning. Pleasant Hill Road already has too many children dangerously playing in the road. They walk to school and the cannot access a sidewalk without being in a busy road for several blocks. Additionally, there is not enough retail and commercial access available to satisfy the existing population. Before we have significant population growth we need more grocery stores, restaurants and gas stations. We need to follow a planned growth path and not this type of development.

Kelly (37924), March 30, 2026 at 8:47 AM

The 194 apartments that are planned to be built on Pleasant Hill Road would be detrimental to our neighborhood and community. Not sure if you are aware but we are in the PRZ (parental responsibility zone) therefore the buses do not run in the mornings, so a lot of children walk or ride bikes to school. More traffic through here would be dangerous these children plus it would increase the number of children walking or riding bikes to school. We also have a lot of elderly that walk their dogs daily and again more traffic would be extremely dangerous to them as well. Pleasant Hill Road is too narrow to support more traffic and the safety of our children and elderly is crucial. You must be aware that Carter Elementary is already at maximum capacity, and the pickup line is already a lengthy ordeal. Last but not least is the natural spring that runs through the proposed property, it will be compromised and can cause flooding to the existing homes. The wildlife that we all enjoy will be eradicated from this area. This proposed development will be a huge travesty to neighborhood and community. With only one large grocery store and three sit down restaurants we cannot support that volume of people here in the Strawberry Plains / East Knox community. Please choose to use wise development, we are begging you not to take away the peaceful little community we have and ruin it with overdevelopment.

Joey (37924), March 30, 2026 at 9:02 AM

I have lived in this community my entire 52 years. This development will directly affect my property. I live on Pleasant Hill Rd and Lyons Creek runs through my back yard. When we get a lot of rain it has came up in my yard. The runoff from the roads and storm drains will run into the creek producing much more and quicker runoff, which will potentially flood properties.

Also this development is in the (PRZ) parental responsibility zone, so the busses do not stop. So all of the kids going to school if not being driven by a parent will have to walk. This road is small and that will be very

dangerous.

The extra traffic will be too much for the road. Pleasant Hill is already a very busy road, with dangerous pullouts and both stop signs.
The end at Strawberry Plains pike is a blind hill. The Andrew Johnson end is at an angle onto a divided four lane, with Kitts Rd also coming into it just before a gas station. The intersection is already bad.

I am good with growth but wise growth and until the roads and infrastructure is taken care of first this is too much for the community and Pleasant Hill Rd.

Beverly (ll 37), March 30, 2026 at 8:12 PM

I am totally against this! Please don't allow this in our community. Thank you

Chris (37924), March 30, 2026 at 11:26 PM

During a community meeting, the developer noted that the Planning Commission has recommended a high-density plan for this site. However, our infrastructure is not equipped to support the proposed 194 apartments. The property lies within a PRZ, and there are no sidewalks to safely accommodate students. Traffic congestion during drop-off and pickup at Carter Elementary would become unmanageable.

Additionally, Pleasant Hill Road northbound requires crossing two lanes of Andrew Johnson Highway, posing a significant safety concern. Traffic heading toward Strawberry Plains Pike would also face limited visibility due to a blind hill in both directions. Compounding these issues, the property contains a natural spring, and its development would likely result in severe environmental harm.

Taken together, the negative impacts of this proposed development far outweigh any potential benefits. I respectfully request a thorough review of the community impact. Please find attached a petition and comments from residents opposing this development. Attached are 549 people who signed the petition and 153 comments showing the community is not in favor of these developments. I ask that you consider the community's concerns regarding high-density zoning for the selected property. Thank you for your consideration. The petition and comments will be updated on April 2 as the Planning Board provides its recommendation on this property before the meeting on April 9.

View Attachment

Kevin (37918), March 31, 2026 at 8:23 AM

Dear commissioners - the proposed rezoning is near an area that has for a long time been identified as potential town center area - the Four Way In area at the heart of the Carter Community. This was identified back in 2001 in the East County Sector Plan.

The 2011 East County Sector Plan identified an area for E Co-3. Importantly, it recommended a program to work with area stakeholders to consider the town center concept, including a Ã¢Â Â vision planÃ¢Â Â to establish the land use relationships, future road and bicycle/pedestrian network and connections to schools and parks.

The same action plan was recommended in the 2017 East County Community Plan.

A vision plan has never been put together for this area. This community engagement is a critical step, but has been neglected. Now this rezoning request is before you, and because there has been no vision plan put together, the community is not onboard. You have no design standards from a vision plan that could guide a development plan application under the PR zone. I urge you to defer this request until you can do a vision

plan.

View Attachment

Jan (37914), March 31, 2026 at 11:11 AM

Please don't put apartments in that location. Single family houses might be OK, but the roads would still have to be improved. And not like the "improvements" made on Brakebill, which consisted of a turning lane at the development entrance. That narrow, crumbling road is not safe when meeting dualies, vehicles pulling lawn mower trailers, dump trucks, delivery trucks and other box trucks that travel across it throughout the day. We were misled by the developers. The infrastructure in our area can't handle the developments being imposed on us.

Merle (37924), March 31, 2026 at 12:19 PM

I am saying NO to the rezoning of property between Kitts & Pleasant Hill roads. The infrastructure in this area cannot support the possibility of 194 single/ multi-family units. The proposed site is isolated from businesses that are already struggling to meet the local community needs due to lack of them. Plus, the fact this would be sitting amongst single family homes that would cause many concerns and safety as well. Concerns such as current homes property values, policing, the amount of traffic this would create on such narrow and already outdated roads, and the fact that our youth use the roads to walk to school, skateboard and ride bikes due to location of Carter schools.

This property also has a natural spring that would be impacted from the change not only contamination but possibly creating water issues for properties that are located lower than the proposed site.

This was zoned agricultural and must remain that or zoned in as single family homes with a limitation of homes per acre. Preferably no more than 2 per acre which would be acceptable for most of us.

Kevin (37918), March 31, 2026 at 1:24 PM

Looking at the area context, this is an undeveloped parcel that's in an area with a lot of under-developed brownfield property. Instead of doing greenfield development here, I think the area and town center vision would benefit from some brownfield redevelopment instead of taking existing agricultural parcel - which provides connection to the rural character surrounding - and developing that.

Ashton (37914), March 31, 2026 at 2:01 PM

As a life long resident of the Carter community and as a parent of two kids that attend Carter and plan to stay in the area after they graduate. Four Way is a community center, but I think that our community center definition and the current administration definition are not the same.
Community to us does not come from the outside but from within. We already have a community adding a "multi family unit" to an area that has no infrastructure to support it, does not benefit our community, it hinders it.

The Carter area has at least 7 new or ongoing projects that I know about. Three of those being "multi family units" and the others being single family homes in tightly compressed subdivisions. We don't know what effect these new developments will have yet. But all these developments feed into the Carter schools. Schools that are already struggling to keep up with demand. As a parent I want to know that my taxes are going to benefit my children and all the children that come through after them.

For these reasons please vote NO on rezoning this property.

Marian (37924), March 31, 2026 at 8:19 PM

I STRONGLY OPPOSE the rezoning of the property at 8934 Pleasant Hill Road (4-B-26-RZ) for numerous reasons but mainly:
-safety for the children that walk or bicycle to & from school
-increased traffic on this NARROW road which doesn't have the capacity to handle
-lack of commercial/retail businesses that are needed NOW to support the recent housing 'boom' within minutes of this area
-decrease in the value of all existing single family homes surrounding this property
-loss of integrity & history of a long-standing rural community
This area CANNOT support the proposed development of 194 'units' or any other proposed density of this magnitude!
I ask ALL members of the Planning Commission to say 'NO' to this rezoning because IT IS THE RIGHT THING TO DO!

Charlotte (37871), April 1, 2026 at 9:28 AM

almighty dollar. Be a person who wants to save the agricultural areas so children of today and tomorrows know that such things exist not just housing on top of housing and pavement. Remember your childhood in days of being outside. VOTE NO on this PLEASE

Kelly (37924), April 1, 2026 at 10:49 AM

Please see attached pdf

View Attachment

Cathy (37806), April 1, 2026 at 11:09 AM

I am very concerned about the amount of traffic that the proposed housing would cause, there are students walking this road since it is in the PR zone. Many residents walk their dogs and children play near the street. There are no sidewalks on Pleasant Hill Rd and in fact it doesn't even have a shoulder for pedestrians to walk on. The influx of more students would put a strain on the schools which are already full. We would not be opposed to single family dwellings, Pleasant Hill Road and Kitts road are not able to handle the extra traffic a multi family housing project would add. We would like to see some commercial businesses in the area but not in the location proposed. Please use wise development

Tom (37924), April 1, 2026 at 12:17 PM

The application under consideration is inconsistent with the surrounding residential neighborhood, which relatively speaking, is low density. Twelve housing units per acre in a community of low density, single-family dwellings, is exceedingly far more than would be compatible and consistent.

In addition, neither Pleasant Hill Road nor Kitts Road, as they currently exist, are able to safely manage vehicular and pedestrian traffic, especially in consideration of this location being in a Parental Responsibility Zone for public schools.

Comparing this proposed residential development with nearby developments, namely Brakebill Road, in which no obvious road improvements have been made, despite many new residential units either already constructed or under construction, makes me wonder whether thereâ s a plan for safely handling the anticipated traffic volume which is obviously bound to increase substantially.

Daniel (37914), April 1, 2026 at 4:30 PM

I oppose this rezoning of this property. High density housing does not belong at this location. This isn't an

urban environment nor should be. I'm not confident that there is an adequate plan for the impact on the schools in the Carter community, and I am definitely not confident that increased traffic has been adequately considered from this property all the way to the interstate. I am certain the the sum of population being added in east knoxville is not adequately studied/surveyed. While individual traffic studies are happening, where is the cumulative report on all the residential developments happening off Asheville Highway, John Sevier, and Strawberry Plains Pike?

Ethan (37924), April 1, 2026 at 5:02 PM

I've lived in East Knoxville/Strawberry Plains long enough to see what makes this place special and what's slipping away. This isn't just land on a map. It's the rhythm of rural life, the open spaces, the small roads, the culture that has shaped generations. Adding 194 units here isn't growth, it's overcrowding. It risks turning our quiet community into just another subdivision, erasing what makes it home. Please consider that not every inch of land should be built on, and not every community should lose its soul to development.

Harold (37871), April 1, 2026 at 7:11 PM

After all those living spaces become available traffic will lead to wrecks,deaths, and more tax payers money to install more traffic lights. The schools will be way over crowded for the next decade. People moving from these big city's working from home or trading stocks will drive the prices of everything up. The locals that have been here for multiple generations the family's that settled here and have been here since will be run out!! All the small town Carter community vibe will be nonexistent!! I grew up in Sevier County and watched it happen I don't want to see another small town/community disappear because a few people want to get more rich

David (37871), April 2, 2026 at 11:24 AM

Please vote no on this. Traffic is already worse due to the recent housing developments not to mention the ones being constructed currently. Schools are overflowing. We live out in rural East Knoxville for reason and developments like this will change our way of life.

PLEASE VOTE NO.

Staci (37924), April 2, 2026 at 2:49 PM

Not only does our community whole heartedly oppose the rezoning of this property, it would be detrimental to our everyday way of life. Iâ ve grown up in the Carter community my entire life, and the last 10 years Iâ ve spent growing my family on Pleasant Hill. Our community has already grown exponentially with several subdivisions popping up between us and the interstate, growth isnâ t a problem hereâ ¦ we donâ t need this!

Jessi (37764), April 2, 2026 at 5:02 PM

My neighbors and I appreciate land zoned for agriculture as it helps keep our population less dense, our farming community thriving, and our surroundings more enjoyable. Currently, our schools are at max capacity for optimal learning and safety. Our roads also need many repairs before handling more traffic. We are already underserved in essential resources such as grocery stores, healthcare access, and emergency services. Allowing 194 more apartments to be built in this school zone in addition to the other multi-dwelling housing already approved recently (ie- Universal at Strawberry Plains Apartments, Village at Strawberry Hills, and Strawberry Meadows Townhomes) is negligent, not only for the reasons mentioned above, but also for childrenâ s safety. Pleasant Hill is not eligible for a bus route, nor does it have a sidewalk. Increased apartments would result in increased kids walking on the narrow, winding roads home with increased traffic. It is both my and your responsibility to protect the Carter Community. In doing so we protect the legacy of those before us and safeguard the future of our children. Growth without proper planning is not progress, itâ s a problem that causes more problems. The Carter Community would greatly appreciate you voting â NOâ to rezoning Pleasant Hill so it can continue to live up to its name as a pleasant place for those who have been living there for generations.

Melissa (37871), April 2, 2026 at 5:18 PM

No one in our community wants this! We need better infrastructure before we can add this much to our population. Our roads and schools are not ready for this - affordable housing, yes! Apartments - no!

Franklin (37871), April 2, 2026 at 5:51 PM

I was the ups driver in some form in this area until last year. I live maybe a half a mile from pleasant hill. I grew up riding my bike and walking the creeks here. But itâ s to the point I even hate crossing the road to get the mail. Our roads canâ t handle apartments. And our roads can not be reworked to handle the amount of people youâ re trying to force on us. All my life Iâ ve looked forward to retiring in my little quiet town. You all are destroying all thatâ s left of strawberry plains USA. One store two sit down restaurants. Which was fine before. But with so many people now you canâ t enjoy a night out or go to the store without people running you over in the lot. I understand the need for housing. I donâ t understanding dumping 1000â s of people in a small town. Especially in something they canâ t own. How much money is enough to these developers? I know this will fall on death ears if even read. But heck it made me feel better. Stop by sometime we will fish the pond and pick some blackberries. Hurry though. They will be covered in concrete soon!

Jeremy (37721), April 2, 2026 at 7:46 PM

My mother in law owns a home not far from here off Thornhrove Pike and I own a home in Corryton inside Knox county. As an engineer, I believe there needs to be a series of traffic impact studies fully funded by this developer before we let them further overcrowd our already stressed roadway system. I think the results would clearly show that the surrounding roadways cannot support the increase in traffic. All over Knoxville congestion is a major problem because our streets were never designed for the population growth we have already seen post Covid. It is foolish to continue to allow dense retail centers with low wage jobs and high density apartment complexes with very high rent to take over this town. Working class people are being priced out of the very place they grew up and its not right! We need more affordable single family housing and regulations to prevent private equity firms from capitalizing on them to the detriment of working class folks! Thank you Adam Thompson for voting NO against this rezoning! Keep this area agricultural for now and let a builder like Worley rezone it for affordable houses like they build in Stonewood Creek!

Tess (37924), April 3, 2026 at 9:30 AM

Please resist the urge to approve any further large housing developments in our little northeast Knoxville. Most of us live here because it was quieter and not so busy. With the developments already here, the traffic, noise pollution, homeless, and infrastructure damage has increased massively. Please stop making us city.

John (37931), April 5, 2026 at 9:38 AM

This is one of the best ideas to come forward in a long time for this area. The Town Center Mixed Use zoning designation will allow this rezoning to be viable for the forseeable future. Integrated, walkable, open-air projects blending residential, commercial, cultural, and institutional uses to create vibrant community hubs is exactly what this area needs in the addition to much needed housing opportunities. This will also bring much needed consistent tax revenue and employment opportunities to an area that is in desperate need of them.

Kat (37876), April 7, 2026 at 8:29 AM

We do not need apartments where you are seeking to put them. We need more farmland to continue, if you want to invest maybe try investing in something that truly helps the community.
If you want more apartments, build in Sevier county or closer to them. Maybe even Morristown. They've already sold their souls for folks like you who only see dollar signs.
Heck why not join in with the Buckee development and put your money to better use.
Thank you for offering to buy land to clear and sell to highest bidder but we don't need that type of stuff here.

Lori (37924), April 7, 2026 at 3:30 PM

I say no to building apts in an area where traffic has already increased and the schools are getting overcrowded which will lead to kids falling behind!! It's bad enough with the increased traffic because of all the new housing going in with no significant road improvements ! The roads haven't been improved as it is and with so much land in other areas where the roads can be improved and have room for new schools why would this small 4 way area even be considered !! Please reconsider building elsewhere! Thank you, Lori F.

Linda (37918), April 7, 2026 at 8:50 PM

Please just say NO! My family has lived in this area for generations. Please continue to keep this agricultural. Pleasant Hill cannot handle additional traffic safely!

Nikki (37871), April 8, 2026 at 8:26 AM

I am a concerned mother and member of the Carter community. I went to Carter as a child and 4 of my children go to Carter Elementary and Carter high. I have a friend that lives off of Pleasant Hill Road with her 2 daughters. She is now in fear of her children's safety if this development happens. They bought their little house on a little dead end the road so they could have a bit of peace knowing that their children would be safer playing outside. If this development happens that peace and feeling of safety is gone for everyone in the community. There will no longer be a safe place for any child to ride their little bicycles, walk to school or play basketball. This isn't just about making money here. Your decision is going affect every family mother, father and child in the community.. that little road barely fits two compact cars passing each other. You usually have to pull over to the ditch to let someone by if they're in a truck. This is a dangerous proposition. This is no place for any development. Our schools are packed. Our teachers are overwhelmed. It is not feasible. The only rational decision that can be made on this is voting NO to the proposed development. Our community matters, our children matter. I just hope they matter to you all too.

Debbie (37924), April 8, 2026 at 10:53 AM

I have lived in the Carter community all of my life. You used to see beautiful farmland. Now most of the land has gone to the developers. Building house after house and so many apartments. It's getting to where the roads and the stores are so crowded that I hate to even get out. Please vote no on these apartments. It's time to stop the developers.

Michael (37924), April 9, 2026 at 6:20 AM

Please call a halt to any new development plans for East Knox county at least until a thorough look at the current infrastructure (roads, schools, water, sewage, quality of life for existing residents, etc.,) is completed

and studied by both the commission and the residents. We love our area, most all of us have chosen the east Knox county area for just what it is, forsaking the west side because of what it has become. We don't need high-density apartments or condos. People live here because we have a little room to move, a little quieter life style, and feel your plans are against our values, our needs, and our capability of handling this level of development.

Alivia (37914), April 12, 2026 at 10:08 AM

I oppose the proposed development of 194 apartment units on farmland in East Tennessee. Once productive farmland is paved over, it is gone for good. Our rural communities depend on preserving open land, protecting local agriculture, managing stormwater naturally, and maintaining the character that makes this area special. A project of this size would also place added strain on already stretched roads, traffic patterns, schools, utilities, and emergency services. Growth should be planned responsibly in areas already suited for higher-density housing, not by sacrificing valuable farmland and rural infrastructure. I urge you to protect our community's long-term future and vote against this proposal.

Chris (37924), April 13, 2026 at 12:36 PM

Attached is the updated petition, effective 4-13-26 - 885 signatures, 276 comments.

View Attachment

Deborah (37871), April 18, 2026 at 8:54 AM

I am against the rezoning of this property for this specified use. It is located in a small rural community and accessed by a very narrow road which could not handle the additional traffic. I vote NO to this and request it remain agricultural or single family homes.

Alex (37924), April 19, 2026 at 11:08 AM

The community is against this project. The reasons have been given over and over why this is a bad location. The future of this rural area belongs to the people that live there and love it. Vote no to this developers plan and vote for the people.

Andrew (37924), April 20, 2026 at 8:43 AM

Please see attached.

View Attachment

William (37849), April 25, 2026 at 12:00 AM

Listen to the citizens of rhe county that you are charged with representing. It is not hard to decipher where the community sentiment lies regarding this project, in terms of traffic, school overcrowding, preservation of the rural character, population density. It is obvious 1270 additional vehicles in daily traffic cannot be ignored, but will likely be pushed aside to pass the unwanted development. A developer buying property does NOT give them a God given right or a free pass from the commission. When you all take a stand that supportd your citizens then developers will be less willing to buy property for mass development if there is uncertainty of outcomes. If you all do more of what typically happens, another approval, citizens should see your removal from office and new appointments of the planning committee by the new mayor will at least have a fair shake chance of stopping this and other developments all over the county. We are full, traffic is a horrendous mess, whats done is done, the mess was approved by you all with blinders on apparently. Do something right in the eyes of your citizens versus approving an out of states developer's plan to cause more issues than we are

already facing across the entire county. We are eager to see what you all do. The vegas odds are not in favor of the concerned citizens,.but only you the commission body can do what is right. See what you do on this.

Chris (37924), April 27, 2026 at 3:11 PM

As we fast approach the meeting on May 14, I wanted to share community views on this rezoning in the hope you will consider the voice of the people of the community. This development does not fit the character of any other development in the immediate area. Designed to maximize developers return on investment, no matter the negative impact on the community.
Traffic impact from the report for this development says 1270 additional cars daily, which has to be something that impacts the area in an extremely negative way. The traffic study attached shows this rezoning would result in 1270 average daily impact with a yield of 13 students on the schools. This is far below the impact this will have if this rezoning is approved by the Planning Commission
All is on an attached PDF form.

View Attachment

Sandy (37924), April 27, 2026 at 4:33 PM

View Attachment

Jennifer (37924), April 28, 2026 at 10:04 AM

Attached is the updated petition with over 1020 signatures and comments. Please take time to read these comments to better understand the community. thoughts on this rezoning.

View Attachment

Todd (37924), April 29, 2026 at 10:29 PM

As a longtime resident of the Carter Mill community I am strongly against the rezoning at Kitts RD/ Pleasant Hill RD for development. We value the quiet community we live in and raise our families in. I understand the need for growth, but this area has experienced way too much in a short period of time. I don't consider building jack in the box houses on top of each other and as many as you can cram in an acre sensible or responsible growth. Please listen to the people of this community and vote against the rezoning - WE DONT WANT IT.

KAYLA (37871), April 29, 2026 at 11:12 PM

The rezoning is unwanted by local residence! Stop trying to make money off our area while not even contributing to upgrades to help the area.

Brittney (37924), April 30, 2026 at 7:23 PM

We do not need added traffic in this area. Just look at the traffic accidents that have occurred nearby in the past year or even in the past month. This will make our roads even more unsafe as we do not have the infrastructure for this.

Thomas (37922), May 6, 2026 at 2:23 PM

Attached is a letter from the project engineer following a conversation between the engineer and Knox County

Engineering & Public Works regarding the access to the site being off Kitts road.

View Attachment

Joseph (37924), May 7, 2026 at 5:59 PM

I am deeply concerned about the impact this proposed development could have on both my property and our community as a whole. As a property owner on Kitts Road adjacent to this proposed development, I am especially concerned about how this will directly affect my property, privacy, and quality of life. I also worry about increased traffic, strain on local schools and infrastructure, environmental disruption, drainage concerns, and the overall change to the character of our area. Growth should be thoughtful and responsible, and I do not feel the long-term impact on current residents has been adequately addressed.

Chris (37924), May 13, 2026 at 1:28 PM

I have attached the latest list of signatures for the petition against the rezoning of 4-B-26-RZ. Please review the comments that Knox County citizens have provided in detail on their feelings about this rezoning. As noted, the Planning Staff has recommended that the rezoning be denied due to SAFETY issues on Kitts Road and Pleasant Hill Road. There are multiple concerns regarding environmental effects, overcrowded schools, and other factors that would negatively impact our community. We appreciate the staff recognizing the safety concerns, and we ask that the planning board recognize these concerns to prevent this rezoning from moving forward.
1060 signatures on the petition
320 comments submitted
Many comments have been provided on this forum as well.
Thanks for understanding our cause, and we look forward to the meeting on May 14th.

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

25. HOMESTEAD LAND HOLDINGS, LLC 4-B-26-RZ

8934 Pleasant Hill Road / Parcel ID 062LB017, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

Speaking:
Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN

1. **STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 12 du/ac due to concerns with existing roadway infrastructure and the subject property's lack of direct access to any of the nearby classified roads.

2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 12 DU/AC BECAUSE THE PROPERTY HAS ACCESS TO A NEARBY CLASSIFIED ROAD, WITH FOUR CONDITIONS:**

    1) **ANY DWELLING WITHIN 150 FT OF PLEASANT HILL ROAD SHALL FRONT PLEASANT HILL ROAD AND BE LOCATED ON A LOT NO LESS THAN ONE THIRD ACRE IN SIZE.**

    2) **THE DEVELOPER MUST PROVIDE A SPEED STUDY TO DELINEATE THE OPERATING SPEED OF KITTS ROAD.**

    3) **ACCESS POINT VIA KITTS ROAD MUST HAVE AN ADEQUATE LINE OF SIGHT WITHIN THE IDENTIFIED OPERATING SPEED. IF SIGHT DISTANCE CANNOT BE OBTAINED, THE DEVELOPER MUST PROVIDE A PLAN ACCOMMODATING NECESSARY ROAD IMPROVEMENTS TO OBTAIN SIGHT DISTANCE THAT ALLOWS WORK TO OCCUR WITHIN THE RIGHT-OF-WAY OR WITHIN AN EASEMENT THEY HAVE OBTAINED.**

    4) **THE DEVELOPER MUST ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY TO MAKE NECESSARY IMPROVEMENTS TO KITTS ROAD.**

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

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. YOU or YOUR representative must be present. The item will be postponed or withdrawn if you are not represented.

