

Knox County Commission

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Damon Rawls, 1st District
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Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
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W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 11



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Knoxville, TN 37902

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NOTICE

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

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

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

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

AGENDA

A. Zoning Requests

1. 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 JUNE BY MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)** *(Previously Deferred from May to June by Majority Vote of Commission due to No-Show of Applicant)*
(Commission District 4)
2. 5-E-26-PA Request of Parker Feagins for a Comprehensive Plan amendment from RC (Rural Conservation) and HP (Hillside Protection) to RCC (Rural Crossroads Commercial) and HP (Hillside Protection). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area, by a vote of 11-0 Consent. The (Hillside Protection Area) would be retained.**
(Commission District 8)
3. 5-L-26-RZ Request of Parker Feagins for rezoning from CA (General Business) and A (Agricultural) to CR (Rural Commercial). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405. **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions, by a vote of 11-0 Consent.**
(Commission District 8)
4. 5-N-26-RZ Request of James Jenkins for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre. Property located at 0 Pine Grove Road / Parcel ID 084CA02001, 02103. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 5 dwelling units per acre because it is consistent with the Comprehensive Plan, subject to 2 conditions, by a vote of 11-0.**
(Commission District 8)

5. 6-D-26-RZ Request of Beit Ventures LLC for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 2 dwelling units per acre and F (Floodway). Property located at 8922 Three Points Road / Parcel ID 042 016. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone, by a vote of 9-2. The F (Floodway) designation would be retained.**
(Commission District 8)
6. 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. (DEFER TO AUGUST AT REQUEST OF APPLICANT)** *(Previously Deferred from June to July at Request of Applicant)*
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

RLA-18366

4-U-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of 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 JUNE BY MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)

(Previously Deferred from May to June by 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:

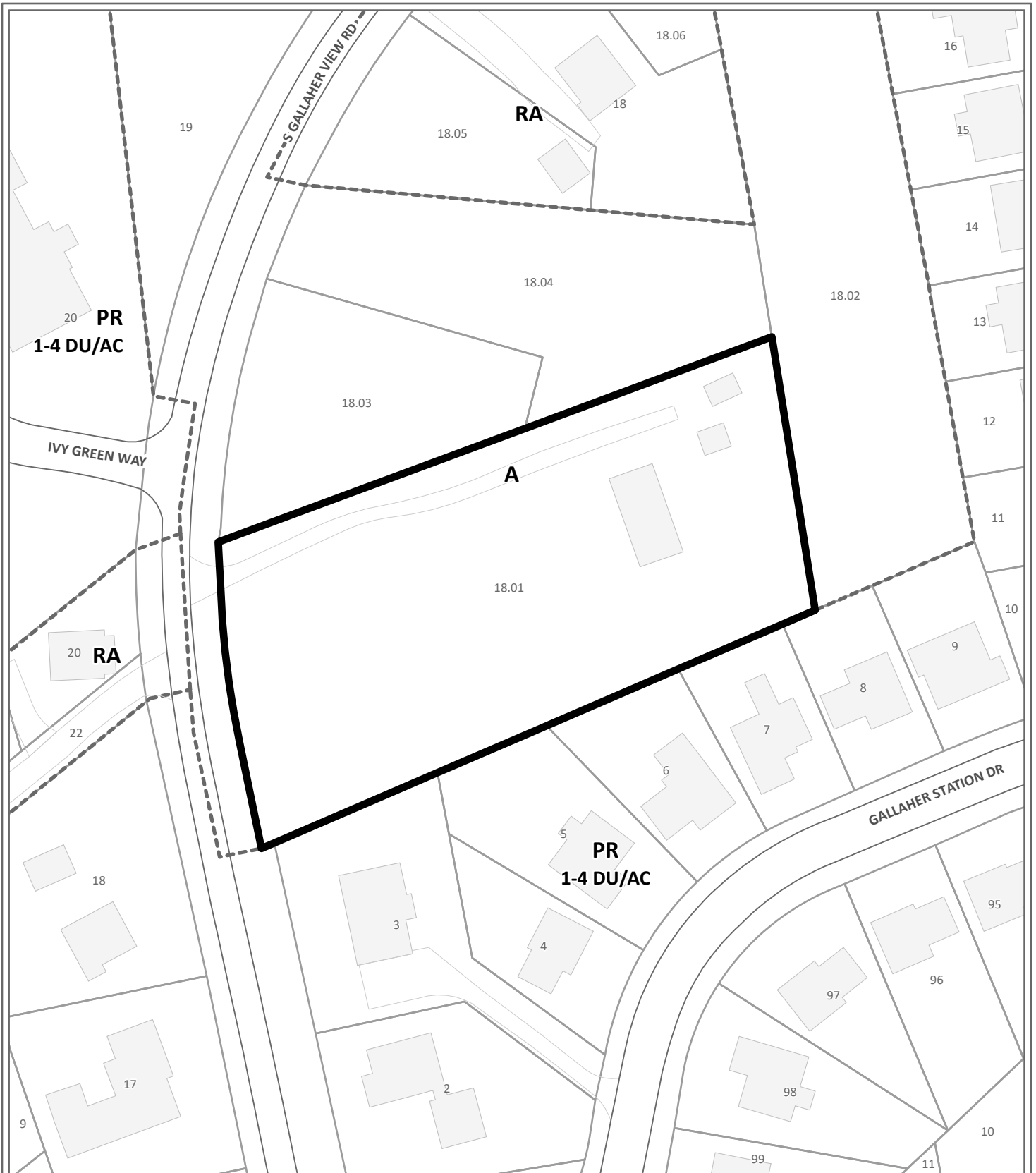
1. The property is within the SR (Suburban Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are 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



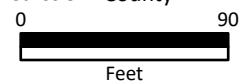
From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: Natalia Efremenko

Map No: 133

Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