RLA-18300 **3-F-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 MAY AT REQUEST OF APPLICANT)** *(Previously Deferred from April to May at Request of Applicant) (Commission District 9)*

Attachments

Taylor D. Forrester 3-F-26-RZ

Letter to Defer to May

Letter to Defer to June

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)

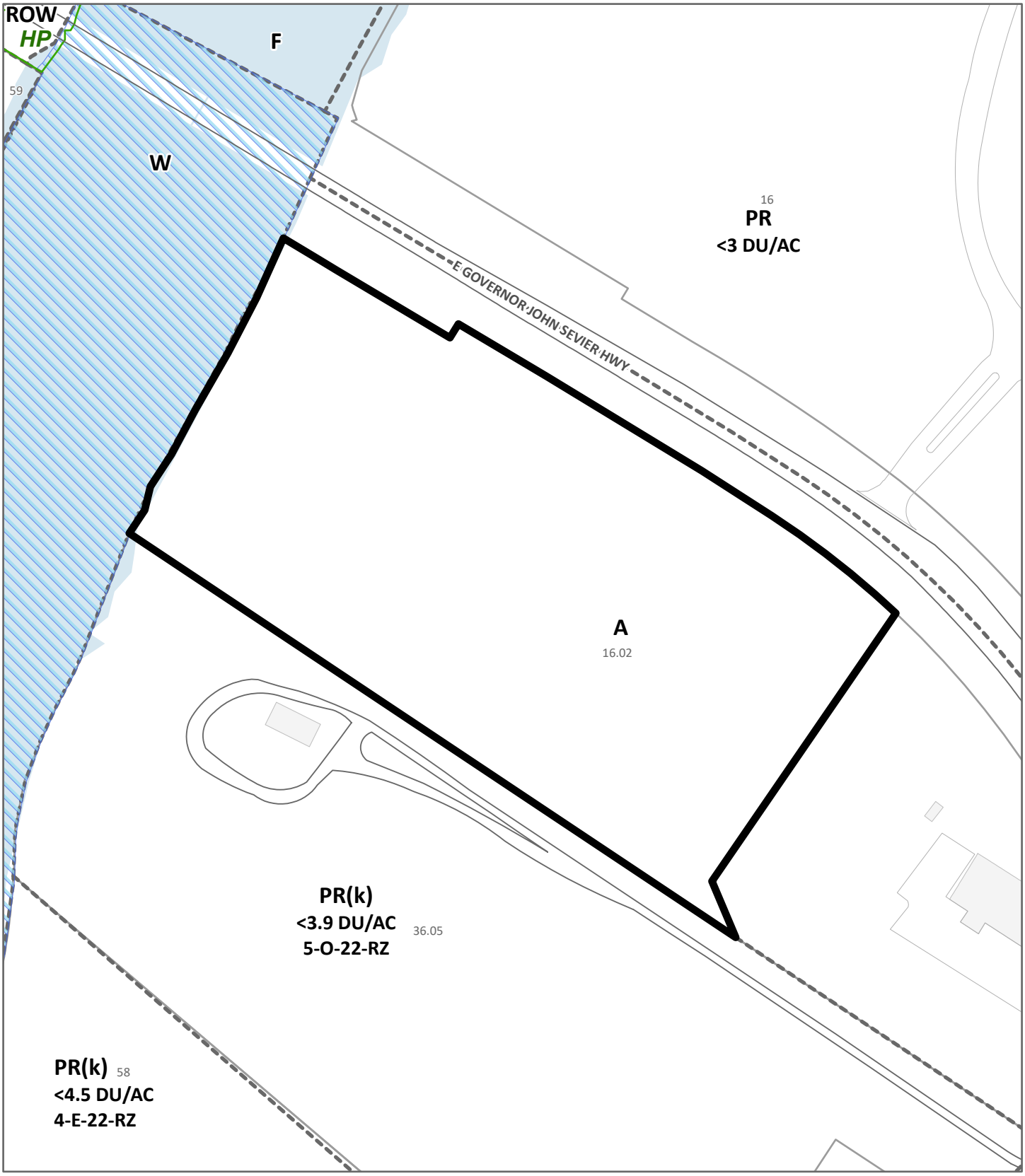
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

From: A (Agricultural)

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

Original Print Date: 1/30/2026

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

Petitioner: Taylor D. Forrester

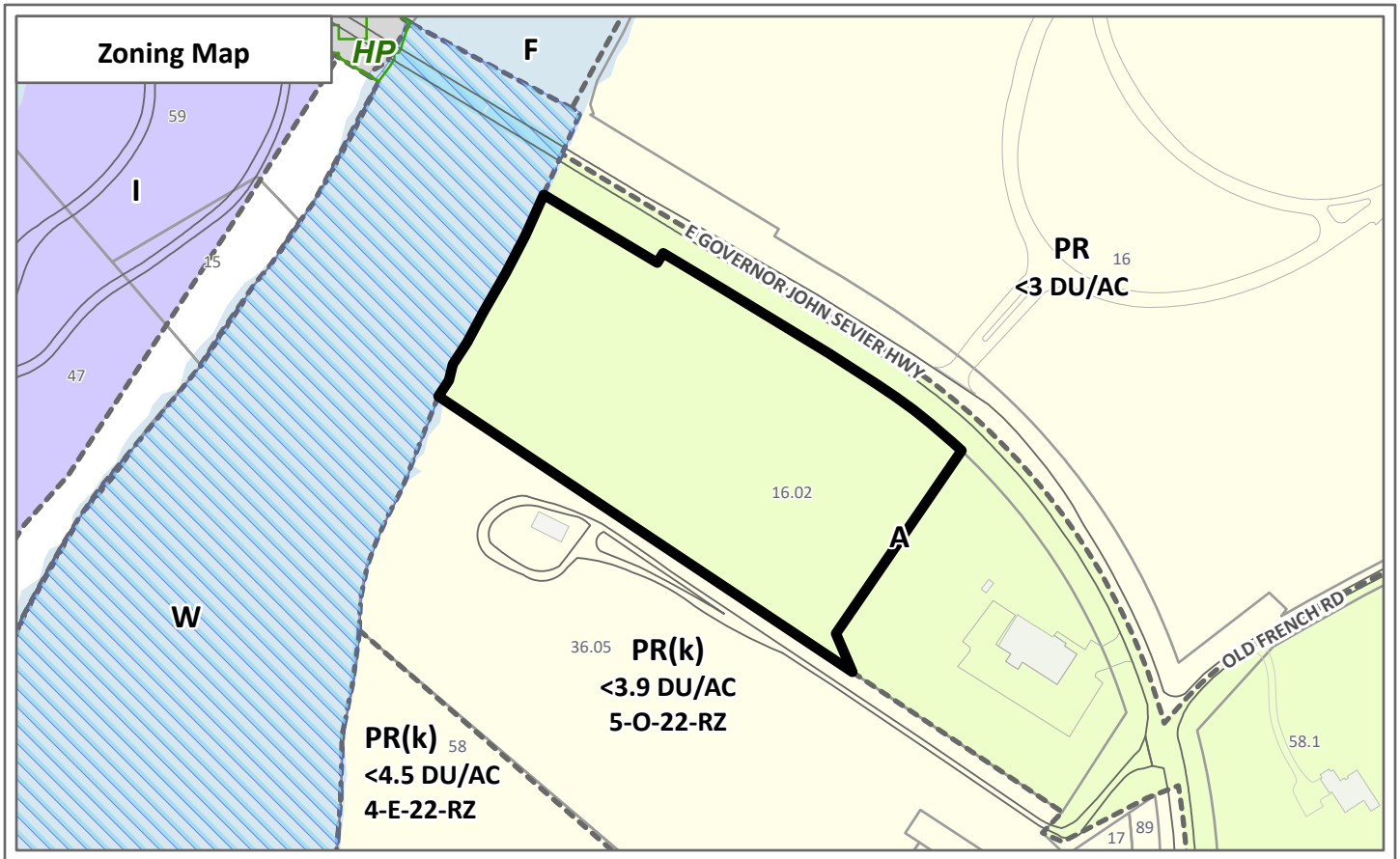
Map No: 111

Jurisdiction: County

0 180

Feet

N



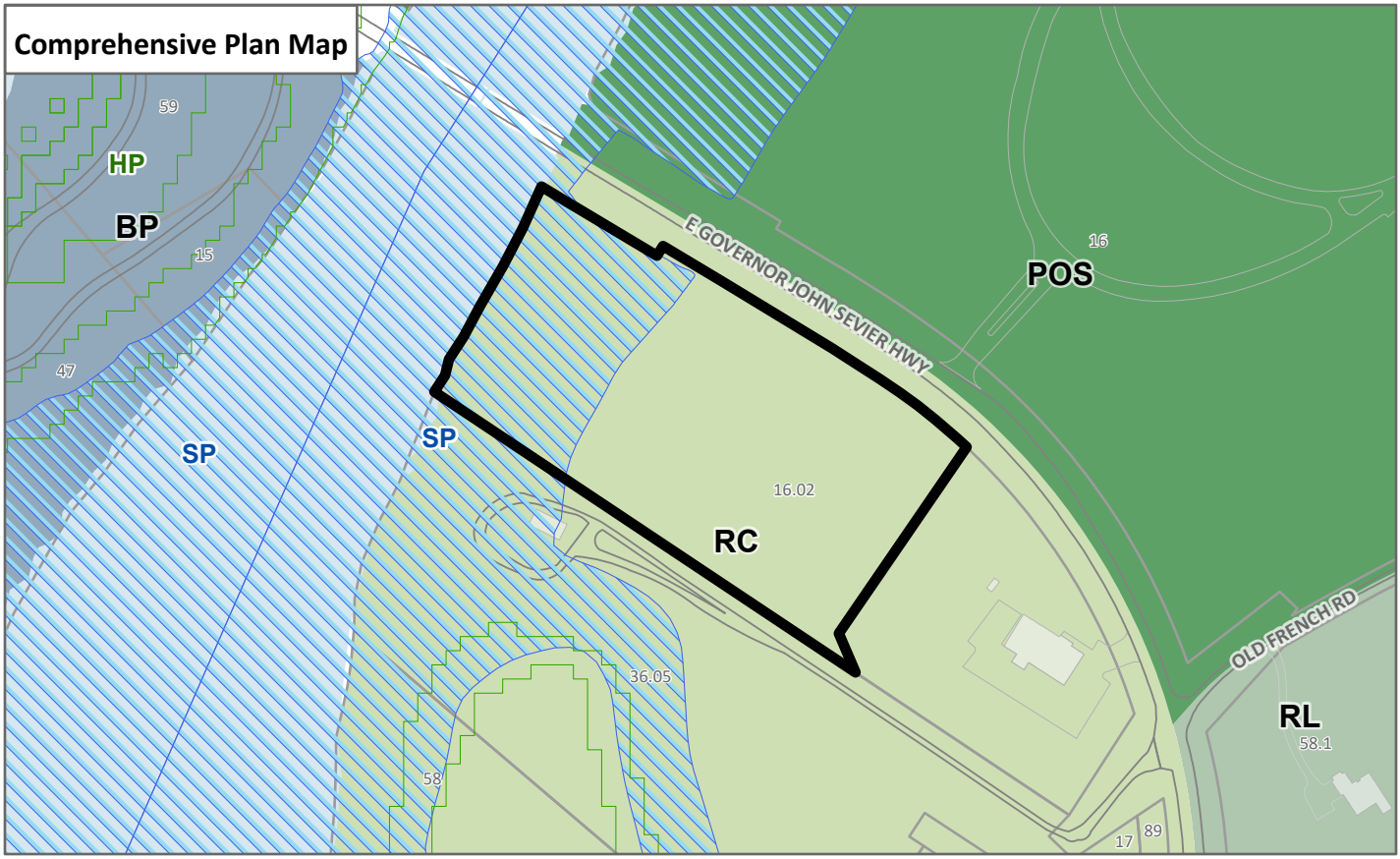


EXHIBIT A, CONTEXTUAL MAPS 3-F-26-RZ

Case boundary

0 360

Feet

N

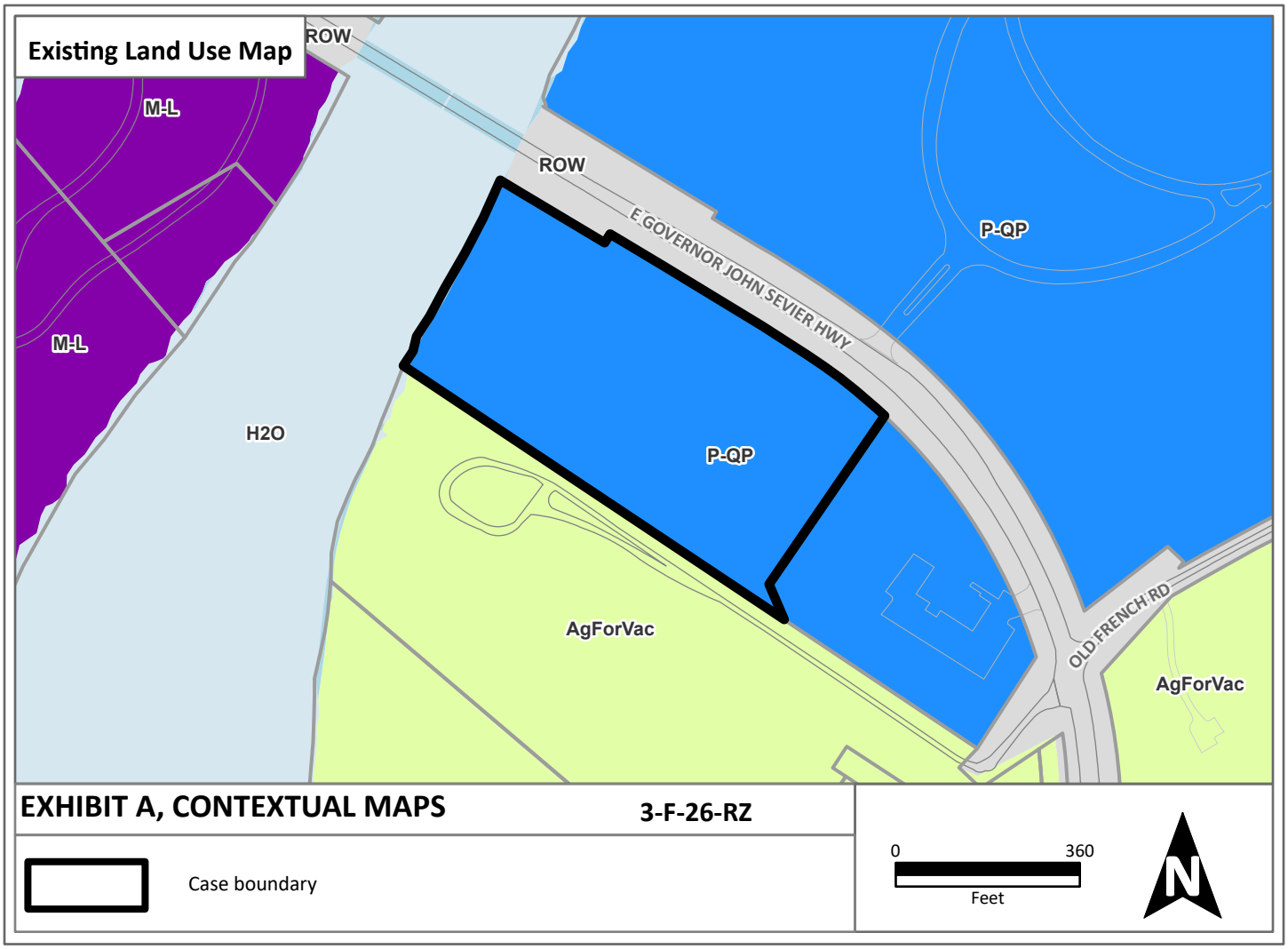
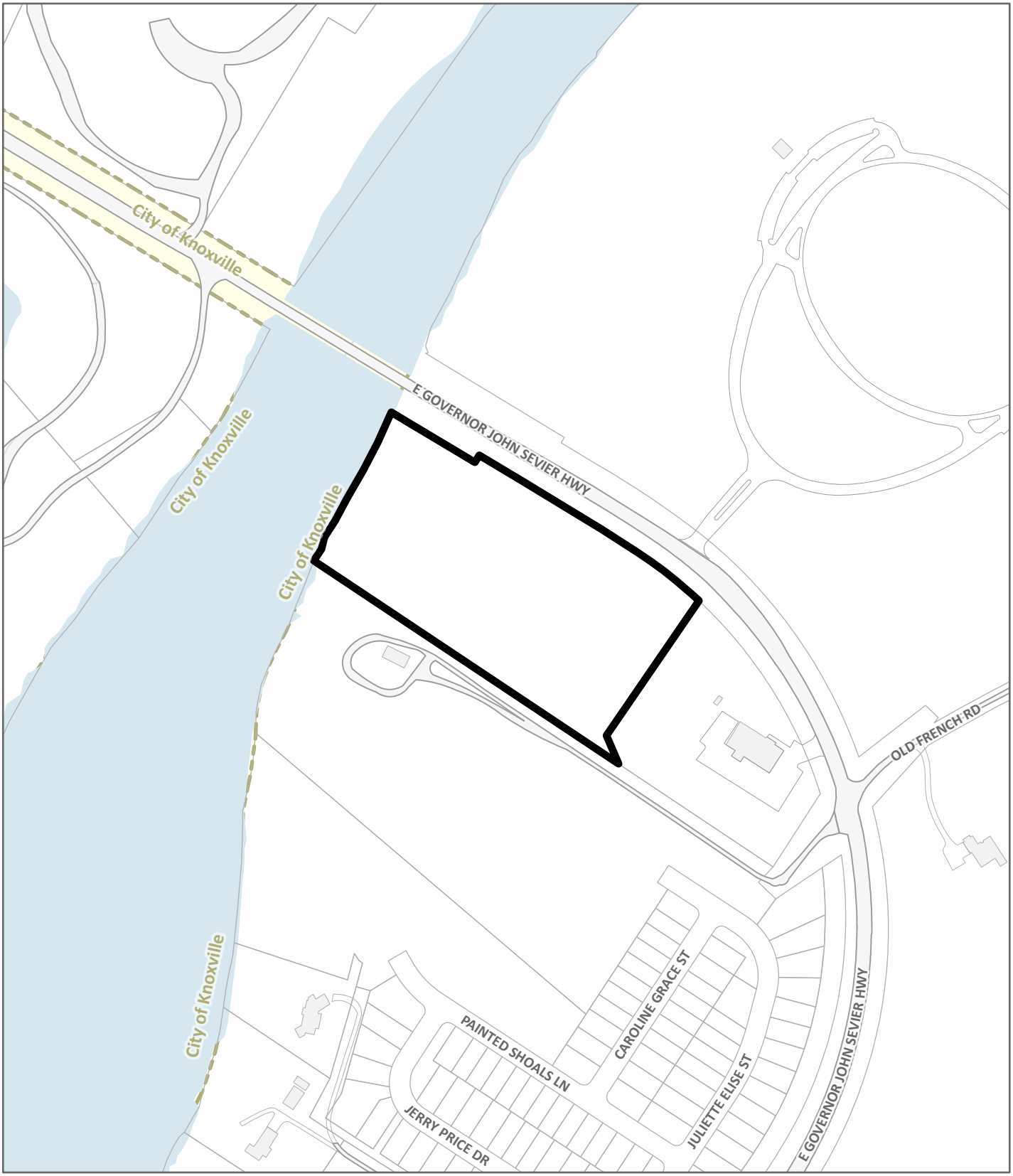

Existing Land Use Map
ROW
M-L
ROW
E GOVERNOR JOHN SEVIER HWY
P-QP
M-L
H2O
P-QP
AgForVac
OLD FRENCH RD
AgForVac
EXHIBIT A, CONTEXTUAL MAPS
3-F-26-RZ
Case boundary
0
360
Feet
N

Exhibit A. Contextual Images



LOCATION MAP **3-F-26-RZ**

Case boundary

0 360

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

Case boundary

0 180

Feet

N

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 gn=Taylor D. Forrester c=US United States l=US United States o=Long, Ragsdale & Waters, P.C. e=tforrester@lrwlaw.com Reason: I am the author of this document Location: Date: 2025-11-19 18:26-05:00	Taylor D. Forrester	1/19/2026
Applicant Signature		Applicant Name	Date

Planning
KNOXVILLE | KNOX COUNTY

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. The 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.

March 5, 2026

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

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

1. **STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

THANK YOU for your submission!

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

ORDER DETAILS

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

ACCOUNT INFORMATION

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

TRANSACTION REPORT

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

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR04763860

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

REZONINGS

2-L-26-RZ – BENJAMIN C. MULLINS – 0 Fox Road. Property located west side of Fox Rd., east side of I-140, north of Castleglen Ln. Proposed rezoning. Planning Commission Action: Approve PC (Planned Commercial) with 2 conditions.
3-A-26-RZ – 1222 DEVELOPMENT LLC – 8005 Millertown Pike. Proposed rezoning. Planning Commission Action: Approve CR (Rural Commercial).
3-B-26-RZ – STEVE AND LINDA GORDON – 509, 511 Kimberlin Heights Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
3-C-26-RZ – ANDREW JONES – 1117 Grandville Conner Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).
3-F-26-RZ – TAYLOR D. FORRESTER – 2131 E Governor John Sevier Highway. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.
March 13 2026
LOKR0476386

<< Click here to print a printer friendly version >>

SCHEDULE FOR AD NUMBER LOKR04763860

March 13, 2026
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

LRW

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

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

RECEIVED
APR 20 2026
KNOX COUNTY
COMMISSION

1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919-4074
865 584 4040 865 584 6084 fax www.lrwlaw.com

† Of Counsel *Also admitted in New York

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

Defer to June

Drucilla Stills

From: Adam Thompson
Sent: Monday, May 11, 2026 3:54 PM
To: Drucilla Stills
Subject: Fw: [External]Agenda Item 14 [3-F-26-RZ] - postponement request

Get Outlook for iOS

From: Taylor Forrester <tforrester@lrwlaw.com>
Sent: Monday, May 11, 2026 3:43:08 PM
To: Gina Oster <Gina.Oster@knoxcounty.org>; Kim Frazier <Kim.Frazier@knoxcounty.org>; Damon Rawls <Damon.Rawls@knoxcounty.org>; Courtney Durrett <Courtney.Durrett@knoxcounty.org>; Shane Jackson <Shane.Jackson@knoxcounty.org>; Angela Russell <Angela.Russell@knoxcounty.org>; Terry Hill <Terry.Hill@knoxcounty.org>; Rhonda Lee <Rhonda.Lee@knoxcounty.org>; Adam Thompson <Adam.Thompson@knoxcounty.org>; Andy Fox <Andy.Fox@knoxcounty.org>; Larsen Jay <Larsen.Jay@knoxcounty.org>
Cc: amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>; Jim Snowden <Jim.Snowden@knoxcounty.org>; Steve Elliott <Steve.Elliott@knoxcounty.org>
Subject: [External]Agenda Item 14 [3-F-26-RZ] - postponement request

Madam Chair & Honorable Commissioners,

Due to an unforeseen scheduling conflict, my client will be unable to attend this evening's County Commission meeting. My client desires to be present, and I likewise require their attendance to adequately represent their interests before the Commission.

Accordingly, I respectfully request that the Commission postpone consideration of this matter to the June meeting. We are committed to moving this application forward promptly and will make every effort to ensure my client's availability for the rescheduled meeting.

Thank you for your consideration of this request. Please do not hesitate to contact me should you require any additional information.

TAYLOR D. FORRESTER

LRW Long, Ragsdale & Waters, P.C.
ATTORNEYS AT LAW
1111 N. Northshore Drive, Suite S-700
Knoxville, Tennessee 37919
(865) 584-4040
(865) 584-6084 fax
www.lrwlaw.com

RECEIVED
MAY 11 2026
KNOX COUNTY
COMMISSION

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

RLA-18503 **4-L-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Wesley Gibson Construction Inc. for rezoning from A (Agricultural) to PR (Planned Residential) up to 2.3 dwelling units per acre. Property located at 0 Tipton Station Road / 137 067. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions, by a vote of 13-0.**
(Commission District 9)

Attachments

Wesley Gibson Construction Inc 4-L-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:39 PM FILE NUMBER: 4-L-26-RZ

APPLICANT:	WESLEY GIBSON CONSTRUCTION INC
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural)
TO:	PR (Planned Residential)
AT A DENSITY OF:	up to 2.3 du/ac
COMM. RECOMMENDATION:	**Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	0 TIPTON STATION RD / Parcel ID 137 067
ACREAGE:	6.95 acres
DISTRICT:	Commission District 9
PLACE TYPE:	RC (Rural Conservation)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	David Harbin Batson, Himes, Norvell and Poe 4334 Papermill Dr. Dr. Knoxville, TN 37909
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, PR (Planned Residential) up to 4 du/ac is partially related to the RC (Rural Conservation) place type.
Consistent with Growth Plan?	Yes, it is within the Planned Growth Area.

REZONING REPORT

▸ **FILE #:**	**4-L-26-RZ**	**AGENDA ITEM #:**	**26**
POSTPONEMENT(S):	4/9/2026	**AGENDA DATE:**	**5/14/2026**
▸ **APPLICANT:**	**WESLEY GIBSON CONSTRUCTION INC**		
OWNER(S):	Wesley Gibson Wesley Gibson Construction		

TAX ID NUMBER:	137 067 **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	0 TIPTON STATION RD
▸ **LOCATION:**	**South side of Tipton Station Rd, east side of Sayne Ln, east of Neubert Springs Rd**
▸ **APPX. SIZE OF TRACT:**	**6.95 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Tipton Station Road, a major collector with 19 ft of pavement width within a 40-41 ft wide right-of-way. Access is also via Sayne Lane, an unstriped local street with 10-16 ft of pavement width within a 28-30 ft wide right-of-way.
UTILITIES:	Water Source: Knox-Chapman Utility District
	Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT:	Seymour Volunteer Fire Department
WATERSHED:	Stock Creek

▸ **CURRENT ZONING:**	**A (Agricultural)**
▸ **REQUESTED ZONING:**	**PR (Planned Residential)**
▸ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**
▸ **DENSITY PROPOSED:**	**up to 2.3 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, public/quasi public land (church) - A (Agricultural)
	South: Single family residential - A (Agricultural)
	East: Rural residential - A (Agricultural)
	West: Rural residential - A (Agricultural), CA (General Business)
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 at the intersection of Neubert Springs Rd and Tipton Station Rd. A large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway is 0.3 miles to the northwest. There is a large residential subdivision in development across the street from this property and commercial zoning to the west.

STAFF RECOMMENDATION:

- **Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.**

1. At least 50% of the subject parcel shall be left as undisturbed natural area, per the intent of the RC (Rural Conservation) place type.
2. Access from a future development on the subject property to Tipton Station Road shall only be permitted via Sayne Lane.
3. Sayne Lane will be improved from the access point of a future development to Tipton Station Road, as determined by Knox County Engineering and Public Works.

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. Properties across Tipton Station Road from the subject property with direct access to W Governor John Sevier Highway that are in the TN (Traditional Neighborhood) place type have been approved for rezonings and planned development of residential subdivisions. For the residential rezonings that have occurred there recently, the Knox County Commission has conditioned exclusive access onto W Governor John Sevier Highway in order to preserve rural character and maintain traffic safety to the south where the subject property lies.
2. The subject property is at the edge of a large designated area of the RC (Rural Conservation) place type per the Knox County Comprehensive Plan. This RC area is comprised of large agricultural and rural residential lots among forests and stream beds that have remained unchanged for decades.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Each planned development shall be compatible with the surrounding or adjacent zones.
2. The subject parcel is almost entirely forested. It is surrounded by large rural residential and agricultural lots, and it neighbors an undeveloped lot with CA (General Business) zoning. There is a closed contour on the rear western side of the lot near Sayne Lane, which could indicate the presence of a sinkhole. The PR zone would enable development that can be responsive to environmental constraints on the site and the rural character of the area.
3. 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.

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 proposed PR density of 2.3 du/ac would be a visual outlier along this rural section of Tipton Station Road. While there is new PR residential development to the north, it is prohibited from accessing Tipton Station Road and landscape buffering is required along that street face. The recommended condition for this rezoning, that at least 50% of the subject property be left as an undisturbed natural area, would preserve some of the rural character and scenic assets of the area in a manner that is consistent with recent zoning changes.
2. The maximum density possible with the requested rezoning on this 6.95-acre lot is 15 dwelling units, which could produce an estimated addition of 176 vehicle trips per day. The safest way to access Tipton Station Road from the subject property is via Sayne Lane to avoid the hazard of multiple access points in close proximity, which is the basis for conditioning access on Sayne Lane exclusively. However, Sayne Lane is an unstriped local street with 10 to 16 feet of pavement width. The recommended condition to improve Sayne Lane in accordance with requirements by Knox County Engineering and Public Works during the development plan review phase would address transportation capacity and multimodal concerns commensurate with future residential development. A new sidewalk on Sayne Lane and road widening may be required, depending on the scale of future proposed development. County Engineering staff verified that the minimum sight distance of 400 feet is being met in both directions from Sayne Lane onto Tipton Station Road.
3. Development under the PR zone is evaluated by the Planning Commission for consistency with zoning intent, the Comprehensive Plan and the Growth Policy Plan. This review process provides public notice and a forum for community response to future proposed development to address concerns about potential adverse impact to surrounding properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN,

LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The PR zone at a density of 2.3 du/ac is partially related to the subject property's RC (Rural Conservation) place type designation in the Comprehensive Plan. The RC place type is designed to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50% to 70% of a site as natural open space. The rezoning condition to leave at least 50% of the parcel undisturbed supports enforcement of the intent of this place type during the development plan review phase. This condition also aligns the PR zone with primary and secondary uses permissible in this land use category, which are single family or attached residential development in a conservation pattern. This meets the review criteria for a partially related zone to be considered in the RC place type.
2. The rezoning is generally aligned with the subject property's location in the Planned Growth Area of the Growth Policy Plan. The Planned Growth Area encourages a reasonably compact pattern of development in coordination with the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 176 (average daily vehicle trips)

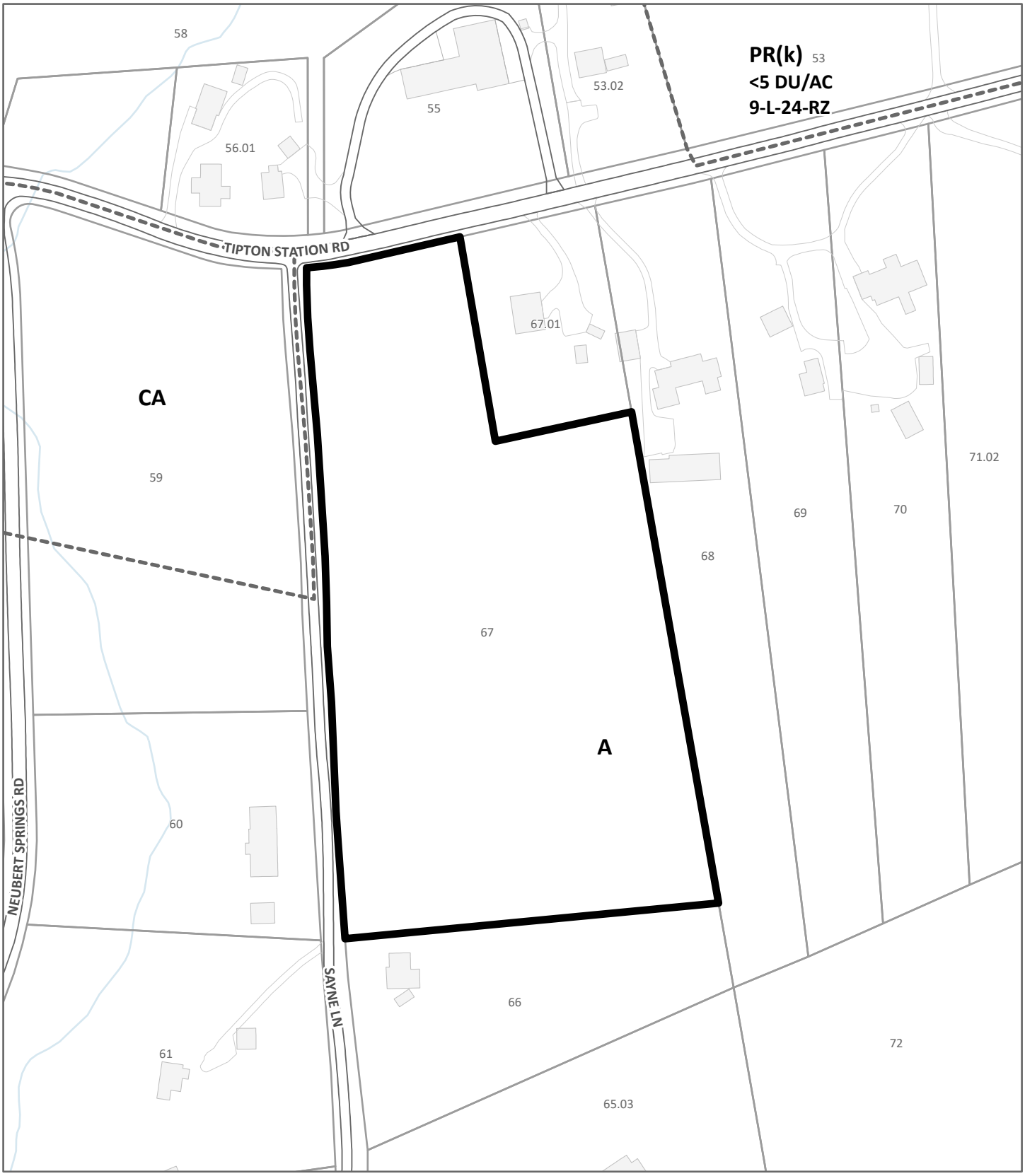
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Bonny Kate 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 6/15/2026. 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-L-26-RZ**

From: A (Agricultural)

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

Original Print Date: 3/2/2026

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

Petitioner: Wesley Gibson Construction Inc

Map No: 137

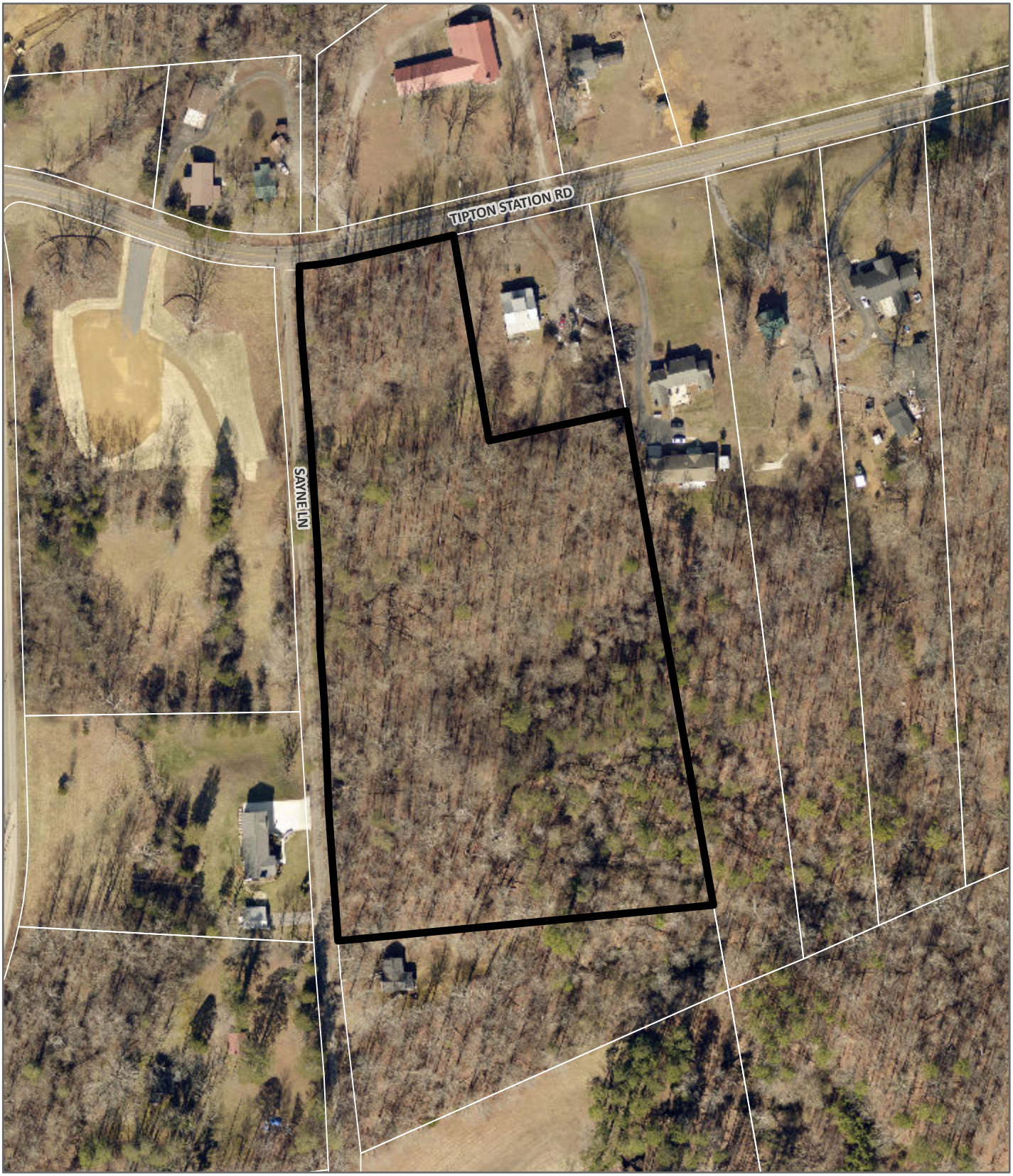
Jurisdiction: County

0 180

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

Case boundary

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Feet

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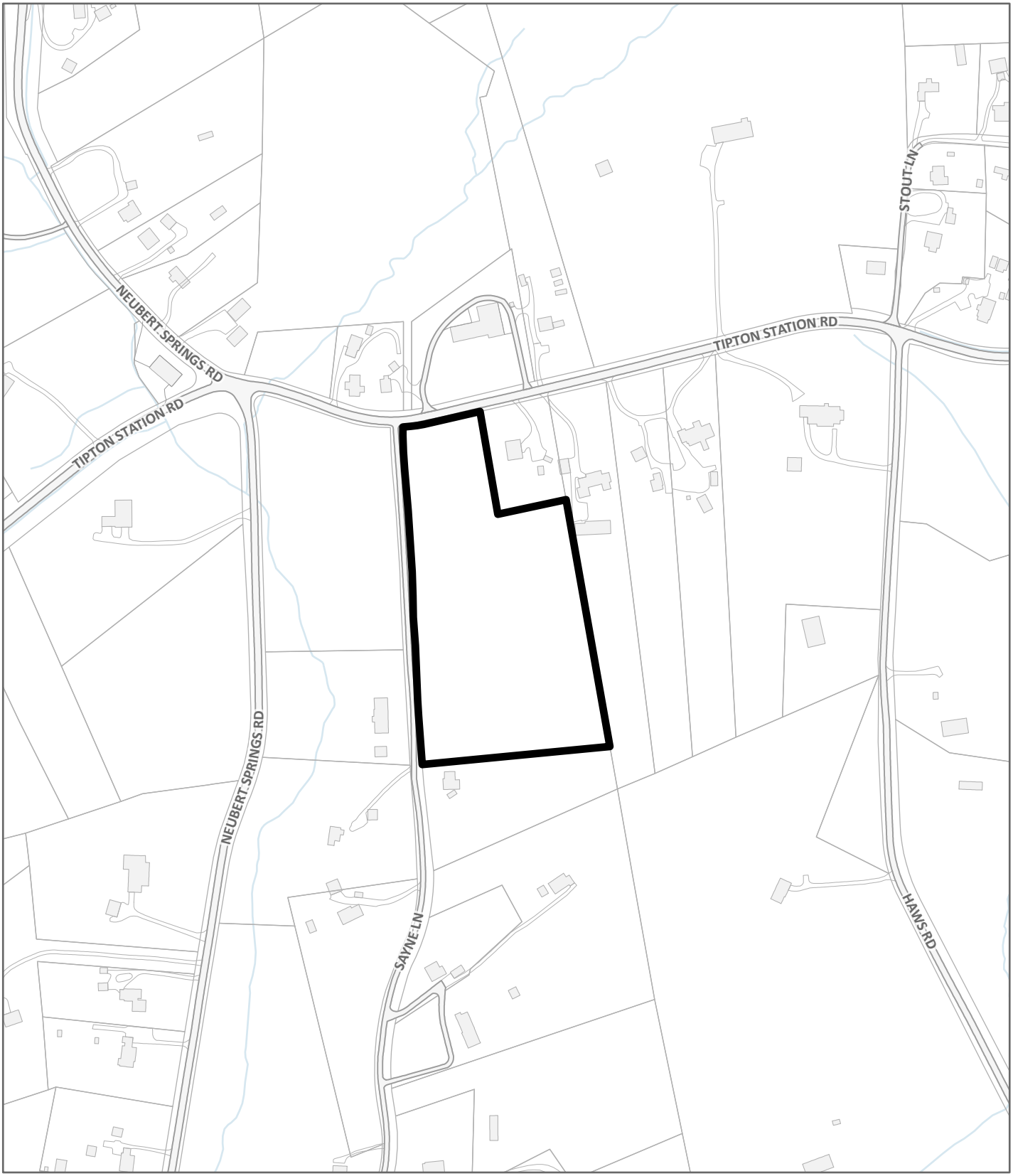
Exhibit A. Contextual Images



LOCATION MAP **4-L-26-RZ**

Case boundary

0 360

Feet

N

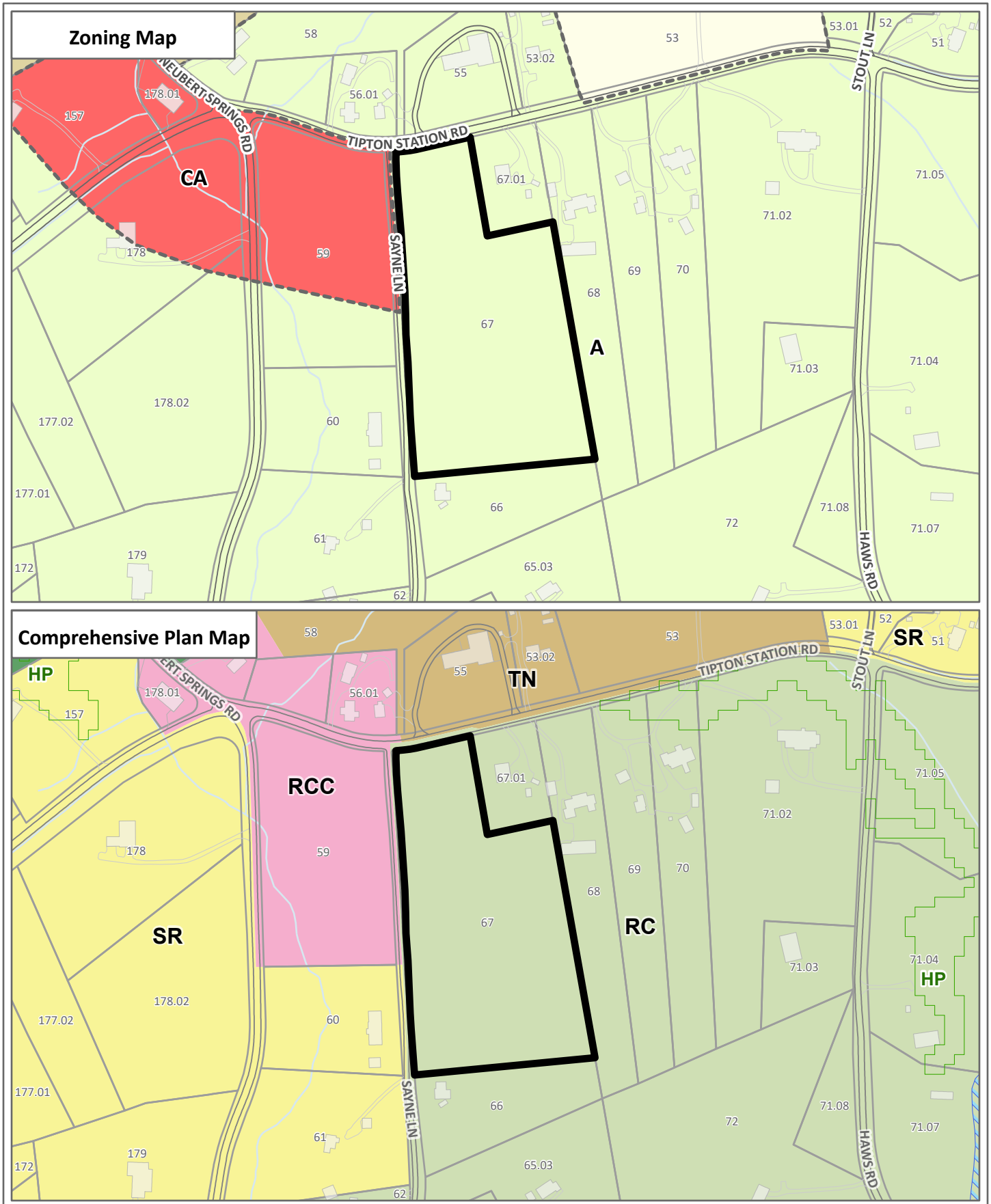


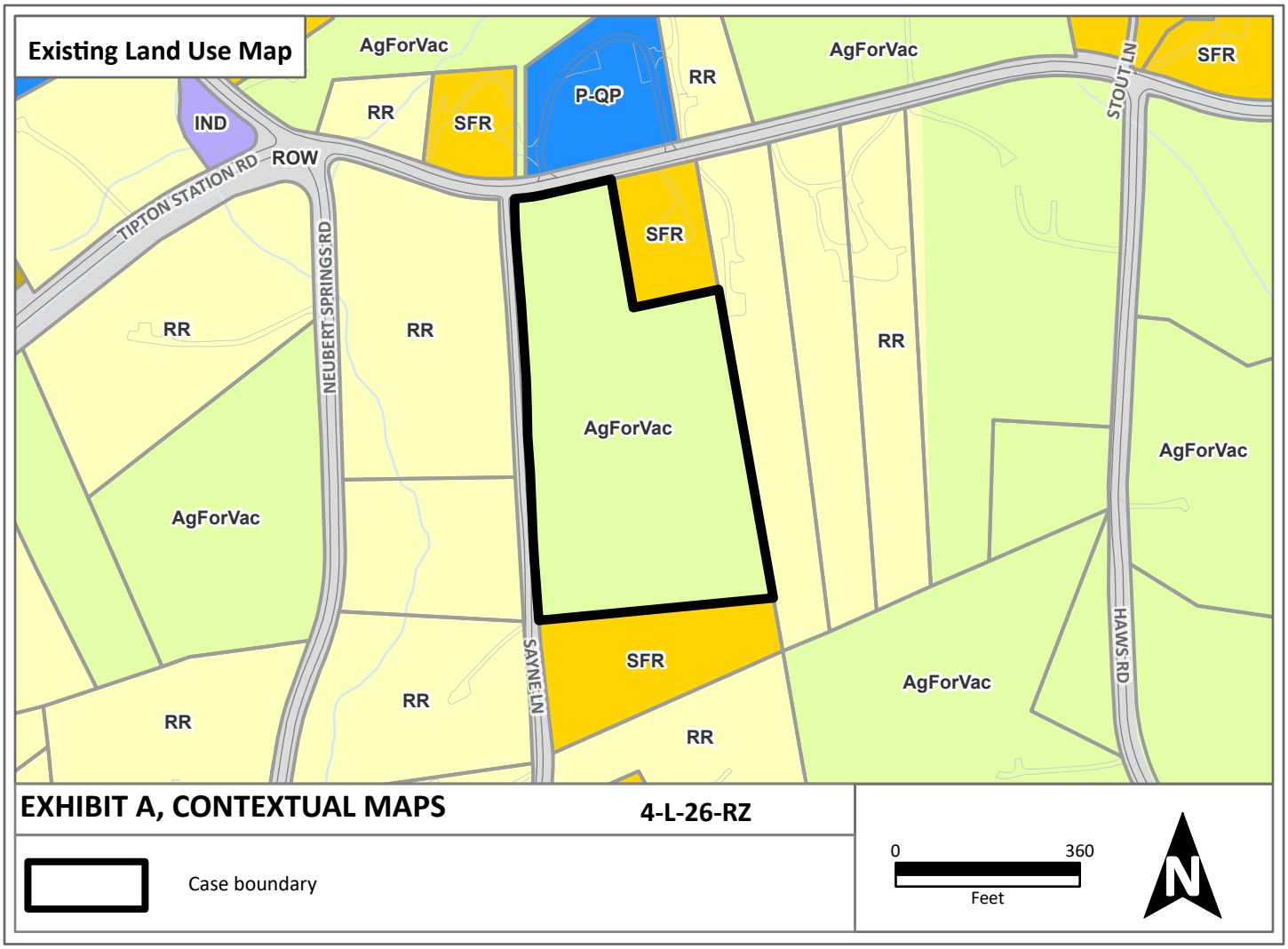
EXHIBIT A, CONTEXTUAL MAPS **4-L-26-RZ**

Case boundary

0 360

Feet

N


Existing Land Use Map
AgForVac
AgForVac
SFR
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RR
SFR
P-QP
RR
STOUT LN
ROW
TIPTON STATION RD
SFR
NEUBERT SPRINGS RD
RR
RR
RR
AgForVac
AgForVac
AgForVac
SAYNE LN
SFR
HAWS RD
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EXHIBIT A, CONTEXTUAL MAPS
4-L-26-RZ
Case boundary
0
360
Feet
N

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

David Harbin — Applicant Signature

DAVID HARBIN — Applicant Name

2.19.26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

13 Comments for 4-L-26-RZ and

Jason (37920), March 19, 2026 at 8:17 PM

We met a few years ago to discuss how the members of the Sayne Lane community do not want any more rezoning to increase population density. This was already granted to a close property that was rezoned. Against the request of the community, Knox county granted an increase of density for that large tract making it into a large subdivision. This is enough. Based on that request, that should satisfy Knox County's desire for population increase. Clearly this is only to benefit the construction company to make more money with added freedom to sell more residences out side of the originally designed zone restrictions that the citizens of the communities found acceptable. STOP SELLING US OUT!

Martha (37920), March 27, 2026 at 8:41 PM

I own property that is near this proposed rezoning. I am asking you to please consider the lack of road infrastructure, over populated school system before you make this decision.

This is an area I grew up in and know very well. It is very much family oriented.

We would Love to see more shopping and family restaurants come in further down Chapman Highway. Utilizing buildings or empty lots that stand vacant.

Brian (37920), March 31, 2026 at 1:12 AM

Please the attached PDF for comments I would like to share related to the rezoning request for 0 Tipton Station. Thank you.

View Attachment

Paul (37920), March 31, 2026 at 10:36 AM

I am against the rezoning for appearance and safety reasons. The attached PDF has explanation and pictures.

View Attachment

Gayla (37920), March 31, 2026 at 2:36 PM

Please see my attached comments regarding 0 Tipton Station, Knox County, TN.

View Attachment

Gary (37920), April 6, 2026 at 3:13 PM

A proposal of 4 dua at this site is completely out of character with the surrounding properties. The site fronts on Tipton Station Road and Sayne Lane. There is only approximately 190' of frontage on Tipton Station Road. Site distance in this area is not adequate and the distance between any proposed entrance and Sayne Lane will create a traffic problem. Sayne Lane is equivalent to a driveway and is not adequate to support any traffic associated with 4 dua. Based upon my development knowledge and knowledge of this site I am COMPLETELY opposed to this request. A density of 2 dua would be more adequate.

Steven (37920), April 6, 2026 at 3:27 PM

Please leave this property as agricultural zoning and put preservation over profit. While it is important to set aside land for development, it needs to be the right land. And there is plenty of more suitable land along John Sevier Highway and Chapman Highway. It is equally important (perhaps more-so with so much growth), to preserve land in Knox County. Once it is gone, it is gone forever. The area bordering and south of Tipton Station is home to a diversity of wildlife. Deer, bear, river otter, beaver, muskrat, great blue heron, bobcats, turkey, ducks, hawks, bald eagle and more. This parcel is home to Trillium, Strawberry Bush, Canada Mayflower, Eastern Woodland Sedge, Cranefly and more. It is my understanding that approving the developer's zoning request and developing this property as they wish will add an estimated 303 vehicle trips per day. Approving that request will add strain to an already overburdened infrastructure and further erode the rural nature of our community.

SUZIE (37920), April 6, 2026 at 4:02 PM

I am opposed to any rezoning until the concerns regarding infrastructure are addressed. We are a rural community. We do not need more Commercial development or Residential Development at this time. And we do not have the resources to support it. We have so much development and proposed development going on at this time we have lost the appeal of the area.

NORMAN (37920), April 6, 2026 at 5:06 PM

Please deny this request.Sayne Lane is a one lane dead end road with NO TURNAROUND.Anyone wanting to turn around are using private drives and property to do so mine included.The proposed zoning would only make a bad situation worse especially when they start logging that parcel and all the missed turns.My recommendation is DENY DENY DENY.Thank You Norman.

joe (37920), April 6, 2026 at 6:34 PM

I do not agree with this. We do NOT have the roads or the infrastructure to more development!

John (37920), April 6, 2026 at 8:35 PM

I simply ask that the commission please give the people living in the local area priority over a few elected officials and inconsiderate builders who are only looking for a quick way to make a buck with no consideration of the people already living in the area who want no part of the many problems (congestion, drainage, air pollution, traffic, security, etc.) extra housing would present for Sayne Lane residents and the adjacent area. Sayne Lane is just that, a lane and not a two-way street. As I understand the owner sold the property with the promise by the buyer that only one house would be built. I have since learned that the proposed plan is to build 22-28 housing units. What happened to the promise?
Thank you for your kind consideration of the neighborhood's request and of the local homeowners. I ask that you please leave the property zoned Agricultural as is. Thank you for a common sense approach!!!!

Bradley (37920), April 6, 2026 at 10:44 PM

I, my family and my neighbors strongly oppose the proposed re-zoning request for 0 Tipton Station. Several have already noted the lack of infrastructure on Sayne Lane to accommodate the proposed housing

development. The location on Tipton Station is also problematic as increasing traffic and development is inconsistent with current traffic capacity and safety. Furthermore, the proposed re-zoning is not consistent with the natural topography and land use in this region of South Knoxville. A prior re-zoning request on an adjacent property was denied in the past couple of years, providing local precedence for zoning considerations in our community. We ask that the planning committee continue to serve our local committee by rejecting this request from a developer from outside of South Knoxville. Thank you.

Paul (37920), April 9, 2026 at 10:00 AM

The attached will be used as part of my speaking opportunity for Case # 4-L-26-RZ today.

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

26. WESLEY GIBSON CONSTRUCTION INC (REVISED) 4-L-26-RZ

0 Tipton Station Road / Parcel ID 137 067, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2.3 du/ac.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Paul Jaeger, 7710 Sayne Ln., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
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PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

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5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18510 **5-G-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Juan Rodriguez for rezoning from A (Agricultural) and RA (Low Density Residential). Property located at 0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, with one condition: Any future access easement shall not impact the property at 7612 Michaels Ln, by a vote of 13-0.**
(Commission District 9)

Attachments

Juan Rodriguez 5-G-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/19/2026 03:59 PM FILE NUMBER: 5-G-26-RZ

APPLICANT:	JUAN RODRIGUEZ
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, with one condition: Any future access easement shall not impact the property at 7612 Michaels Ln.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	0 KONDA DR; 0 MICHAELS LN / Parcel ID 137 D A 008, 009
ACREAGE:	1.11 acres
DISTRICT:	Commission District 9
PLACE TYPE:	SR (Suburban Residential)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Juan Pablo Rodriguez Sanchez Realty Executives 3924 Valley Creek Way Knoxville, TN 37918
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the RA (Low Density Residential) zone is directly related to the SR (Suburban Residential) place type.
Consistent with Growth Plan?	Yes, this is within the planned growth area.

REZONING REPORT

FILE #: 5-G-26-RZ **AGENDA ITEM #: 32**

AGENDA DATE: 5/14/2026

APPLICANT:	**JUAN RODRIGUEZ**
OWNER(S):	Carlos Omar Moya Dubon
TAX ID NUMBER:	137 D A 008, 009 **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	0 KONDA DR (0 MICHAELS LN)
LOCATION:	**Northeast of Michaels Ln, north of Chapman Hwy**
APPX. SIZE OF TRACT:	**1.11 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via unbuilt right-of-way extending off of Michaels Lane which varies between 11.5 ft and 14.5 ft.
UTILITIES:	Water Source: Knox-Chapman Utility District
	Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT:	Seymour Volunteer Fire Department
WATERSHED:	Burnett Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONING:	Yes, this would be an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential, multifamily residential - RB (General Residential), A (Agricultural)
	South: Commercial, agriculture/forestry/vacant land - CA(k) (General Business) with conditions
	East: Agriculture/forestry/vacant land - RA (Low Density Residential)
	West: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
NEIGHBORHOOD CONTEXT:	Th subject property is in an area comprised single family and two-family dwellings just north of Chapman Highway, a major commercial corridor.

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. The adjacent property to the east was rezoned to RA in 2022 (7-F-22-RZ/8-G-22-SP). Rezonings to RA and PR zones with densities up to 5 du/ac have been occurring in the area since 1992.
2. The large commercial development along Mountain Grove Drive, Chapman Highway, and W Governor John Sevier Highway was a significant change in the development pattern of this area. Construction began between 2003 and 2007 with the first commercial structures, but it has steadily expanded over the years since then.

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. This property does not have frontage on Michaels Lane. Plats for adjacent properties show access via a 12-ft unconstructed right-of-way extending from Michaels Lane. A new 25-ft wide access easement, which meets the current subdivision regulations and engineering standards, needs to be established through the platting process.
2. While the properties on Michaels Lane are zoned A (Agricultural), many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted.

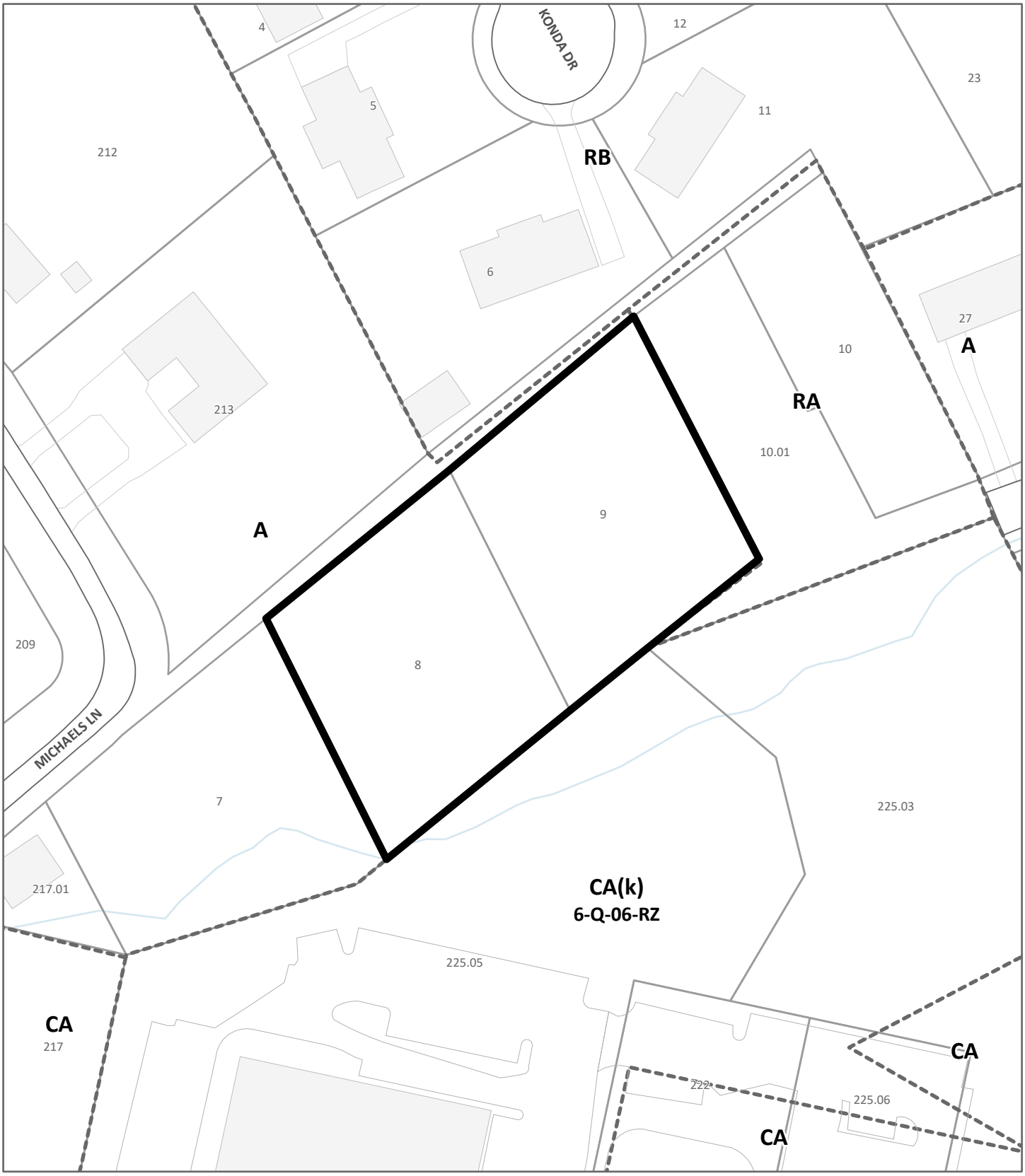
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type and is considered directly related, meaning the zoning district is appropriate to consider in this 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 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 recent RA rezoning to the east and the non-conforming A-zoned lots and duplexes on Michaels Lane.
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: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-G-26-RZ**

From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: Juan Rodriguez

Map No: 137

Jurisdiction: County

0 90

Feet

N

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

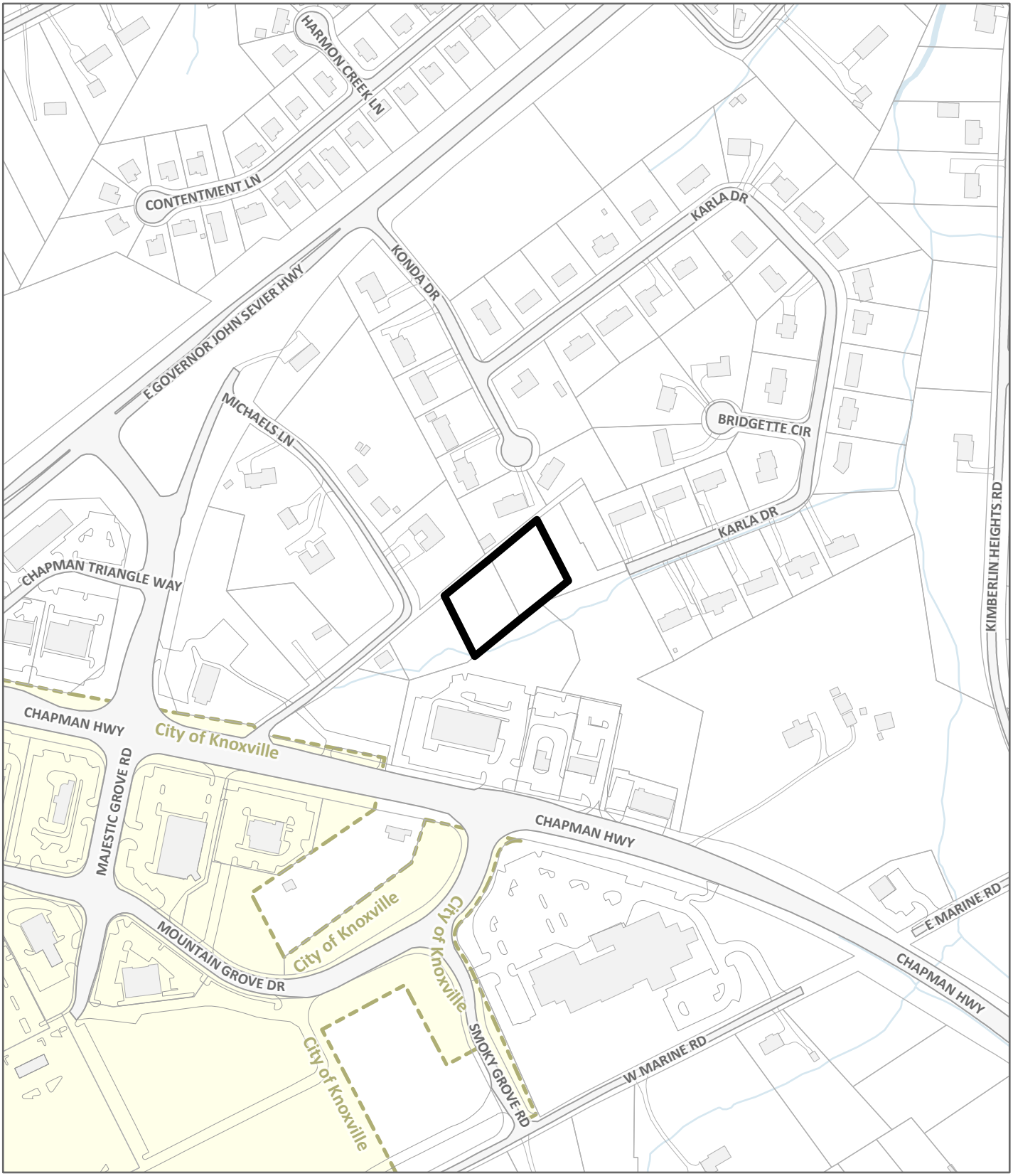
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-G-26-RZ**

Case boundary

0 360

Feet

N

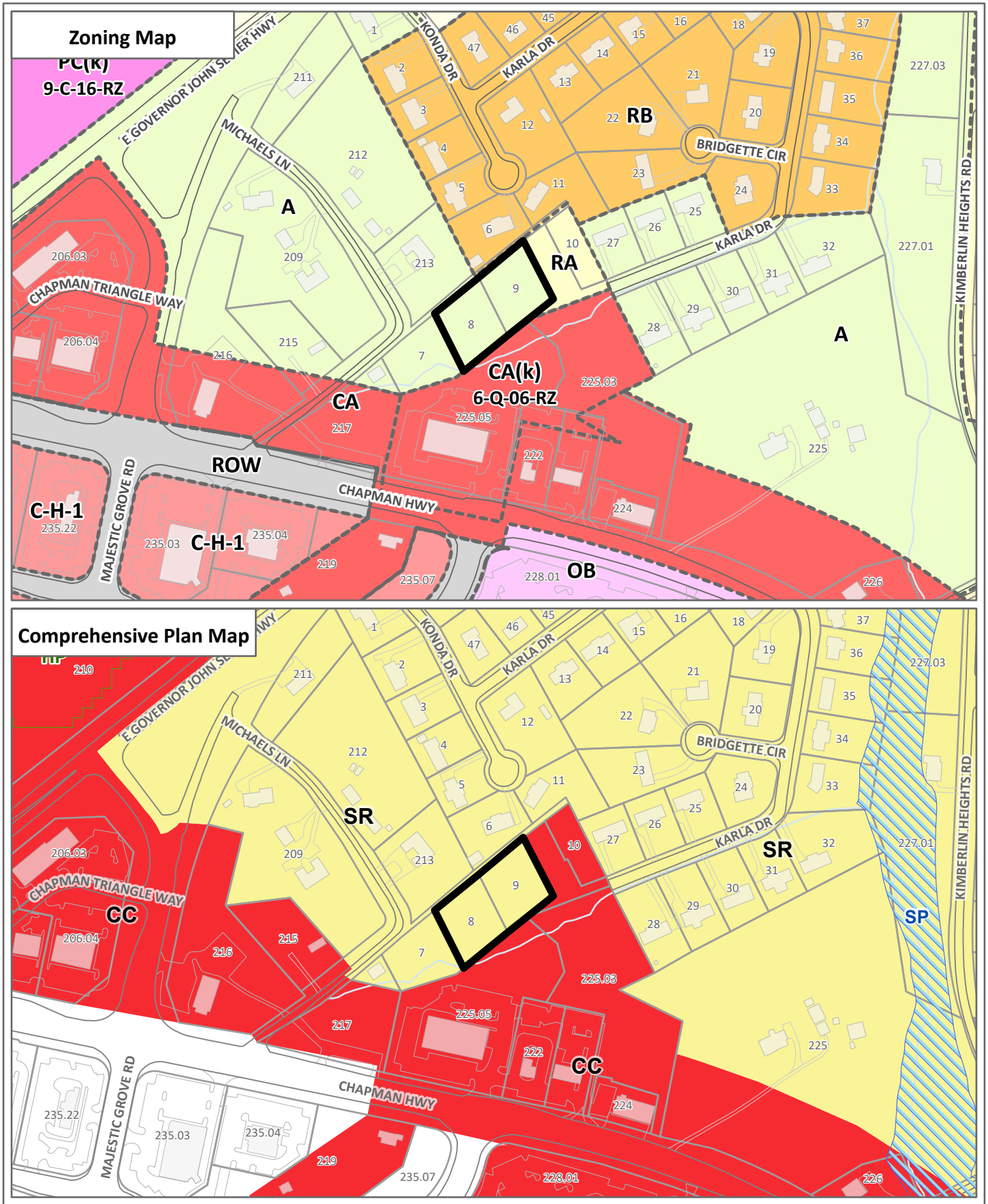


EXHIBIT A, CONTEXTUAL MAPS 5-G-26-RZ

Case boundary

0 360

Feet

N

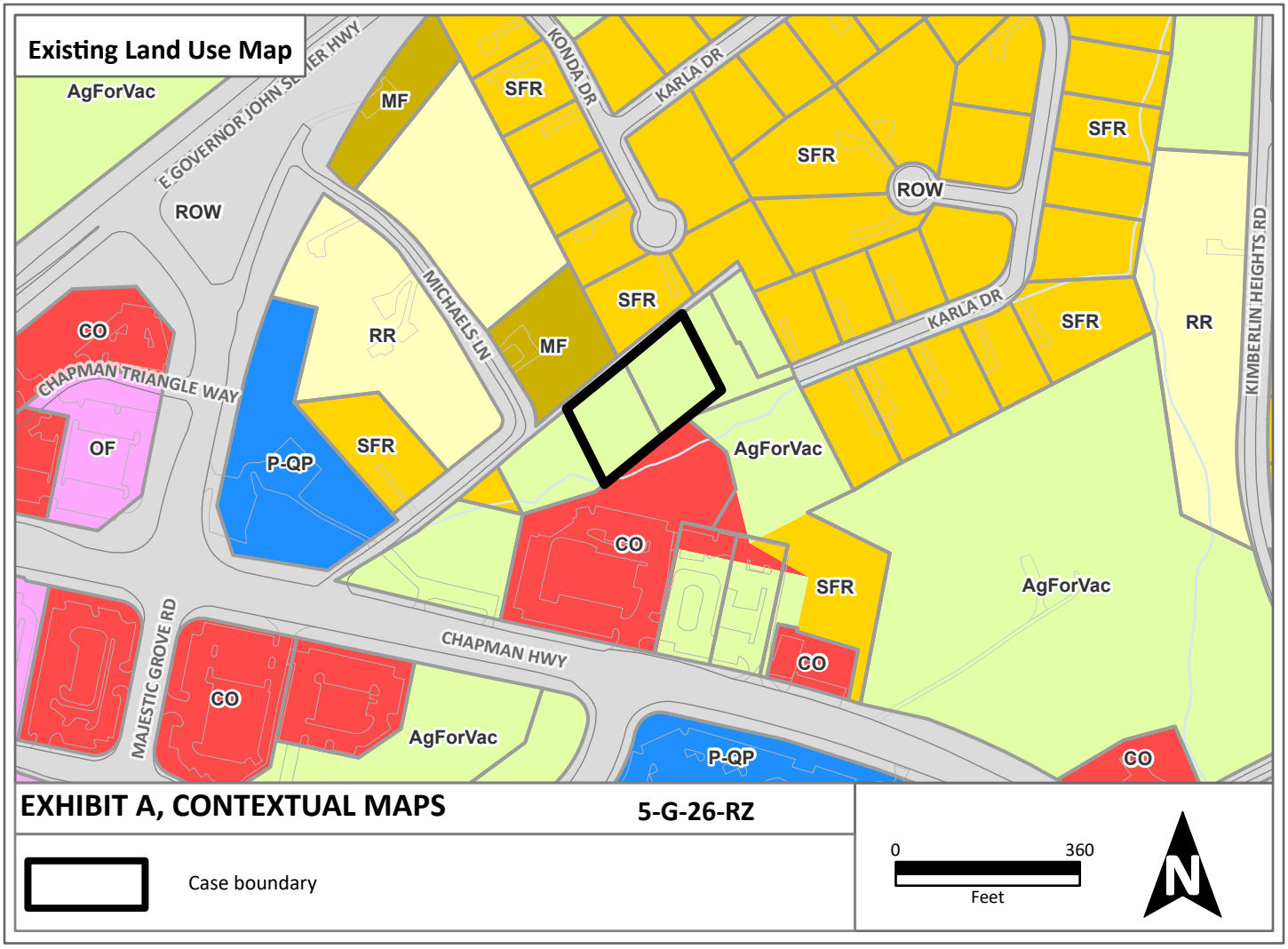


EXHIBIT A, CONTEXTUAL MAPS **5-G-26-RZ**

Case boundary

0 360

Feet

N

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.*

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

Juan Rodriguez — Applicant Signature

Juan Rodriguez — Applicant Name

3-9-26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-G-26-RZ and

Lindsey (37902), May 6, 2026 at 1:44 PM

Please see attached correspondence and objection to rezoning application on behalf of adjacent property owners Phillip and Janet Cruze.

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

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(vacant)			
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Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

32. JUAN RODRIGUEZ 5-G-26-RZ

0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

Breana Query, 7612 Michaels Ln., Knoxville, TN

1. **STAFF RECOMMENDATION**

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

2. **MOTION (BIGGS) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE CONDITION THAT ANY FUTURE EASEMENT SHALL NOT IMPACT THE PROPERTY AT 7612 MICHAELS LN.**

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

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1 Affidavit

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May 21, 2026
Knoxville News Sentinel

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5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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This case is scheduled to be heard by County Commission on June 15, 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-18516 **5-O-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 Noah Hudson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2312 Belt Road / Parcel 122OF025. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0.**

(Commission District 9)

Attachments

Noah Hudson 5-O-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:21 AM FILE NUMBER: 5-O-26-RZ

APPLICANT:	NOAH HUDSON
APPLICANT'S REQUEST:	REZONING
FROM:	A (Agricultural)
TO:	RA (Low Density Residential)
COMM. RECOMMENDATION:	**APPROVE the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	2312 BELT RD / Parcel ID 122 O F 025
ACREAGE:	1.88 acres
DISTRICT:	Commission District 9
PLACE TYPE:	SR (Suburban Residential)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPLICANT'S ADDRESS:	Noah Hudson Trueline Land Surveying 8880 Cedar Springs Ln PO Box: Ste 106 Knoxville, TN 37923
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	Yes, the RA (Low Density Residential) zone is directly related to the SR(Subruban Residential) place type.
Consistent with Growth Plan?	Yes, this is within the Urban Growth Boundary.

REZONING REPORT

FILE #: 5-O-26-RZ **AGENDA ITEM #: 39**

AGENDA DATE: 5/14/2026

APPLICANT:	**NOAH HUDSON**
OWNER(S):	Rajendra Adhikari/2614 Dexter LLC 2614 Dexter LLC
TAX ID NUMBER:	122 O F 025 **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	2312 BELT RD
LOCATION:	**East side of Belt Rd, north of Ginn Dr, south of Spring Creek Rd**
APPX. SIZE OF TRACT:	**1.88 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Belt Road, a local street with a pavement width which varies between 16.5 ft and 20.5 ft within a right-of-way which varies between 37.5 ft and 50 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Tennessee River
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONING:	Yes, this would be an extension.
HISTORY OF ZONING:	This property was rezoned from RA (Low Density Residential) to A (Agricultural) upon appeal to County Commission in 1998 (3-K-98-RZ).
SURROUNDING LAND USE AND ZONING:	North: Single family residential - RA (Low Density Residential)
	South: Single family residential - RA (Low Density Residential)
	East: Single family residential - RA (Low Density Residential)
	West: Singel family residential - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	This area is comprised of single family homes on small and medium sized suburban lots. The subject site is approximately 0.3 miles from Alcoa Way Optimist Community Park.

STAFF RECOMMENDATION:

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

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING

CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. The surrounding area has historically been developed for residential uses, including a rezoning from RA to PR (Planned Residential) up to 3 du/ac in 2007 to the south of the site and use on review approval of duplexes in 2023 nearly adjacent to the site.

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 residential areas with low population densities. The uses permitted in this zone are limited to low-impact residential development which is consistent with existing buildout in the area.
2. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area. This property was rezoned from RA to A
(Agricultural) in 1998 (3-K-98-RZ). It is the only property zoned A on this stretch of Belt Road.
2. Access to the lot for development purposes would be subject to review and approval from the Knox County Engineering and public Works Department., but development under the RA zone is not expected to add significant traffic to this street.

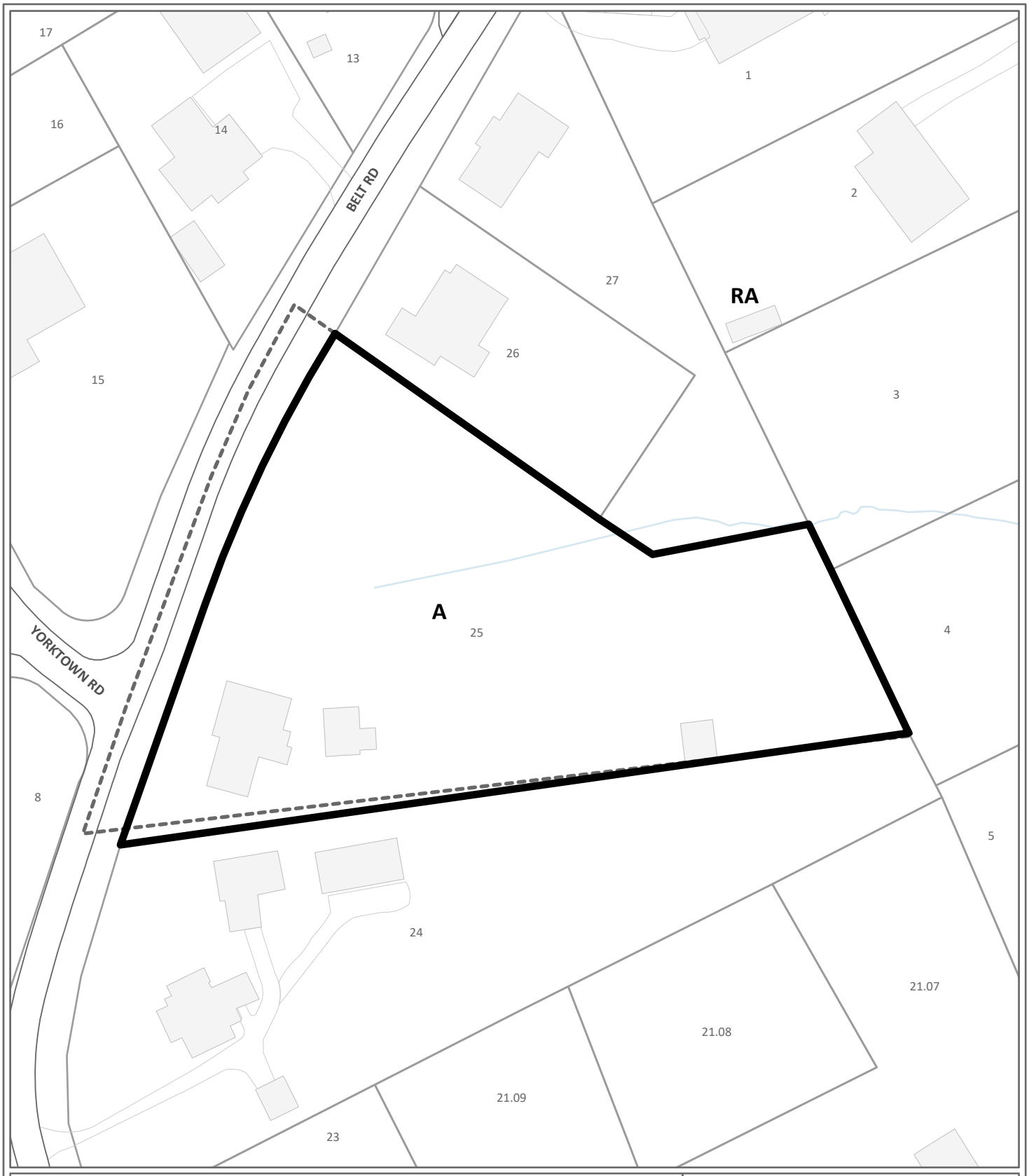
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The SR (Suburban Residential) place type is directly related to the RA zoning district. A rezoning to the RA zone would bring the zoning of the parcel into compliance with the County Comprehensive plan, as the current A (Agricultural) zone is not related to the SR place type.
2. The subject site is within the urban growth boundary of the Growth Policy Plan, the purposes of which are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities , schools, drainage and other public facilities and services. The RA zone supports these policies.
3. This request aligns with Implementation Policy 2 of the Comprehensive Plan, "Ensure development is sensitive to existing community character." The surrounding area has a development pattern akin to that permitted by the RA zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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 **5-O-26-RZ**

Petitioner: Noah Hudson

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 122

Jurisdiction: County

0 90

Feet

N

Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



AERIAL MAP

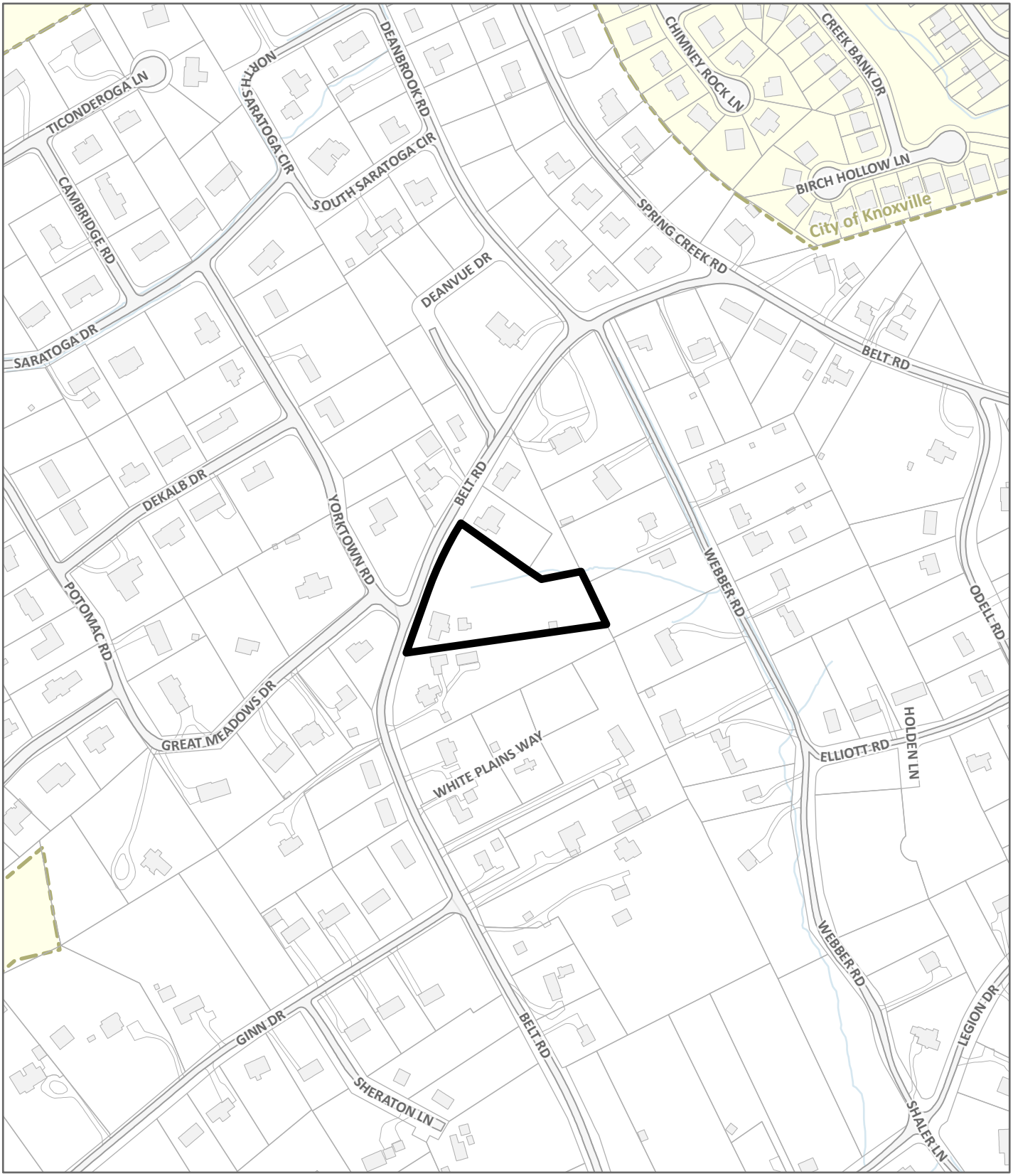
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-O-26-RZ**

Case boundary

0 360

Feet

N

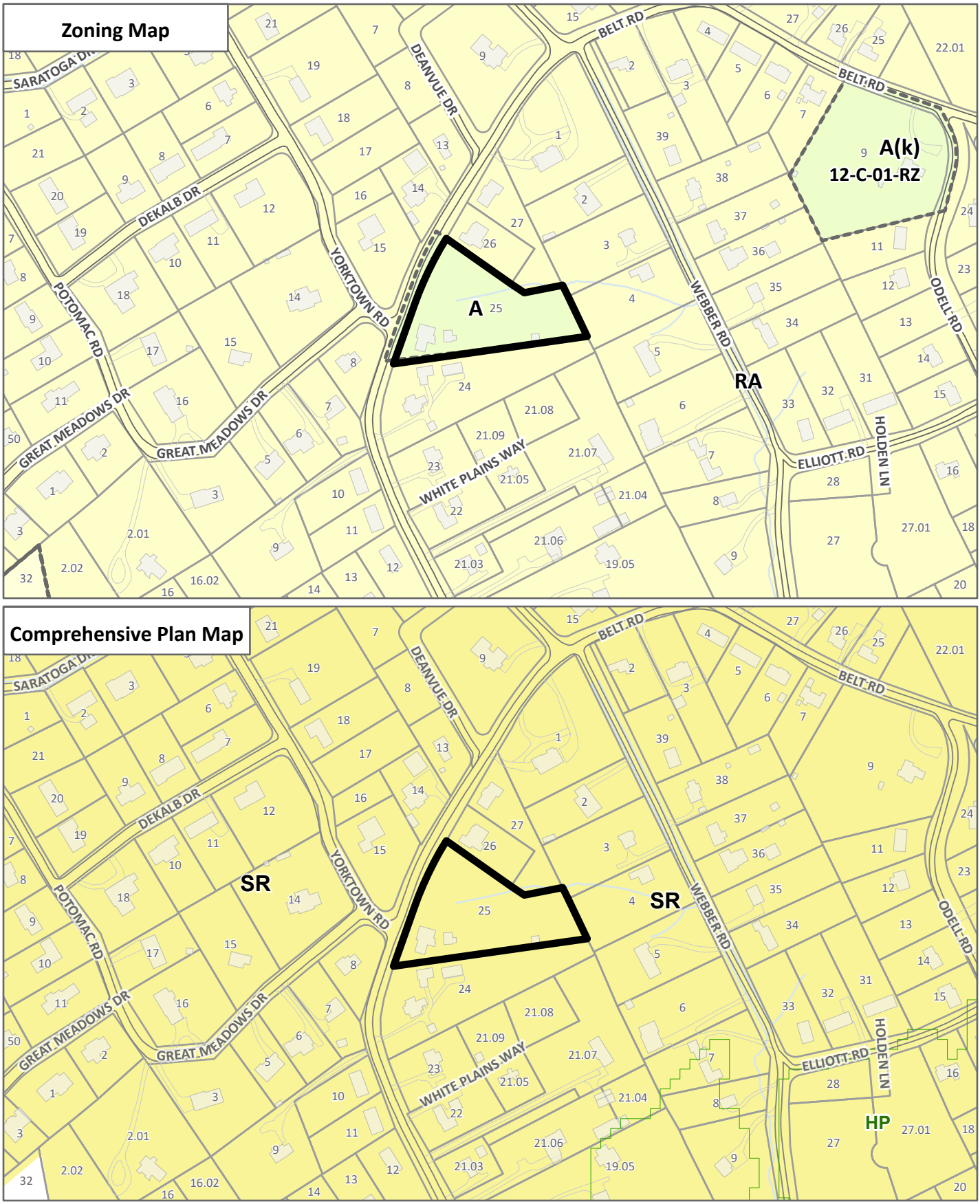


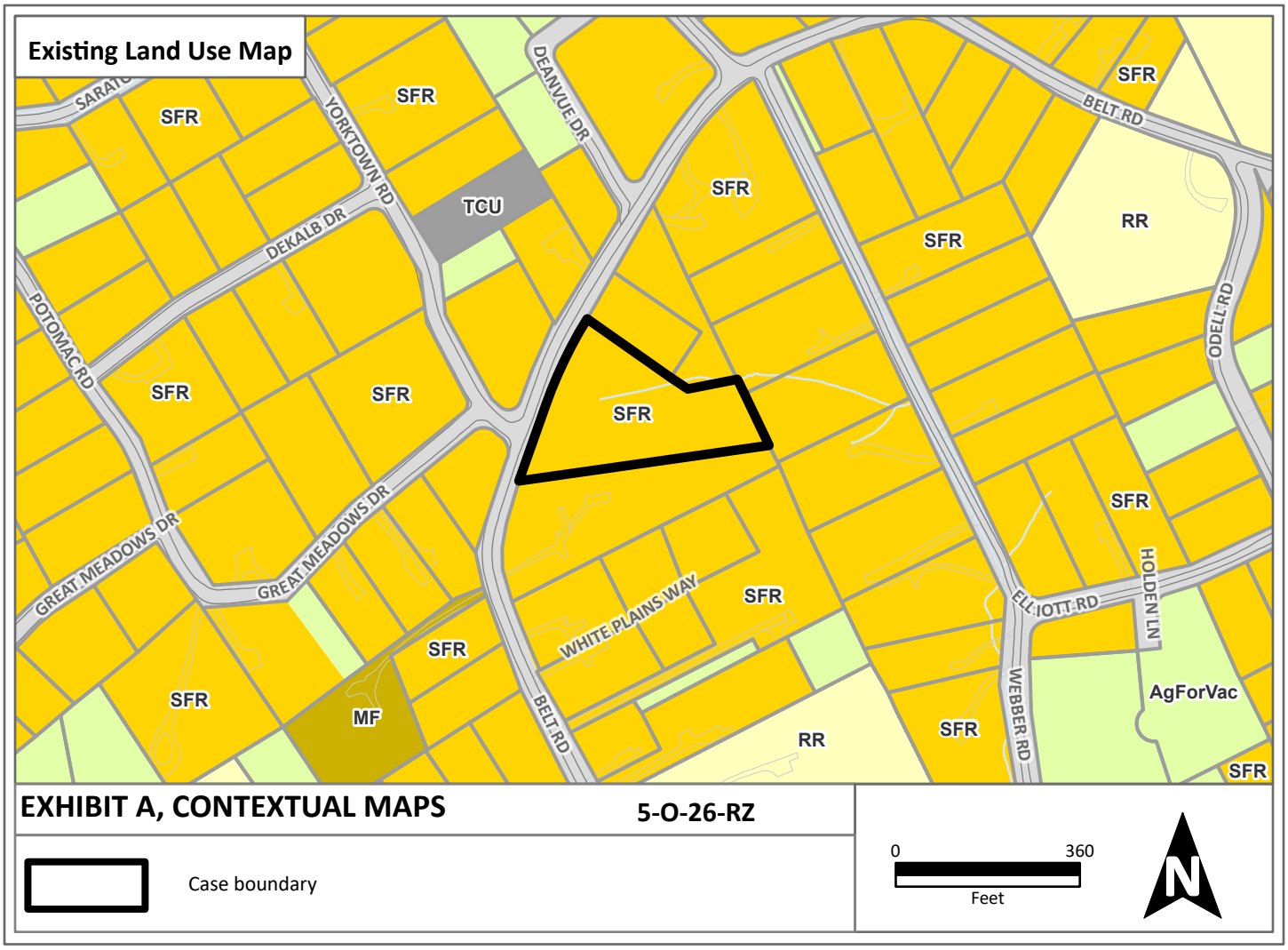
EXHIBIT A, CONTEXTUAL MAPS **5-O-26-RZ**

Case boundary

0 360

Feet

N


Existing Land Use Map
SFR
YORKTOWN RD
TCU
DEANVUE DR
SFR
BELT RD
RR
DEKALB DR
POTOMAC RD
ODELL RD
GREAT MEADOWS DR
WHITE PLAINS WAY
ELLIOTT RD
HOLDEN LN
MF
WEBBER RD
AgForVac
EXHIBIT A, CONTEXTUAL MAPS
5-O-26-RZ
Case boundary
0
360
Feet
N

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.*

05/02/2026 — Date to be Posted

05/15/2026 — 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

Rajendra Adhikari — Applicant Signature

RAJENDRA ADHIKARI — Applicant Name

Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

2 Comments for 5-O-26-RZ and

Mark (37920), April 21, 2026 at 3:17 PM

please assess property before approving rezoning. please have traffic study and also school capacity at mt olive
property has large pond ? environmental study would need to be looked at for safety of neighbors. ? run off ? retention pond.

Jan (37920), May 5, 2026 at 10:36 AM

I am concerned about the increased traffic load and the nasty pond.
Please check for environmental hazards from the pond which is covered in scum.
Thank you

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

39. NOAH HUDSON 5-O-26-RZ

2312 Belt Road / Parcel ID 122OF025, Commission District 9.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking:
Noah Hudson, 8880 Cedar Springs Ln. #106, Knoxville, TN

1. **STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

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This case is scheduled to be heard by County Commission on June 15, 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-18515 **5-J-26-RZ**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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 CMH Homes, Inc. for rezoning from PR (Planned Residential) up to 3.7 dwelling units per acre to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 7611, 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2216, 2120 Tipton Station Road / Parcel ID 148CJ001 148CJ002-148CJ075. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities, by a vote of 13-0.**
(Commission District 9)

Attachments

CMH Homes Inc 5-J-26-RZ

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

5/20/2026 09:16 AM FILE NUMBER: 5-J-26-RZ

APPLICANT:	CMH HOMES, INC
APPLICANT'S REQUEST:	REZONING
FROM:	PR (Planned Residential) up to 3.7 du/ac
TO:	PR (Planned Residential)
AT A DENSITY OF:	up to 4 du/ac
COMM. RECOMMENDATION:	**Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities.**
COMMISSION VOTE COUNT:	13-0
LOCATION:	7611, 7616-7653 SYCAMORE BREEZE RD; 7700-7731 CRIMSON HAWK ST; 7704-7776 CUMBERLAND ROSE LN; 0-6995 MAGNOLIA MEADOWS AVE; 0-2176 REDWOOD RIDGE AVE; 2216, 2120 TIPTON STATION RD / Parcel ID 148 C J 001 148CJ002 - 148CJ075
ACREAGE:	20.56 acres
DISTRICT:	Commission District 9
PLACE TYPE:	SR (Suburban Residential), SP (Stream Protection)
COMMISSION HEARING ON:	5/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	4/14/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
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, the PR (Planned Residential) zone up to 4 du/ac is partially related to the SR (Suburban Residential) place type.
Consistent with Growth Plan?	Yes, it is consistent with the Planned Growth Area.

REZONING REPORT

▶ **FILE #:**	**5-J-26-RZ**	**AGENDA ITEM #:**	**35**
		AGENDA DATE:	**5/14/2026**
▶ **APPLICANT:**	**CMH HOMES, INC**		
OWNER(S):	CMH Homes, Inc		
TAX ID NUMBER:	148 C J 001 148CJ002 - 148CJ075	**View map on KGIS**	
JURISDICTION:	County Commission District 9		
STREET ADDRESS:	7611 SYCAMORE BREEZE Rd. (7616-7653 SYCAMORE BREEZE RD, 7700-7731 CRIMSON HAWK ST, 7704-7776 CUMBERLAND ROSE LN, 0-6995 MAGNOLIA MEADOWS AVE, 0-2176 REDWOOD RIDGE AVE, 2116 & 2120 TIPTON STATION RD)		
▶ **LOCATION:**	**South side of Tipton Station Rd, east of Martin Mill Pike**		
▶ **APPX. SIZE OF TRACT:**	**20.56 acres**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Tipton Station Road, a major collector with a pavement width of 20 ft within a 40-ft right-of-way.		
UTILITIES:	Water Source: Knox-Chapman Utility District		
	Sewer Source: Knox-Chapman Utility District		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Stock Creek		
▶ **CURRENT ZONING:**	**PR (Planned Residential) up to 3.7 du/ac**		
▶ **REQUESTED ZONING:**	**PR (Planned Residential)**		
▶ **EXISTING LAND USE:**	**Single Family Residential, Agriculture/Forestry/Vacant Land, Rural Residential**		
▶ **DENSITY PROPOSED:**	**up to 4 du/ac**		
EXTENSION OF ZONING:	No, this would not be an extension of zoning, though there is PR zoning in the area.		
HISTORY OF ZONING:	This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.7 du/ac in 2023 (8-F-23-RZ).		
SURROUNDING LAND USE AND ZONING:	North: Rural residential, single family residential - A (Agricultural), RA (k) (Low Density Residential) with conditions, PR (Planned Residential) up to 4 du/ac		
	South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)		
	East: Public/quasi public land (school) - A (Agricultural)		
	West: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac, RB (General Residential)		
NEIGHBORHOOD CONTEXT:	This area north of Stock Creek Ridge is comprised of single-family residential dwellings in suburban subdivisions as well as on rural lots. South Doyle High School abuts the subject site on the east, and Bonny Kate Elementary School and French Memorial Park are 0.5 miles to the west.		

STAFF RECOMMENDATION:

- **Deny the PR (Planned Residential) zone with up to 4 du/ac because there has been not been a substantial change in conditions since the previous rezoning application.**

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 1990s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to residential zoning, such as PR (Planned Residential) with up to 3 du/ac to up to 5 du/ac and RA (Low Density Residential).
2. In August 2023, a rezoning application from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was submitted. Planning staff and Planning Commission recommended approval of the application for up to 5 du/ac. However, the County Commission has final approval of all rezoning applications, and lowered the approved density of the PR zone to 3.7 du/ac on 9/25/2023, citing that a lesser density was more compatible with surrounding development. Since the last rezoning, there has not been a substantial change in conditions to warrant another rezoning to increase density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR 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 PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. Because this property is accessed off a major collector street near a major arterial street, it would not require traffic to be routed through residential neighborhoods. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance.

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 is designated SR (Suburban Residential) on the Future Land Use Map. The SR place type is described as areas appropriate for primarily single family residential development with lot sizes generally less than one acre, but may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Large suburban residential subdivisions are typically accessible from a collector road, which is the case here.
2. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 4 du/ac are consistent with the recommended land use mix for the SR place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is near various community-supporting amenities, including South Doyle High School to the east and Bonny Kate Elementary, the Howard Pinkston Library, and French Memorial Park. These amenities are accessible via a sidewalk system along Tipton Station Road that feeds into the Howard Pinkston Greenway.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development and offer a wide range of housing options. The proposed rezoning supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 784 (average daily vehicle trips)

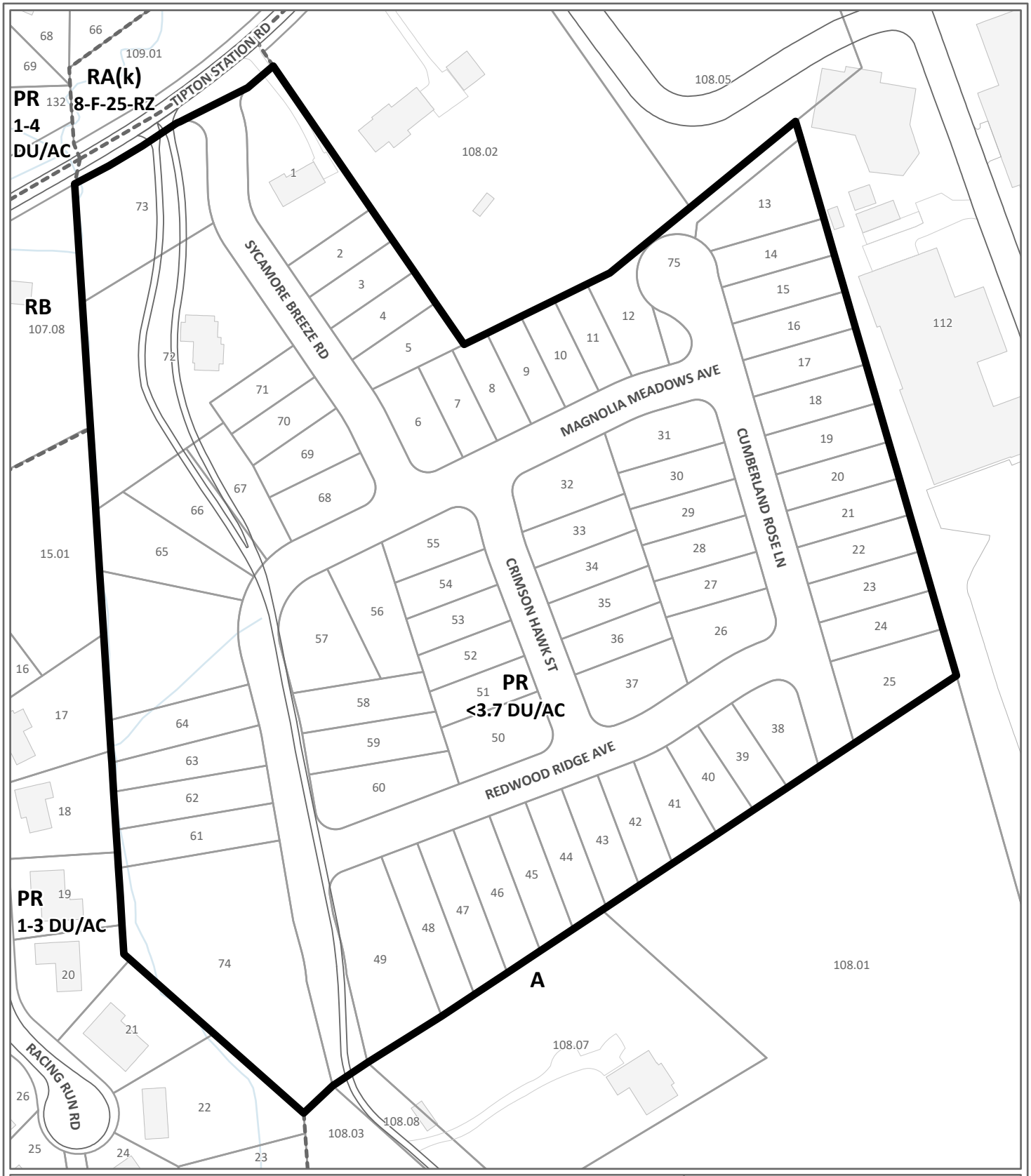
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate 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 6/15/2026. 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 **5-J-26-RZ**

From: PR (Planned Residential) up to 3.7 DU/AC

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

Petitioner: CMH Homes, Inc

Map No: 148

Jurisdiction: County

0 180

Feet

Original Print Date: 4/15/2026

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

Exhibit A. Contextual Images



AERIAL MAP

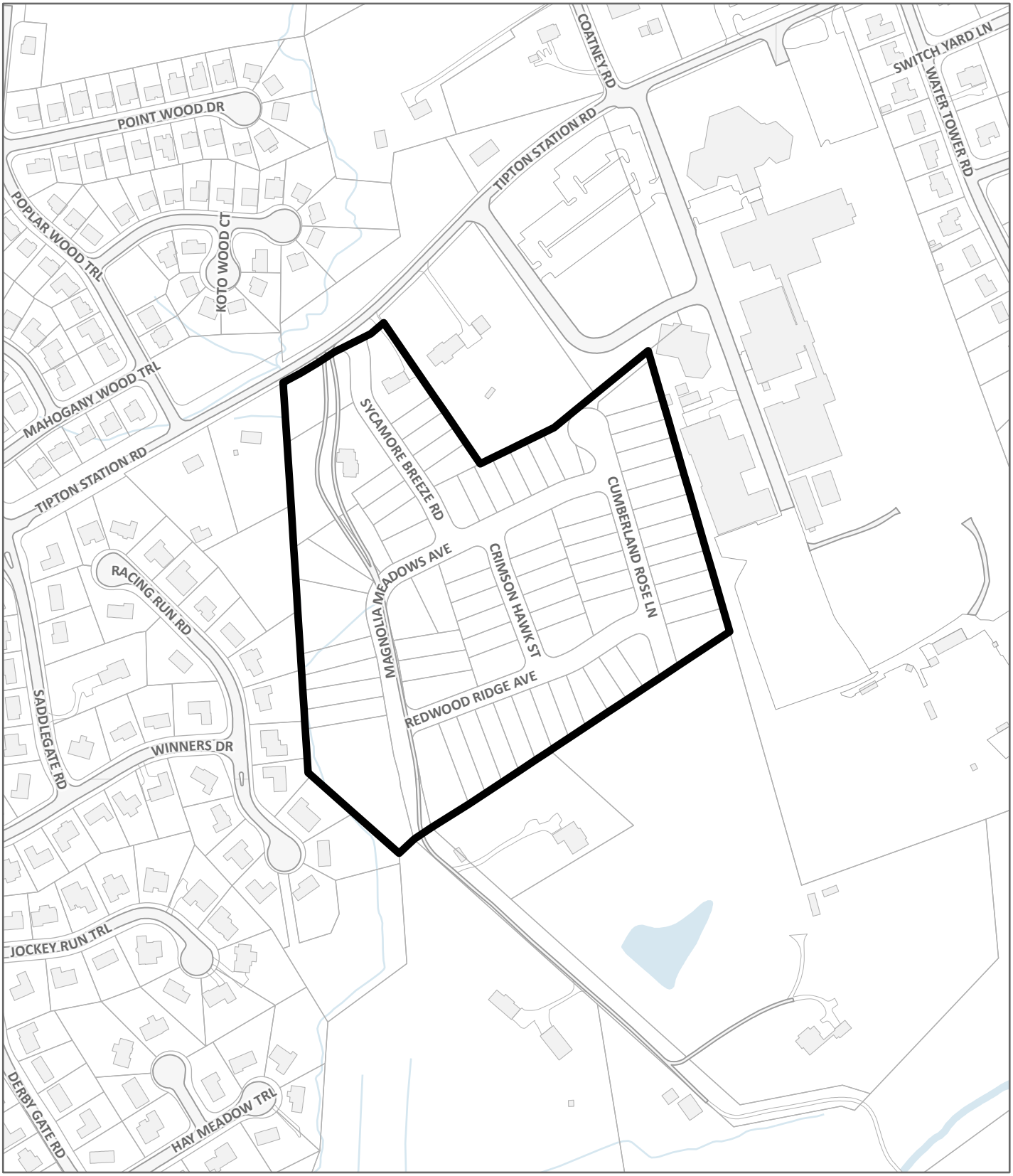
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **5-J-26-RZ**

Case boundary

0 360

Feet

N

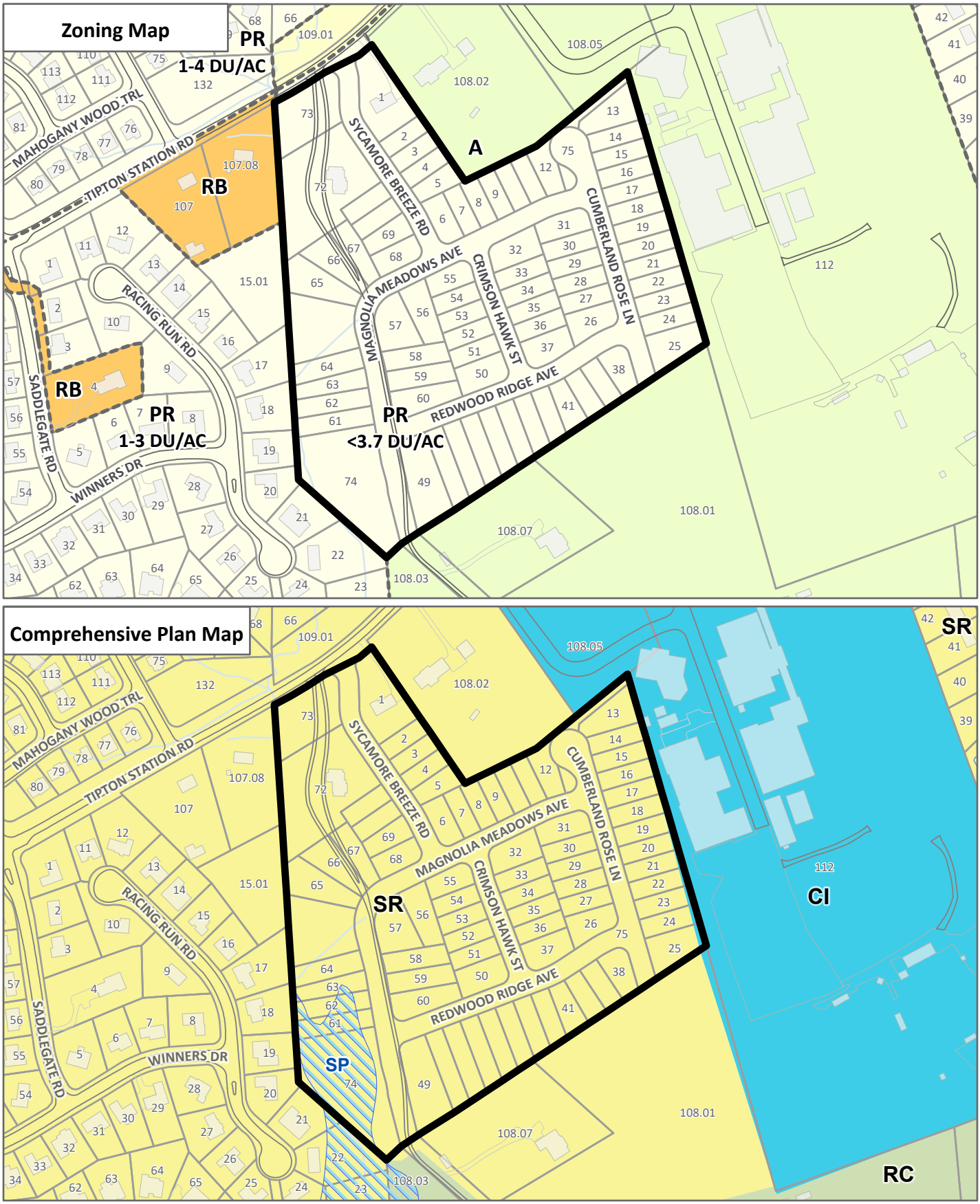


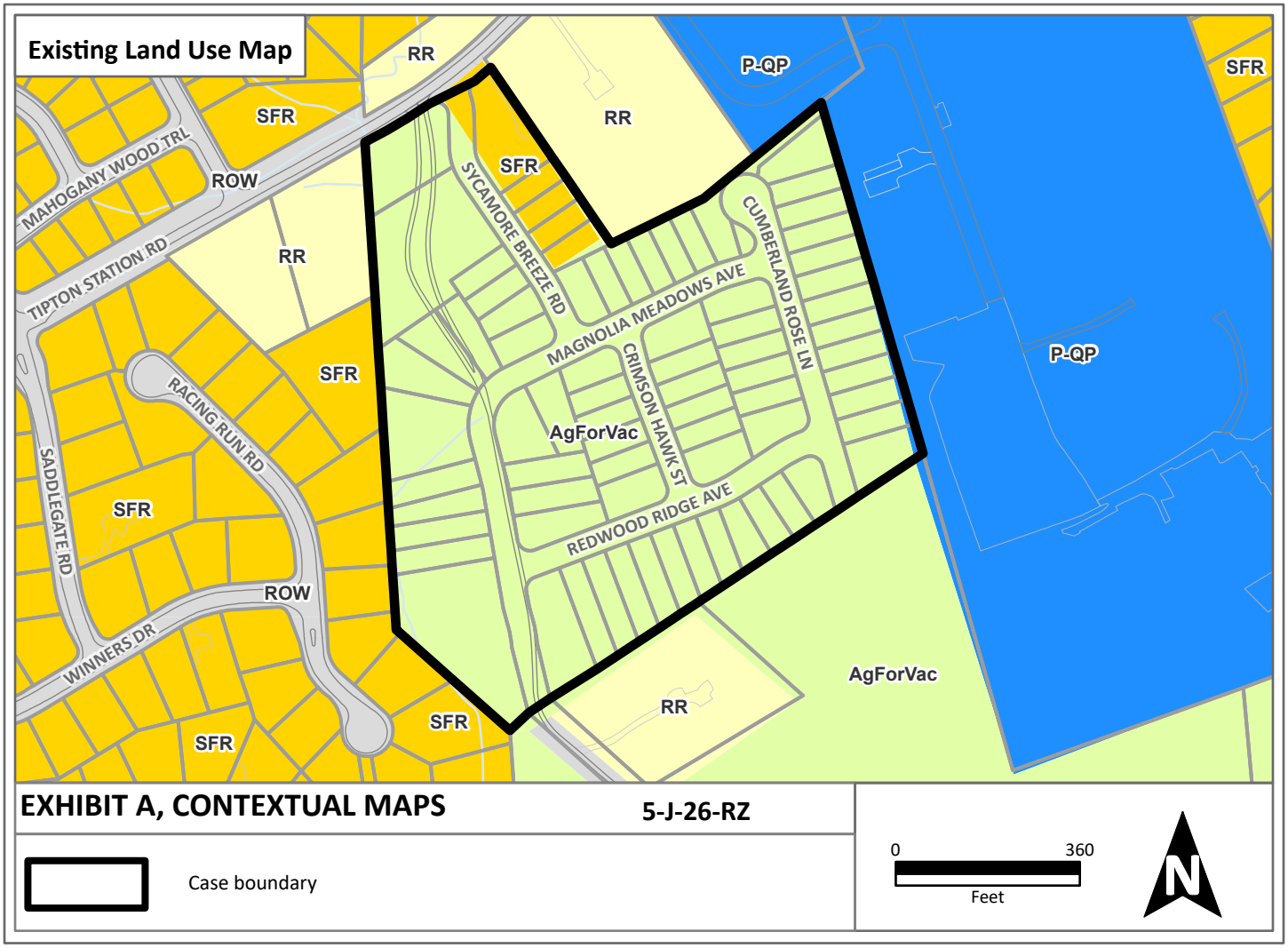
EXHIBIT A, CONTEXTUAL MAPS 5-J-26-RZ

Case boundary

0 360

Feet

N


Existing Land Use Map
RR
P-QP
SFR
SFR
RR
MAHOGANY WOOD TRL
ROW
TIPTON STATION RD
RR
SYCAMORE BREEZE RD
MAGNOLIA MEADOWS AVE
CRIMSON HAWK ST
CUMBERLAND ROSE LN
P-QP
SFR
RACING RUN RD
AgForVac
SADDLEGATE RD
SFR
REDWOOD RIDGE AVE
ROW
WINNERS DR
AgForVac
RR
SFR
SFR
EXHIBIT A, CONTEXTUAL MAPS
5-J-26-RZ
Case boundary
0
360
Feet
N

Docusign Envelope ID: 7E13DF54-7844-4E4E-8F98-DB3911E9AD59

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.*

05/02/026 — Date to be Posted

05/15/2026 — 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

3-24-26 — Date

Planning
KNOXVILLE | KNOX COUNTY

May 14, 2026
Planning Commission meeting

PUBLIC COMMENTS

7 Comments for 5-J-26-RZ and

Marie (37920), April 15, 2026 at 3:41 PM

My concerns regarding the building of single-family homes on 7611 Sycamore Breeze Rd.
South side of Tipton Station Rd, east of Sycamore Breeze Rd are the following:
-Schools: Can South Doyle Middle School, South Doyle High School and Bonny Kate Elementary School support the new influx of children? If not, what is being done to make sure there is no overcrowding to these schools?
-Roads: John Sevier Highway is already overcrowded. What are the plans to accommodate the traffic that this new community will create?
Our small area is already overcrowded. We do not need new housing in an area that cannot support the influx of hundreds of new people.
Thank you

Kristi (37853), April 15, 2026 at 4:36 PM

My family and I disagree with more subdivisions, condos, ect being built in South Knoxville. John Sevier Hwy is so over crowded now along with Chapman hwy. Our county roads are not in the best of shape and can't handle even more traffic. We have already way too many subdivisions coming our direction that South knox family did not want nor ask for.

Joyce (37920), April 15, 2026 at 5:22 PM

We need more infrastructure,-- schools, roads- before we get more houses. Too much traffic now. Do more planning instead of building.

Kelly (d 379), April 15, 2026 at 5:32 PM

These developers are destroying our town. How in the world did our beautiful community end up with a $300,000.00 Trailer Park on Tipton Station Rd? The developers are pushing out cheaply made housing and when these homes began to fall apart who's going to clean that mess up? I wish we could make developers live in a home they built.

Pat (37920), April 15, 2026 at 7:44 PM

We do not need any more housing development in South Knox county-especially in that area! We don't have any infrastructure to support this development. The South Doyle High School is already over crowded and the traffic is bad now.
Quit selling out South Knoxville!

Spenser (37920), April 29, 2026 at 11:05 AM

To address those who have commented on this for clarification: this is an additional request for higher density on a development that is already happening right next to SDHS. It seems like it will add 6 more houses to the 70ish already approved. I live directly behind this and have to drive through it.
The problem is not that 6 houses is a huge difference or added pressure to the community in and of itself. The problem is when you approve a few 10 different times it takes a toll. This also seems like a work around in the

system through which CMH approached the community with a plan which almost no one liked or wanted. It was approved despite about 90 negative public comments and provable deference to the previously voted on sector plan for south Knox. We continue to approve development while skipping needed infrastructure. Then after what was seemingly a good faith attempt to make us feel better about the development we didn't want here we are 2 years later asking to up the number even more. It's a bad look to sit before a community and say here's what we are doing and then go back on it because there was a marker downturn and your margins went down.
Commissioners, we are not anti-growth as a community. We are anti-irresponsible growth. 6 houses won't break anything. Blindly approving the requests of privatized money projects will.

Applicant Correspondence
May 11, 2026 at 3:42 PM

Attached please find correspondence regarding 5-J-26-RZ.

View Attachment

Draft Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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		✓	
Nancy Barger	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

35. CMH HOMES, INC 5-J-26-RZ

7611 Sycamore Breeze Road; 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2116 & 2120 Tipton Station Road / Parcel ID 148CJ001, 148CJ002 - 148CJ075, Commission District 9. Rezoning from PR (Planned Residential) up to 3.7 du/ac to PR (Planned Residential) up to 4 du/ac.

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

1. **STAFF RECOMMENDATION**

   Deny the PR (Planned Residential) zone with up to 4 du/ac because there has not been a substantial change in conditions since the previous rezoning application.

2. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SURROUND DEVELOPMENT AND SUPPORTED BY COMMUNITY AMENITIES.**

MOTION CARRIED UNANIMOUSLY 13-0. 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:
LOKR0522876
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
336.36
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
May 19, 2026 10:30:10 AM EDT
Amount:
336.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05228760

SCHEDULE FOR AD NUMBER LOKR05228760

May 21, 2026
Knoxville News Sentinel

PUBLIC NOTICE
The following items will be considered by the Knox County Board of Commissioners on June 15, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

PLAN AMENDMENTS/REZONINGS

4-B-26-RZ – Homestead Land Holdings LLC – 8934 Pleasant Hill Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac, with 4 conditions.

4-L-26-RZ – Wesley Gibson Construction Inc – 0 Tipton Station Rd. Property located south side of Tipton Station Rd, east of Sayne Ln. Proposed rezoning. Planning Commission Action: Approved PR (Planned Residential) up to 2.3 du/ac, with 3 conditions.

5-A-26-PA and 5-A-26-RZ – 0328 LLC - 10019 Rutledge Pike. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and rezoning to CR (Rural Commercial).

5-B-26-RZ – David Tomljanovich – 6500 Keck Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-B-26-PA and 5-E-26-RZ – Sharon E. Boyce & A. Jack Woodall – 9520 Westland Dr. Proposed plan amendment and rezoning. Planning Commission Action: Approve plan amendment to POS (Parks and Open Space) and rezoning to A (Agricultural).

5-F-26-RZ – MP Development Group LLC – 0 Bishop Rd. Property located east side of Bishop Rd, west of Quail Run Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4.7 du/ac.

5-G-26-RZ - Juan Rodriguez- 0 Konda Dr; 0 Michaels Ln. Property located northeast of Michaels Ln, north of Chapman Hwy. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential) with one condition.

5-C-26-PA AND 5-H-26-RZ - Anderson Baker- 0 Crosslane Rd. Property located east of Crosslane Rd, south of Byington Solway Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to BP (Business Park), SP (Stream Protection) and rezoning to LI (Light Industrial).

5-D-26-PA AND 5-I-26-RZ - Mike Dedman- 7601, 7619, 7625 Heiskell Rd; 119 W Emory Rd. Proposed plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendment to CMU (Corridor Mixed-Use) and rezoning to SC (Shopping Center), with 2 conditions.

5-J-26-RZ - CMH Homes, Inc- 7611, 7616-7653 Sycamore Breeze Rd, 7700-7731 Crimson Hawk St, 7704-7776 Cumberland Rose Ln, 0-6995 Magnolia Meadows Ave, 0-2176 Redwood Ridge Ave, 2116 & 2120 Tipton Station Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac.

5-O-26-RZ - Noah Hudson- 2312 Belt Rd. Proposed rezoning. Planning Commission Action: Approved RA (Low Density Residential).

5-Q-26-RZ - JOHN LAMB- 123 CASH RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

5-R-26-RZ - S&E Properties, LLC - 9857 George Williams Rd; 307 Triplett Ln. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with one condition.

5-S-26-RZ – Lawler Wood LLC - 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial).

APPEAL OF DECISION

1-A-26-TOS – O&M Holdings LLC - 10720 Hardin Valley Road. Appeal by Courtney Stevens of an administrative decision to deny a Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) districts.

May 21 2026
LOKR0522876

<< Click here to print a printer friendly version >>

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This case is scheduled to be heard by County Commission on June 15, 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-18520 **1-A-26-TOS**

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date:	06/03/2026
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

An appeal by Courtney Stevens of Knoxville-Knox County Planning's administrative decision to deny a Tennessee Technology Corridor Development Authority (TTDCA) Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) zones. Property located at 10780 Hardin Valley Road / Parcel ID 103 11913. **Planning Staff Decision: Deny because the proposed sign is out of character with signage in the surrounding area. The sign plans do not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.** *(Commission District 6)*

Attachments

Courtney Stevens 1-A-26-TOS

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

APPEAL OF TTCDA ADMINISTRATIVE DECISION

5/19/2026 08:53 AM FILE NUMBER: 1-A-26-TOS

O&M HOLDINGS

APPELLANT:	Courtney Stevens, O&M Holdings LLC is the owner of the subject property located at 10780 Hardin Valley Road. The petitioner is submitting this appeal on behalf of the owner regarding the approval status of an existing monument sign serving the property.
DECISION APPEALED:	Staff denial of Certificate of Appropriateness for a tenant directory monument sign, including denial of requested waivers for sign height and sign area.
STAFF DECISION:	Deny because the proposed sign is out of character with signage in the surrounding area. The sign plans do not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.
LOCATION:	10780 Hardin Valley Road / Parcel ID 103 11913
DISTRICT:	Commission District 6
STAFF DECISION DATE:	4/21/2026
LEGISLATIVE HEARING ON:	6/15/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	5/21/2026
APPELLANT'S ADDRESS:	Courtney Stevens O&M Holdings LLC 3571 Louisville Road Louisville, TN 37777
APPLICANT'S ADDRESS:	O&M Holdings LLC 3571 Louisville Road Louisville, TN 37777
LEGISLATIVE BODY:	Knox County Commission

Planning
KNOXVILLE | KNOX COUNTY
Technology Overlay

Report of Action
Administrative Review

File No.: 1-A-26-TOS

Applicant:	**O&M HOLDINGS**
Request:	**SIGN PERMIT**
Date of Approval:	**2/10/2026**
Address:	10780 Hardin Valley Rd.
Map/Parcel Number:	109 11913
Location:	Southeast corner of the intersection of Hardin Valley Rd and Valley Vista Rd
Proposed Land Use:	Tenant directory sign
Appx. Size of Tract:	1.56 acres

Description

The applicant has requested approval of an existing sign in a shopping center located on the southeast corner of Hardin Valley Road and Valley Vista Road. The sign was constructed without a permit and later went through the Tennessee Technology Corridor Development Authority (TTCDA) after the fact, where it was denied twice.

This application includes two waiver requests: 1) to increase the allowed signage height by 64% and 2) to increase the size of the sign's message area by 200%. The TTCDA Guidelines state that waivers may be granted when "strict application would be infeasible and the objectives of the Authority and the general public health, safety, and welfare would not be adversely affected." Review of applications in the TO zone was granted to staff when the TTCDA board was disbanded, including the issuance of waivers.

The history of this sign is detailed below.

HISTORY OF YARD SIGNAGE FOR THIS DEVELOPMENT:
1. In 2008, the TTCDA approved a yard sign for this property (case 08.024.0). It met the TCCDA Design Guidelines regarding sign size, materials, and message contents, but a waiver was granted to allow the sign to be located 15 ft from the right-of-way.
2. The previous sign remained on site until being replaced by the new, existing tenant directory sign, which Google Street View shows occurred between May 2018 and May 2021.
3. December 2022: The sign company applied for a sign permit to install address numbers and individual panels to a tenant directory sign. Upon reviewing the application, Planning discovered a new sign had been constructed without TTCDA approval and without a permit, and the application was revised to review the sign in its entirety. The application was postponed at the December 2022 TTCDA meeting to allow for additional review of the sign's size, history, and permitting. It was heard at the January 2023 TTCDA meeting (12-A-22-TOS), where it was denied due to the size of the sign.
4. March 2023: The applicant requested to appeal the TTCDA decision to the Knox County Commission, but the appeal deadline (30 days) had expired. At the time, the TTCDA Administrative Rules and Procedures did not stipulate a time limit before a new application could be made for the same request, so the applicant applied for approval of the same sign in June 2023 (6-A-23-TOS) with the intent of appealing the decision afterward. The request was again denied by the TTCDA. The applicant did not appeal at that time.
5. Fall 2024: The Knox County Codes Administration and Enforcement Department visited the site and informed the applicant that the sign must be removed. A Notice of Violation was issued in September 2024 and again in December 2024. The applicant did not remove the sign, and it

remains standing today.
6. Fall 2025: The sign company reached out on behalf of the property owner to appeal the 2023 denial and were informed the appeal deadline had passed and that, to appeal, the applicant would need to reapply to have a new decision that could be appealed.
7. January 2026: We received an appeal application from the property owner, whom we also informed of the appeal deadline and the need to reapply.
8. January 2026: We received the application for the sign. The applicant has requested to apply for the same sign structure as the previous 2023 submittal with minor changes to the internal message area and panel materials. Upon our review, we asked for information that was missing. The TO zone requires an action within 60 days of consideration of an application (Knox County Zoning Ordinance, Article 5.90.09). The length of time taken in this review is due to the time it took to receive the requested information, so that we had a complete application to review.
9. April 2026: We received the last of the information needed and issued the denial.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.
1. Sign Location: The sign is located approximately 18 ft from the right-of-way line as measured on KGIS. The TTCDA Design Guidelines require signs to be a minimum of 20 ft from the right-of-way. However, the applicant was granted a waiver reducing the front setback to 15 ft in 2008 (08.024.0), so the existing yard sign can be located that same distance and also benefit from that waiver approval.
2. Sign Materials: The sign materials consist of stucco walls extending to a wooden supports system on the ground and is bounded by treated wood trim on the sides of the sign and capped with a wood roof.
3. Sign Size:
a. Per Section 4.2 of the TTCDA Guidelines, pertaining to Subdivision and Planned Development Signs: 1) these types of signs are to be computed using a sign's message area; 2) the overall structure of a sign is excluded from calculating its size, and 3) all sides of the sign shall be used in calculating the total sign area.
i. The existing tenant directory sign's message area comprises 215 square feet (11.01 ft W (or 133 in) x 19.4 ft H (or 233 in) on each side, for an overall area of 430 sq ft.
Ii. At 440 sq ft, the message area of the sign exceeds the 200 sq ft maximum and a waiver would be required to increase the sign message area by 200% over that allowed for a for a subdivision/planned development (which includes tenant directory signs).
4. Sign Height:
a. Subdivision and Planned Development Signs may be a maximum of 12 ft tall.
i. At 19.67 ft, the sign is taller than the 12 ft maximum allowed for a planned development sign. The applicant requires a waiver to increase the sign height maximum by 64% over that allowed for a planned development.
5. Sign Lighting: The sign would be illuminated with ground-mounted flood lights aimed directly at the sign.
6. Individual panels and address numbers:
a. The proposed individual panels are to be signabond panels with brown and white faces and a matte laminate connected to the sign structure via treated wood risers. The risers are 1.5" in depth and 3.5" in height. The panels would be 12" in height and 27" wide. Each slat would feature the business name of the tenants in this commercial strip center.
B. There are 9 names proposed for the tenants currently housed in this strip center. One vacant panel will need to have the sign for its tenant added to the directory sign in a separate application. The proposed panels offer a uniform font and color scheme that aligns with the architectural color palette.
C. The address numbers would be directly mounted to the wood frame at the top of the sign. The numbers would be plastic, formed letters measuring 7" H x 27" W in the same shade of brown as the proposed panels. The sign is large enough to obstruct the view of businesses from eastbound passing traffic on Hardin Valley Road.

	While the individual panels, letters, and lighting are consistent with the TTCDA Design Guidelines, the sign's size exceeds the maximum allowed. The sign is roughly 7 ft taller than the maximum allowed and nearly double the maximum allowable message area. While the Guidelines offer a waiver option as outlined above, Planning does not believe the size of the sign warrants a waiver and is in agreement with the TTCDA's previous denials. It is not "strictly infeasible" to construct a sign that meets the Design Guidelines. A sign that did so was located at this location previously. Additionally, the size of the sign is not in alignment with the intent of the TTCDA Design Guidelines since the waiver would exceed the maximums allowance by such high percentages. Planning believes approval could set a precedent for waivers of such magnitude, as it does not meet the standards for issuing a waiver, and the waiver needed would be so great. B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR. 1. The sign is much larger than other signs in the area. The surrounding monument and tenant directory signs in other locations along this section of Hardin Valley Road meet the design standards for yard signs. 2. The requested waivers have been denied as they would allow a sign that is out of character with the area and out of scale with the development it serves.
Design Guideline Conformity:	The proposed monument sign does not conform to the TTCDA Design Guidelines.
Waivers and Variances Requested:	1) Increase the maximum yard sign height requirement by 64% to 19.67 ft (Design Guideline 4.2.2). 2) Increase the maximum yard sign message area by 200% to 440 sq ft (Design Guideline 4.2.3).

Administrative Action:

Staff has denied the requested waivers to increase the maximum sign height and sign area because the proposed sign is out of character with signage in the surrounding area and does not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.

The Certificate of Appropriateness for this request has been denied because the sign plans do not meet the signage requirements of the TTCDA Design Guidelines.

APPEAL OF STAFF DENIAL – SIGN APPLICATION (CERTIFICATE OF APPROPRIATENESS)

Date: April 28, 2026

To:
Knox County Commission
c/o Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Appeal of Staff Denial - Certificate of Appropriateness (File No. 1-A-26-TOS)
Property: 10780 Hardin Valley Rd., Knoxville, TN 37932
Map/Parcel: 103 11913 | Approx. 1.55 acres | Zoning: PC (Planned Commercial) / TO (Technology Overlay)

Appellant: O&M Holdings, LLC
Owner: John Cook
Contact: Courtney Stevens, Asset Manager (Authorized Agent)
Email: propertymanager@oandmholdings.com | Phone: (865) 233-0965

APPEAL SUMMARY

O&M Holdings, LLC ("Appellant") appeals the April 21, 2026 staff denial of a Certificate of Appropriateness for the tenant directory monument sign located at 10780 Hardin Valley Rd. Staff denied the requested waivers to increase the maximum sign height and sign area because the sign was determined to be out of character with signage in the surrounding area and not consistent with the intent of the Technology Corridor design guidelines. This appeal seeks reversal of the staff denial and approval of the existing sign structure as installed so it can function as intended for tenant identification and site visibility.

FACTUAL BACKGROUND

1. Permitted Predecessor Sign (2008): TTCDA previously approved a yard/monument sign for this development, establishing this location as an appropriate and intended sign location for the property.

2. Replacement by Prior Owner: According to prior TTCDA/Planning records, the current tenant directory sign replaced the prior monument sign without formal approval sometime before O&M Holdings acquired the property.

3. Appellant's Purchase: O&M Holdings acquired the property on December 7, 2021, with the sign already in place. The sign was represented to ownership as approved at the time of purchase. Appellant did not design, construct, install, enlarge, or modify the sign.

4. Discovery of Approval Status: After acquisition, it was determined that the sign had not received formal approval under the Technology Overlay standards.

5. Prior Review History: The prior request associated with File No. 6-A-23-TOS was denied in 2023. Because the appeal period for that denial had expired, Planning staff advised that the appropriate path forward was to submit a new Technology Overlay sign application.

6. New Technology Overlay Application: Appellant submitted a new Technology Overlay Review Request under File No. 1-A-26-TOS for administrative review of the sign. The application identified the sign as a new tenant directory monument sign under current TO standards and included the requested dimensions and sign type information.

7. Sign Condition: The sign structure is currently installed; however, tenant panels have not yet been added pending resolution of the approval process. The sign was designed to function as a tenant directory monument sign for the property.

8. Lighting Information: Available information regarding the originally intended external illumination was provided during the review process. Staff indicated that the lighting approach was acceptable and that supporting information would be included as part of the sign plan documentation.

9. Current Staff Denial: On April 21, 2026, staff denied the requested waivers and denied the Certificate of Appropriateness based on a determination that the sign is out of character with signage in the surrounding area and does not meet the intent of the Technology Corridor design guidelines.

GROUNDS FOR APPEAL

1. Equitable Estoppel & Reliance: Appellant is a good-faith purchaser who relied on prior owner representations that the sign was approved. The sign was visibly in place at the time of acquisition and had been present for several years prior. Equity disfavors penalizing a successor owner for a condition that pre-existed its ownership, particularly where the current owner has proceeded through the required Planning process once the approval issue was identified.

2. Continuity of Signage Use: A legally permitted sign previously existed at this location, and the current sign was designed to serve the same general property identification function. Although the tenant panels have not yet been installed pending approval, the structure is intended to function as a tenant directory monument sign for the multi-tenant commercial center.

3. Visibility and Practical Function: The sign's size and placement are important to maintaining visibility from Hardin Valley Road, particularly given existing landscaping and site conditions. A significant reduction in sign height or area may limit visibility from the roadway and reduce the sign's ability to function as intended.

4. Economic Impact & Tenant Viability: The sign is intended to provide multi-tenant visibility along a busy corridor and serve as a primary identification feature for the property. While tenant panels have not yet been installed pending approval, the sign was designed to support tenant visibility and business recognition. Limiting the sign's size or visibility would reduce its effectiveness and impact its ability to function as intended for current and future tenants.

5. Public Wayfinding & Site Identification: A centralized tenant directory sign supports orderly site identification and wayfinding for customers and visitors. Approval of the sign would allow the property to provide organized tenant identification in one location rather than relying on less coordinated methods of visibility.

6. Proportional & Practical Relief: This appeal seeks a practical outcome that preserves the sign's intended function while resolving the approval status through the appropriate process. Approval of the existing sign structure would avoid imposing substantial modification costs on the current owner for an installed condition that existed prior to ownership.

REQUESTED RELIEF

O&M Holdings respectfully requests that the Knox County Commission:
1. Reverse the staff denial of the Certificate of Appropriateness for File No. 1-A-26-TOS;
2. Approve the existing tenant directory monument sign at 10780 Hardin Valley Road as installed; and
3. Allow the sign to be utilized for tenant identification consistent with its intended purpose.

EXHIBITS

Exhibit A - TTCDA Disposition / Original Denial (2023)
Exhibit B - Google Street View (2018)
Exhibit C - Google Street View (2021)
Exhibit D - TTCDA Staff Report & Recommendation
Exhibit E - Knox County Violation Notice
Exhibit F - Completed Appeal of Decision Form (2026)
Exhibit G - Email Correspondence with Planning Staff / Contractor
Exhibit H - Site Photos
Exhibit I - Staff Denial Email dated April 21, 2026
Exhibit J - Technology Overlay Sign Application (File No. 1-A-26-TOS)
Exhibit K – Sign Design & Dimensions (SNS Monument Sign Drawing)
Exhibit L – Flood Light Specification (Original Lighting Concept)

CONCLUSION

For the reasons stated above, Appellant respectfully requests that the Knox County Commission reverse the staff denial and approve the Certificate of Appropriateness for the existing tenant directory monument sign at 10780 Hardin Valley Road.

Respectfully submitted,

O&M Holdings, LLC

By: John Cook
John Cook, Owner

Submitted on behalf of O&M Holdings, LLC by:
Courtney Stevens, Asset Manager (Authorized Agent)
Email: propertymanager@oandmholdings.com
Phone: (865) 233-0965

Exhibit Index

Appeal of Staff Denial – Sign Application (Certificate of Appropriateness)
Property: 10780 Hardin Valley Rd, Knoxville, TN 37932
Owner: John Cook / O&M Holdings, LLC
Authorized Agent: Courtney Stevens, Asset Manager

Exhibit Description

A – TTCDA Disposition – Official disposition for File 6-A-23-TOS showing prior denial of sign application and waivers (July 5, 2023).

B – Google Street View – May 2018 image showing original permitted monument sign in place.

C – Google Street View – May 2021 image showing current tenant directory sign in place prior to property acquisition.

D – TTCDA Staff Report – June 29, 2023 analysis of sign dimensions, compliance with guidelines, and recommendation for denial.

E – Knox County Violation Notice – September 4, 2024 notice citing code compliance requirements and potential enforcement.

F – Appeal of Decision Form (2026) – Completed and signed appeal form submitted for County Commission review.

G – Email Correspondence (2023–2026) – Communications with Planning staff and contractor documenting application process, coordination, and submittals.

H – Site Photos (2025) – Photographs of the existing sign and surrounding property showing current site conditions and visibility.

I – Staff Denial Email – April 21, 2026 email documenting staff denial of Certificate of Appropriateness and stated basis for denial.

J – Technology Overlay Sign Application – File No. 1-A-26-TOS, including submitted sign dimensions and specifications.

K – Sign Design & Dimensions – SNS monument sign drawing showing scaled dimensions, structure, and potential tenant panel layout.

L – Flood Light Specification – Original external lighting concept (fluorescent flood lights) referenced during prior design phase.

Report of Disposition

Tennessee Technology Corridor Development Authority

Applicant: O&M HOLDINGS

File Number: 6-A-23-TOS **Application Filed:** 4/21/2023 **TTCDA Meeting:** 7/5/2023

Request: Sign Permit **Planner:** Michelle Portier

PROPERTY INFORMATION

Address: 10780 Hardin Valley Rd.

General Location: Southeast corner of the intersection of Hardin Valley Rd and Valley Vista Rd

Map/Parcel Number: 103 11913 **Size:** 1.55 acres

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)

APPLICANT'S REQUEST

☐ Building Permit - New Construction ☐ Building Permit - Expansion or Renovation ☐ Building Permit - Grading Plan

☑ Signage

☐ Rezoning:

From: PC (Planned Commercial) / TO (Technology Overlay)

To: N/A

☐ Zoning Variance:

1) Increase the maximum yard sign height requirement by 64% to 19.67 ft.
2) Increase the maximum yard sign message area by 200% to 440 sq ft.

Proposed Use: Request for approval of a nonconforming, existing sign, erected without a permit

TTCDA ACTION AND DISPOSITION

TTCDA Action: Denied

Details of Action:

Date of Approval: **Date of Denial:** 7/5/2023 **Postponements:**

Date Tabled: **Date Untabled:** **Date of Withdrawal:**

APPEAL INFORMATION (where applicable)

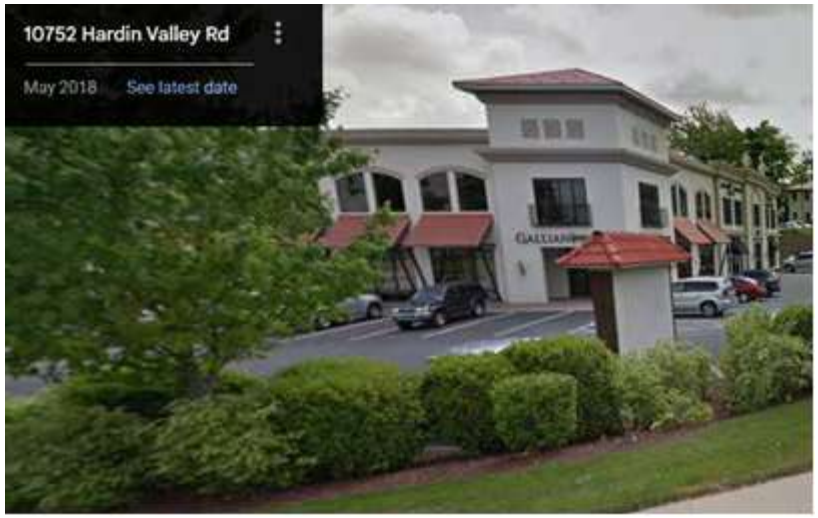
Person Appealing:

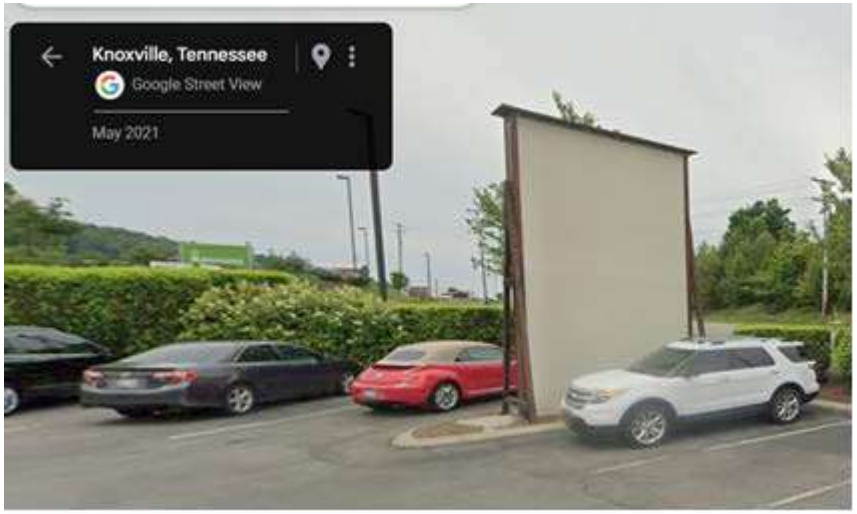
Date Appeal Filed:

Reason for Appeal:

Heard By: **Date of Legislative Action:**

Legislative Action:


10752 Hardin Valley Rd
May 2018
See latest date


Knoxville, Tennessee
Google Street View
May 2021

Report of Staff Recommendation

File No.: 6-A-23-TOS

Applicant:	**O&M HOLDINGS**
Request:	**SIGN PERMIT**
Meeting Date:	**7/5/2023**
Address:	10780 Hardin Valley Rd.
Map/Parcel Number:	103 11913
Location:	Southeast corner of the intersection of Hardin Valley Rd and Valley Vista Rd
Existing Zoning:	PC (Planned Commercial) / TO (Technology Overlay)
Proposed Zoning:	N/A
Existing Land Use:	Commercial strip center
Proposed Land Use:	Request for approval of a nonconforming, existing sign, erected without a permit
Appx. Size of Tract:	1.55 acres
Accessibility:	Access is provided off of Valley Vista Rd, a minor collector street with a pavement width of of 55 ft within a 70-ft right-of-way, and off of Hardin Valley Rd, a minor arterial street with a pavement width of 55 ft within an 88-ft right-of-way.
Surrounding Zoning and Land Uses:	North: PC (Planned Commercial) /TO (Technology Overlay) - Fast food restaurant South: PC (Planned Commercial) /TO (Technology Overlay) - Office building East: PC (Planned Commercial) /TO (Technology Overlay) - stand-alone surface parking lot (servicing buildings on different lots) West: BP (Business and Technology Park) / TO (Technology Overlay) - Single family residences

Comments:

HISTORY OF YARD SIGNAGE FOR THIS DEVELOPMENT:

1. In 2008, the TTCDA approved a yard sign for this property (Case 08.024.0). It met the TTCDA Design Guidelines regarding sign size, materials, and message contents, but a variance was approved to allow the sign to be located 15 ft from the right-of-way. The previous sign remained on site until being replaced by the new tenant directory sign, which Google Street View shows occurred between May 2018 and May 2021.
2. The subject tenant directory sign at this existing commercial strip center replaced a large monument sign in the same location on this parcel without a permit.
3. Upon seeking approval for address numbers and individual panels to be added to the existing sign structure, the applicant, the new property owner, discovered the sign had not been permitted, and the sign was reviewed in its entirety at the January 2023 TTCDA meeting (Case 12-A-22-TOS).
4. The request was denied. The applicant then requested to appeal the TTCDA decision to the Knox County Commission, but the appeal deadline had expired. The TTCDA Administrative Rules and Procedures do not have a stipulation of time before and application making the same request can be submitted, so the applicant applied for approval of the same sign.
5. No one was present at the January meeting when this case was initially heard. Staff had communicated the meeting date, time, and location to the applicant and owner, and both parties were aware of staff's recommendation to deny the request.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING

CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES
1. Sign Location: The sign is located approximately 18 ft from the right-of-way line as measured on KGIS. The TTCDA Design Guidelines require signs to be a minimum of 20 ft from the right-of-way. The applicant was granted a waiver reducing the front setback to 15 ft. Therefore, the existing yard sign could also benefit from that waiver approval and be located 15 ft from the Lovell Road right-of-way.
2. Sign Materials: The sign materials consist of stucco walls extending to the ground and bounded by treated wood trim on the sides of the sign, capped with a wood roof.
3. Sign Size and Height:
a. Per Section 4.2 of the TTCDA Guidelines, pertaining to Subdivision and Planned Development Signs: 1) these types of signs are to be computed using a sign's message area; 2) the overall structure of a sign is excluded from calculating its size, and 3) all sides of the sign shall be used in calculating the total sign area.
i. The existing tenant directory sign's message area comprises 220 square feet (11.33 ft W (or 136 in) x 19.4 ft H (or 233 in) on each side, for an overall area of 440 sq ft.
ii. At 440 sq ft, the message area of the sign exceeds the 200 sq ft maximum and a waiver would be required to increase the sign message area by 200% over that allowed for a for a subdivision/planned development.
4. Sign Height:
a. Subdivision and Planned Development Signs may be a maximum of 12 ft tall.
i. At 19.67 ft, the sign is taller than the 12 ft maximum allowed for a planned development sign. The applicant requires a waiver to increase the sign height maximum by 64% over that allowed for a planned development.
5. Sign Lighting: The sign would be illuminated with screened, ground-mounted lights. No light specifications have been provided, though requested by staff on May 9, 2023. Therefore, compliance with the lighting requirements cannot be determined.
5. Individual panels and address numbers:
a. The proposed individual panels are to be brown vinyl with white lettering and would be connected to the sign structure via treated wood risers. The risers are 1.5" in depth and 3.5" in height. The panels would be 12" in height and 27" wide. Each slat would feature the business name of the tenants in this commercial strip center.
B. There are 9 names proposed for the tenants currently housed in this strip center. One vacant structure will need to have the sign for its tenant added to the sign in a separate application. The proposed panels offer a uniform font and color scheme that aligns with the architectural color palette.
C. The address numbers would be directly mounted to the wood frame at the top of the sign. The numbers would be plastic, formed letters measuring 7" H x 27" W in the same shade of brown as the proposed panels.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR
1. The sign is much larger than other signs in the area. There are very few yard signs along Hardin Valley Road. Signs for King University, SouthEast Bank, Sherwin Williams, and the Pellissippi State Community College campus meet the standard Yard Sign size requirements.
2. None of the other commercial strip center developments have tenant directory signs.
3. Approval of the requested waivers would allow a sign that is out of character with the area and out of scale with the development it serves to remain in place.
4. Approval of the requested waivers would also set a precedent for increasing signage size in the area that would not meet the intent of the TTCDA Guidelines.

Design Guideline Conformity:	This request is not in conformity with TTCDA Design Guidelines.

Waivers and Variances Requested:	1) Increase the maximum yard sign height requirement by 64% to 19.67 ft. 2) Increase the maximum yard sign message area by 200% to 440 sq ft.

Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Deny the waiver to increase the maximum sign height by 64% to 19.67 ft
2) Deny the waiver to increase the maximum sign area by 200% to 440 sq ft.

Based on the application and plans as submitted, staff recommends denial of a Certificate of Appropriateness for the requested sign permit.

ENGINEERING & PUBLIC WORKS

Codes Enforcement • Fleet Services • Operations • Development Services • Solid Waste • Environment and Planning

September 4, 2024

HARDIN VALLEY LAND PARTNERS & PREMIUM LAND HOLDINGS
10784 HARDIN VALLEY RD KNOXVILLE TN 37932

Re: File # 24-07076
Request Location: 10720 HARDIN VALLEY RD KNOXVILLE, TN 37932

To Whom It May Concern,

On 9/4/2024 your property was inspected for violation(s) of the Knox County Zoning Ordinance and/or International Property Maintenance Code.

Specific Ordinance Violation:

5.90.08, 5.90.11, 4.10.12, 5.33.05 - A structure was placed on the corner of the property without a building permit or approval from TTCDAd.

Action Requested by Knox County:

Please apply for a permit from Knox County Code Administration and obtain a Certificate of Appropriateness from TTCDA.

Enforcement Action:

All other violations are subject to a Citation to General Sessions Court which will incur Civil Penalties plus Court Costs.

A fine is not being assessed at this time. However, failure to correct the violation(s) identified above and/or any subsequent violation(s) of the Ordinances will result in enforcement action and/or fines.

You are allowed to appeal this matter to the Board of Zoning Appeals within ten (10) days upon receipt of this letter.

Thank you,
Miranda Ward

Miranda Ward
Codes Enforcement Officer
Knox County Code Administration

NOV # 24-07076	
X	BUILDING
	ZONING
	EROSION CONTROL

NOTICE OF VIOLATION

KNOX COUNTY CODE ADMINISTRATION

400 MAIN ST. # 547, KNOXVILLE, TN 37902, (865) 215-2325, www.knoxcounty.org/codes

THIS BUILDING / PROPERTY HAS BEEN INSPECTED AND FOUND TO BE DEFICIENT AS LISTED.

X	GENERAL CONSTRUCTION	
	NO CERTIFICATE OF OCCUPANCY	
	NO FINAL INSPECTION	
X	NO PERMIT	
	FOOTING /FRAMING / PLUMBING	
	MECHANICAL / GAS	
	ELECTRICAL	
	OTHER	
X	ZONING: ORDINANCE & SECTION #	5.90.08, 5.90.11, 4.10.12, 5.33.05
	VIOLATION DESCRIPTION / ORDER OF COUNTY	

A structure was placed on the corner of the property without a building permit or approval from TTCDA.

	STOP WORK (DO NOT REMOVE THIS NOTICE)			
	DEADLINE FOR CONFORMITY	9/18/24	PER DAY PENALTY $	50.00
	SCHEDULED REINSPECTION DATE	9/18/24		

CORRECT THE NOTED VIOLATIONS BEFORE ANY OTHER CONSTRUCTION IS STARTED

PERMIT / ITEM#		A / TIME	
NAME	Premium Land Holdings	D / TIME	
ADDRESS	10720 Hardin Valley Rd		
INSPECTOR	Miranda Ward	DATE	9/4/24
SUBDIVISION	Vista Del Monte Office Condo	LOT#	2

SIGNATURE OF INSPECTOR Miranda R Ward

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

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

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

Appeal of Decision

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

Type: ☐ Plan Amendment ☐ Rezoning ☑ Certificate of Appropriateness
☐ Street Name Change ☐ Other: _____

Decision By: ☑ Planning Staff ☐ Planning Commission ☐ Other: _____ ☑ Date of Decision: 04/21/2026

Jurisdiction: ☐ City _____ Council District ☑ County District 6 Commission District

1-A-26-TOS	O & M Holdings, LLC
Original File Number Being Appealed	Original Applicant Name
John Cook	103 11913
Name of Owner of Subject Property	Parcel Number of Subject Property

Staff denial of Certificate of Appropriateness for a tenant directory monument sign, including denial of requested waivers for sign height and sign area.

Decision Being Appealed

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

The subject sign was in place prior to current ownership and was believed to have been approved at the time of purchase. Upon learning that formal approval had not been obtained, ownership worked with Planning staff to submit a new Technology Overlay application as required.The sign is intended to serve as a tenant directory monument sign for a multi-tenant commercial property. While tenant panels have not yet been installed pending approval, the structure was designed to provide identification and visibility for businesses located on the site.The staff denial is based on a determination that the sign is out of character with surrounding signage and does not meet the intent of the Technology Corridor design guidelines. Ownership respectfully requests reconsideration of this determination, as the sign supports the practical function of the property and its tenants.Approval of the existing sign would allow it to function as intended without requiring substantial modification to an installed condition.

PETITIONER INFORMATION

Courtney Stevens	Courtney Stevens
Name of Petitioner	Signature of Petitioner

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

O&M Holdings, LLC is the owner of the subject property located at 10780 Hardin Valley Road. The petitioner is submitting this appeal on behalf of the owner regarding the approval status of an existing monument sign serving the property.

All correspondence should be sent to:

Name (Print)	Phone	Email
Courtney Stevens	(865) 233-0965	propertymanager@oandmholdings.com

Address	City	State	ZIP
3571 Louisville Road	Louisville	TN	37777

STAFF USE ONLY

Application Accepted by Planning Staff Member	Appeal Fee Amount	Date Appeal Received
Kelsey Bousquet	$350	5/18/2026

APPEAL MEETING INFORMATION

City Council - 6 p.m. _____ Month | Date | Year

County Commission - 5 p.m. 6/15/2026 ~~5/29/2026~~ Month | Date | Year

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

PropertyManager

From: Jordan Hutchison <jordan@signsnsuch.net>
Sent: Monday, August 18, 2025 5:43 PM
To: PropertyManager
Subject: Denial Letter 10780 Hardin Valley
Attachments: 6-A-23-TOS_TTCDA Disposition_6-A-23-TOS.pdf; 6-A-23-TOS_rpt_DENIAL.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Here is the denial letter that they sent me. They hve done way with the monthly meetings, so it's holding the denial from the previous application. Please see below the email addresses that are with the technical overlay.

> ---------- Original Message ----------
> From: Michelle Portier <michelle.portier@knoxplanning.org>
> To: Jordan Hutchison <jordan@signsnsuch.net>, Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>, Shelley Gray <shelley.gray@knoxplanning.org>

>
>
> Hi Jordan,
>
> Here is the disposition recording the TTCDA's decision and the staff report detailing the reasons for which the waivers and the COA were denied.
>
> Thank you,
> Michelle
>
>
> Michelle Portier, AICP
> Planning Services Manager
> 865.215.3821
>
[https://ci4.googleusercontent.com/proxy/ErrImeQXT9x0YreVaZ7bAW2VrVahF8muDATcr7qSMtLQBvMpWT7BAlQ8_WE3U5NcnhQKAYHmlY2IXgleOGARPb5k7f389p1cJxA6wpW38fb7SkcZOA20a37s3J-JK89U4g3esKCA1uQvwXTU4odqqC9rZhlX3qMDbBiOaJNiihxQNgpzL89ZM9kDyJF8ALHUmQN5nZfxQng0Z7lL0w=s0-d-e1-ft#https://docs.google.com/uc?export=download&id=1BiYrs0E7M7CLBKgxJyhcX6UuT2x4nLtG&revid=0B7q1r8KTgzb_ZFJ5eWVNVjNNeC9DdVpQUGNHK3VUZENDMUVBPQ]<https://knoxplanning.org/>
> Knoxville-Knox County Planning | KnoxPlanning.org<https://knoxplanning.org/>
> 400 Main Street, Suite 403 | Knoxville, TN 37902
>
>

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http://www.signsnsuch.net

10932 Murdock Dr. A-104 Knoxville, TN 37932
(https://www.google.com/maps/place/10932+Murdock+Dr+a+104,+Knoxville,+TN+37932/@35.9112346,-

84.1522943,17z/data=!3m1!4b1!4m5!3m4!1s0x885c2e516de4d4c5:0x9683e231de8423c3!8m2!3d35.9112346!4d-84.1497194)

PropertyManager

From: Jordan Hutchison <jordan@signsnsuch.net>
Sent: Friday, June 20, 2025 4:31 PM
To: PropertyManager
Subject: Re: FW: FW: FW: Light specs for the tenant directory sign

Follow Up Flag: Follow up
Flag Status: Completed

Stacy,

I've gotten the okay to apply again. She said that it will be denied again, which you can then do the appeal. I will get the application filed and will let you know as soon as the appeal can be started. The application for the appeal is:

https://archive.knoxplanning.org/dandf/forms/ttcda_apl.pdf

Thanks so much,
Jordan

> On 05/21/2025 9:35 AM EDT PropertyManager <propertymanager@oandmholdings.com> wrote:
>
>
> Hi Jordan,
>
> I wanted to reach out as you've previously been working with Stacy regarding the sign at Hardin Valley.
>
> It's my understanding that we are able to resubmit an application as of now. Can you assist with this?
>
> Thank you!
>
> -----Original Message-----
> From: Jordan Hutchison <jordan@signsnsuch.net>
> Sent: Wednesday, January 22, 2025 1:57 PM
> To: PropertyManager <propertymanager@oandmholdings.com>
> Subject: Re: FW: FW: Light specs for the tenant directory sign
>
> Stacy,
>
> They just reconfirmed that we can't reapply until May for the July 2025 meeting.
>
> Jordan
>
> > On 01/22/2025 1:49 PM EST PropertyManager <propertymanager@oandmholdings.com> wrote:
> >
> >
> > Have you been able to find anything out about this?
> >
> > Stacy West
> > Asset Manager | (865) 233-0965

> > P.O. Box 1127 | Louisville, TN 37777
> > [cid:image003.png@01DB6CD4.6FC21AE0]
> >
> > From: PropertyManager
> > Sent: Monday, January 6, 2025 10:19 AM
> > To: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net>>
> > Subject: RE: FW: Light specs for the tenant directory sign
> >
> > I have an email from Knox County that says our last request was submitted in July of 2023. So we should be able to reply now. Can you double check that for me?
> >
> > Stacy West
> > Asset Manager | (865) 233-0965
> > P.O. Box 1127 | Louisville, TN 37777
> > [cid:image003.png@01DB6CD4.6FC21AE0]
> >
> > From: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net>>
> > Sent: Monday, December 30, 2024 1:40 PM
> > To: PropertyManager
> > <propertymanager@oandmholdings.com<mailto:propertymanager@oandmholdi
> > ngs.com>>
> > Subject: RE: FW: Light specs for the tenant directory sign
> >
> > Stacy,
> >
> > I just received this from Michelle at the TTCDA. I'm copying below in the blue. I called to confirm and she said that the earliest I can put in the application is May of 2025, but that the county had mentioned to her that they had cited the sign as being too large and had put in a request to remove the sign.
> >
> > Please let me know if you have any questions.
> >
> >
> > Hi Jordan,
> >
> > So sorry on the delay getting back to you. I've attached the complete application from the last time this request came through (it was heard in July and was case 6-A-23-TOS). You would need to white out the meeting date and case number at the top of page 1, but we would need a new page 2 since it's got the submittal/file dates on it.
> >
> > But, The TTCDA Administrative Rules & Procedures were updated in October 2021 and state that a denied application cannot be resubmitted and accepted by staff for one year after the denial. So the soonest we could accept an application is for the July 7th TTCDA meeting, the deadline for which is May 27th of 2025.
> >
> > I hope this helps. Let me know if you have any questions.
> > Michelle
> >
> > Michelle Portier, AICP
> > Planning Services Manager
> > 865.215.3821
> > <https://knoxplanning.org/>
> > Knoxville-Knox County Planning |

> > KnoxPlanning.org<https://knoxplanning.org/>
> > 400 Main Street, Suite 403 | Knoxville, TN 37902
> >
> >
> >
> > On 12/11/2024 8:19 AM EST PropertyManager
<propertymanager@oandmholdings.com<mailto:propertymanager@oandmholdings.com>> wrote:
> >
> >
> > The size is an issue, but the owner wants to be at the meeting to try to convince them to allow it. The last time we submitted a new request they needed the light information.
> >
> > Stacy M. West
> > O & M Holdings, LLC
> > P.O. Box 1127
> > Louisville, TN 37777
> > Phone: 865-233-0965
> >
> >
> >
> > -----Original Message-----
> > From: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net>>
> > Sent: Tuesday, December 10, 2024 3:46 PM
> > To: PropertyManager
> > <propertymanager@oandmholdings.com<mailto:propertymanager@oandmholdi
> > ngs.com>>
> > Subject: Re: FW: Light specs for the tenant directory sign
> >
> > I have an email into the TTCDA with questions. I thought the size of the sign was the issue. As soon as she gets back with me I will let you know. Thanks!
> >
> > On 12/10/2024 11:27 AM EST PropertyManager
<propertymanager@oandmholdings.com<mailto:propertymanager@oandmholdings.com>> wrote:
> >
> >
> > I want to follow up on this. Can you let me know where we stand?
> >
> > Stacy M. Harper
> > O & M Holdings, LLC
> > P.O. Box 1127
> > Louisville, TN 37777
> > Phone: 865-233-0965
> >
> > [cid:image001.png@01DB4AF6.710AE030<mailto:image001.png@01DB4AF6.710
> > AE030>]
> >
> > From: PropertyManager
> > Sent: Tuesday, December 3, 2024 10:00 AM
> > To: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net>>
> > Subject: RE: Light specs for the tenant directory sign

> >
> > I know it has been awhile since we talked about the sign at our Hardin Valley location. We are ready to circle back around to it. I have attached the lighting source that we are going to use. Please let me know what I need to do from here.
> >
> > Stacy West
> > O & M Holdings, LLC
> > P.O. Box 1127
> > Louisville, TN 37777
> > Phone: 865-233-0965
> >
> > [cid:image001.png@01DB4AF6.710AE030<mailto:image001.png@01DB4AF6.710
> > AE030>]
> >
> > From: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net><mailto:jordan@s
> > ignsnsuch.net<mailto:jordan@signsnsuch.net>>>
> > Sent: Tuesday, May 16, 2023 8:55 AM
> > To: PropertyManager
> > <propertymanager@oandmholdings.com<mailto:propertymanager@oandmholdi
> > ngs.com><mailto:propertymanager@oandmholding
> > s.com>>
> > Subject: Re: Light specs for the tenant directory sign
> >
> > Checking back in with you on this..
> > Sent from my iPhone
> >
> > On May 9, 2023, at 3:52 PM, Jordan Hutchison
<jordan@signsnsuch.net<mailto:jordan@signsnsuch.net><mailto:jordan@signsnsuch.net<mailto:jordan@signsnsuch.net>>> wrote:
> > Stacy,
> >
> > Please see below:
> > Sent from my iPhone
> >
> > Begin forwarded message:
> > From: Michelle Portier
> > <michelle.portier@knoxplanning.org<mailto:michelle.portier@knoxplann
> > ing.org><mailto:michelle.portier@knoxplannin
> > g.org>>
> > Date: May 9, 2023 at 3:34:04 PM EDT
> > To: Jordan Hutchison
> > <jordan@signsnsuch.net<mailto:jordan@signsnsuch.net><mailto:jordan@s
> > ignsnsuch.net<mailto:jordan@signsnsuch.net>>>
> > Subject: Light specs for the tenant directory sign Hi Jordan,
> >
> > Do you all have any light specs for the spot lights that will be aimed at the tenant directory sign for the O&M Holdings sign? That would need to be included in the packet so we can verify compliance with TTCDA lighting requirements.
> >
> > Thanks!
> > --
> > Michelle Portier, AICP

> > 865.215.3821
> > 400 Main Street, Suite 403
> > Knoxville, TN 37902
> >
> > Thank you,
> > Jordan
> >
> > Leave a review? We're aiming for the stars! Click here to rate your
> > experience with Signs-N-Such. We appreciate your feedback.
> > (https://search.google.com/local/writereview?placeid=ChIJq5sablEuXIg
> > RoEauq2Gv-54)
> > --
> > http://www.signsnsuch.net
> >
> > 10932 Murdock Dr. A-104 Knoxville, TN 37932
> > (https://www.google.com/maps/place/10932+Murdock+Dr+a+104,+Knoxville
> > ,+TN+37932/@35.9112346,-84.1522943,17z/data=!3m1!4b1!4m5!3m4!1s0x885
> > c2e516de4d4c5:0x9683e231de8423c3!8m2!3d35.9112346!4d-84.1497194)
> >
> > Thank you,
> > Jordan
> >
> > Leave a review? We're aiming for the stars! Click here to rate your
> > experience with Signs-N-Such. We appreciate your
> > feedback.<https://search.google.com/local/writereview?placeid=ChIJq5
> > sablEuXIgRoEauq2Gv-54>
> > --
> > [cid:image002.png@01DB6CD4.12895BE0]<http://www.signsnsuch.net/>
> >
> > 10932 Murdock Dr. A-104 Knoxville, TN
> > 37932<https://www.google.com/maps/place/10932+Murdock+Dr+a+104,+Knox
> > ville,+TN+37932/@35.9112346,-84.1522943,17z/data=!3m1!4b1!4m5!3m4!1s
> > 0x885c2e516de4d4c5:0x9683e231de8423c3!8m2!3d35.9112346!4d-84.1497194
> > >
>
> Thank you,
> Jordan
>
> Leave a review? We're aiming for the stars! Click here to rate your
> experience with Signs-N-Such. We appreciate your feedback.
> (https://search.google.com/local/writereview?placeid=ChIJq5sablEuXIgRo
> Eauq2Gv-54)
> --
> http://www.signsnsuch.net
>
> 10932 Murdock Dr. A-104 Knoxville, TN 37932
> (https://www.google.com/maps/place/10932+Murdock+Dr+a+104,+Knoxville,+
> TN+37932/@35.9112346,-84.1522943,17z/data=!3m1!4b1!4m5!3m4!1s0x885c2e5
> 16de4d4c5:0x9683e231de8423c3!8m2!3d35.9112346!4d-84.1497194)

Thank you,
Jordan

Leave a review? We're aiming for the stars! Click here to rate your experience with Signs-N-Such. We appreciate your feedback. (https://search.google.com/local/writereview?placeid=ChIJq5sablEuXIgRoEauq2Gv-54)
--
http://www.signsnsuch.net

10932 Murdock Dr. A-104 Knoxville, TN 37932
(https://www.google.com/maps/place/10932+Murdock+Dr+a+104,+Knoxville,+TN+37932/@35.9112346,-84.1522943,17z/data=!3m1!4b1!4m5!3m4!1s0x885c2e516de4d4c5:0x9683e231de8423c3!8m2!3d35.9112346!4d-84.1497194)


STOP


STOP








TUNDRA



PropertyManager

From: Kelsey Bousquet <kelsey.bousquet@knoxplanning.org>
Sent: Tuesday, April 21, 2026 11:41 AM
To: PropertyManager
Cc: Michelle Portier
Subject: 1-A-26-TOS - TO Sign Review - 10780 Hardin Valley Rd

Categories: John

Courtney,

Staff has denied the requested waivers to increase the maximum sign height and sign area for the directory sign at 10780 Hardin Valley Road because the proposed sign is out of character with signage in the surrounding area.

The Certificate of Appropriateness for this request has been denied because the sign plans do not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.

Prior to formally submitting this application, you informed staff of the intent to appeal a denial of the COA. To appeal the staff determination to the County Commission, email a completed appeal form to applications@knoxplanning.org. A payment link for the $350 appeal fee will be sent via email once the form is received. The deadline to have the appeal heard at the June 15th commission meeting is May 29th.

If you have any questions, please let me know.

Thank you,

Kelsey Bousquet *("boo-skay")*
Planner
865-215-3758
Code of Ethics

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

Planning
KNOXVILLE | KNOX COUNTY

Technology Overlay Review Request

☐ BUILDING PERMIT - NEW CONSTRUCTION ☐ BUILDING PERMIT - GRADING PLAN ■ SIGNAGE
☐ BUILDING PERMIT - EXPANSION OR RENOVATION ☐ REZONING

O&M Holdings, LLC
APPLICANT NAME *- no individuals on behalf of -*

January 6, 2026 | 1-A-26-TOS
DATE FILED | **FILE NUMBER**

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 ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Courtney Stevens | Asset Manager, O&M Holdings, LLC
NAME | **COMPANY**

3571 Louisville Road | Louisville | TN | 37777
ADDRESS | **CITY** | **STATE** | **ZIP**

(865) 233-0965 | propertymanager@oandmholdings.com
PHONE | **EMAIL**

CURRENT PROPERTY INFO

☐ MULTIPLE OWNERS / OPTION HOLDERS

John Cook | 3571 Louisville Rd Louisville, TN | (865) 851-7373
OWNER NAME *- if different -* | **OWNER ADDRESS** | **OWNER PHONE/EMAIL**

10780 Hardin Valley Road, Knoxville, TN 37932
PROPERTY ADDRESS

 | No | N/A
PARCEL ID(S) | **PART OF PARCEL? (Y/N)** | **TRACT SIZE**

STAFF USE ONLY

☐ CITY ☑ COUNTY

Corner of Hardin Valley Rd and Valley Vista Rd | 6th
GENERAL LOCATION | **DISTRICT**

PC/TO | TCMU
ZONING | **LAND USE CLASSIFICATION (CITY) / PLACE TYPE (COUNTY)**

n/a | OF
PLANNING SECTOR | **EXISTING LAND USE**

REQUEST

BUILDING PERMIT

- ☐ NEW CONSTRUCTION
- ☐ EXPANSION OR RENOVATION
- ☐ GRADING PLAN

- ☐ **REZONING**
- ■ **SIGNAGE**

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN
- ☐ BUILDING ELEVATIONS
- ☐ FLOOR PLAN
- ☐ LANDSCAPE PLAN
- ☐ SIGNAGE PLAN
- ☐ OFF-STREET PARKING
- ☐ OTHER:

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Application for administrative approval of a new tenant directory monument sign located on the subject property. Although a sign previously existed at this location, it was never formally approved and is therefore considered a new sign under the TO zoning standards.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

N/A

REZONING

REZONE FROM: _____

TO: _____

PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☐ **YARD SIGN**
AREA: _____
HEIGHT: _____
FINISH: _____

☐ **BUILDING SIGN**
AREA: _____
HEIGHT: _____
FINISH: _____

■ **OTHER SIGN**
AREA: 133" X 233"
HEIGHT: 236"
TYPE: Double-sided monument

STAFF USE ONLY

☐ Technology Overlay Checklist
☐ Property Owners/Option Holders

CODE	CODE	TOTAL
FEE 1103	FEE	$175.00

AUTHORIZATION

By signing below

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

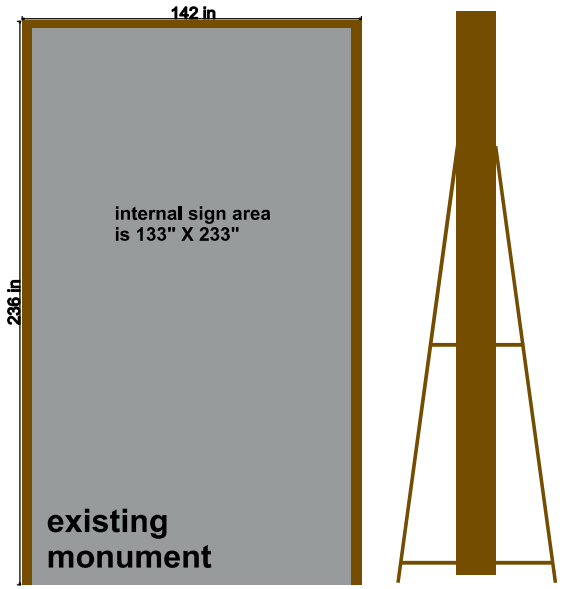
John Cook	Owner	January 6, 2026
APPLICATION AUTHORIZED BY	**AFFILIATION**	**DATE**
(865) 851-7373	john@cookbroshomes.com	
PHONE NUMBER	**EMAIL**	
Shelley Gray	Shelley Gray	01/19/2026, SG
STAFF SIGNATURE	**PRINT NAME**	**DATE PAID**

96" Treated Wood Risers
s 7" tall 27" Wide Standard Brown "Century"

d



PLASTIC
FORMED
LETTERS





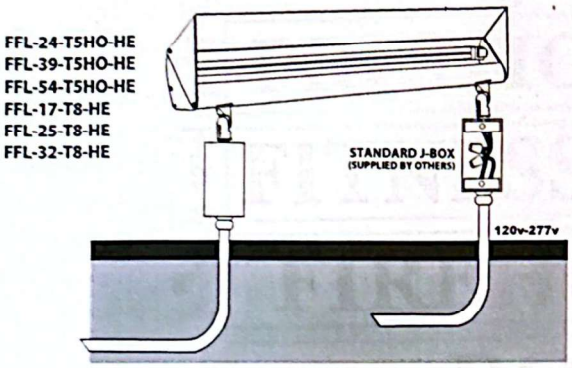
gin until you approve your proof. Please verify wording, spelling, t before approving. Please note, once approved that you will be costs should any errors be found after production begins. Colors may differ from final product due to most monitors not being color charge for the first proof, however any changes beyond the second

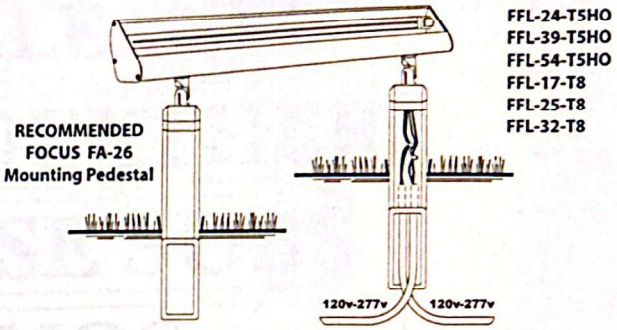
SIGNS N SUCH
signs, banners, wraps, shirts

INSTALLATION INSTRUCTIONS FOR
120 - 277 VOLT T5HO & T8 FLUORESCENT FLOOD LIGHTS

INSPECTED BY:

1. Make sure electrical supply power is shut off at circuit breaker before starting fixture installation or servicing of fixture.
2. Using thread sealant, thread fixture onto junction box or other mounting device (not supplied) until it is at desired direction. Tighten provided lock nut to ensure that the fixture is firmly locked into adjusted position.
3. Attach fixture leads to line in leads observing polarity (black to black, white to white and green to ground) using approved silicone-filled safety wire connectors.
4. Attach junction box cover plate to junction box (not supplied). Make sure that wires are not pinched between junction box cover and junction box.
5. Coat exposed fixture threads with thread sealant to prevent moisture from entering junction box or other mounting device.
6. Install lamp; refer to section below.
7. To adjust fixture aiming angle, loosen swivel screw. **Do not remove completely.** Hold fixture at selected angle and tighten swivel screw firmly with #2 Phillips screw driver.
8. Turn power on to the fixture and check for proper operation.





LAMP INSTALLATION/REPLACEMENT:

CAUTION: Do not exceed maximum wattage marked on fixture label.

1. To prevent electrical shock, turn off electrical power supply before servicing.
2. Remove 2 side plate screws, loosen third screw and pivot side plate.
3. Slide lens outward to expose lamp.
4. Replace with correct wattage type of lamp, marked on fixture label.
5. Re-install front lens & side plate screws.

NOTE: Must be installed by a licensed electrician per local codes.
For Questions Call 1-888-882-1350

INSTALLATION INSTRUCTIONS FOR
120 - 277 VOLT T5HO & T8 FLUORESCENT FLOOD LIGHTS

INSPECTED BY:

1. Make sure electrical supply power is shut off at circuit breaker before starting fixture installation or servicing of fixture.
2. Using thread sealant, thread fixture onto junction box or other mounting device (not supplied) until it is at desired direction. Tighten provided lock nut to ensure that the fixture is firmly locked into adjusted position.
3. Attach fixture leads to line in leads observing polarity (black to black, white to white and green to ground) using approved silicone-filled safety wire connectors.
4. Attach junction box cover plate to junction box (not supplied). Make sure that wires are not pinched between junction box cover and junction box.
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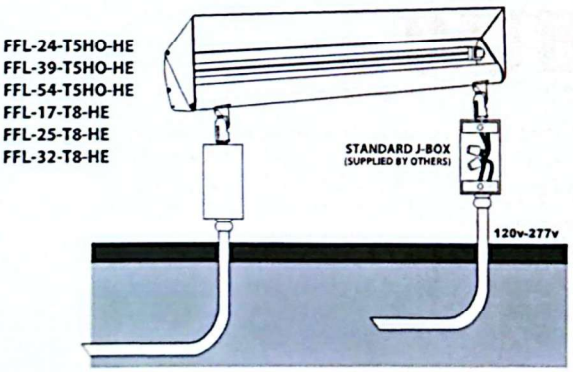
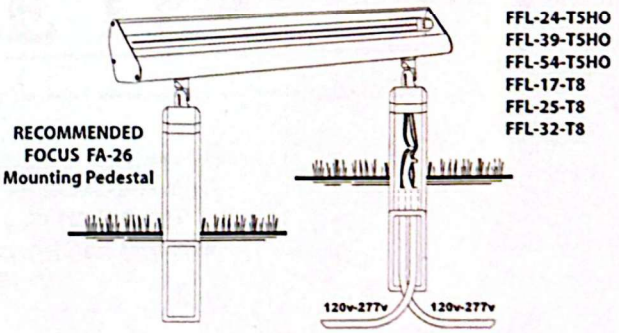
6. Install lamp; refer to section below.
7. To adjust fixture aiming angle, loosen swivel screw. **Do not remove completely.** Hold fixture at selected angle and tighten swivel screw firmly with #2 Phillips screw driver.
8. Turn power on to the fixture and check for proper operation.





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1. To prevent electrical shock, turn off electrical power supply before servicing.
2. Remove 2 side plate screws, loosen third screw and pivot side plate.
3. Slide lens outward to expose lamp.
4. Replace with correct wattage type of lamp, marked on fixture label.
5. Re-install front lens & side plate screws.

NOTE: Must be installed by a licensed electrician per local codes.
For Questions Call 1-888-882-1350

120v Install FFL T5HO/T8 010813

Scanned with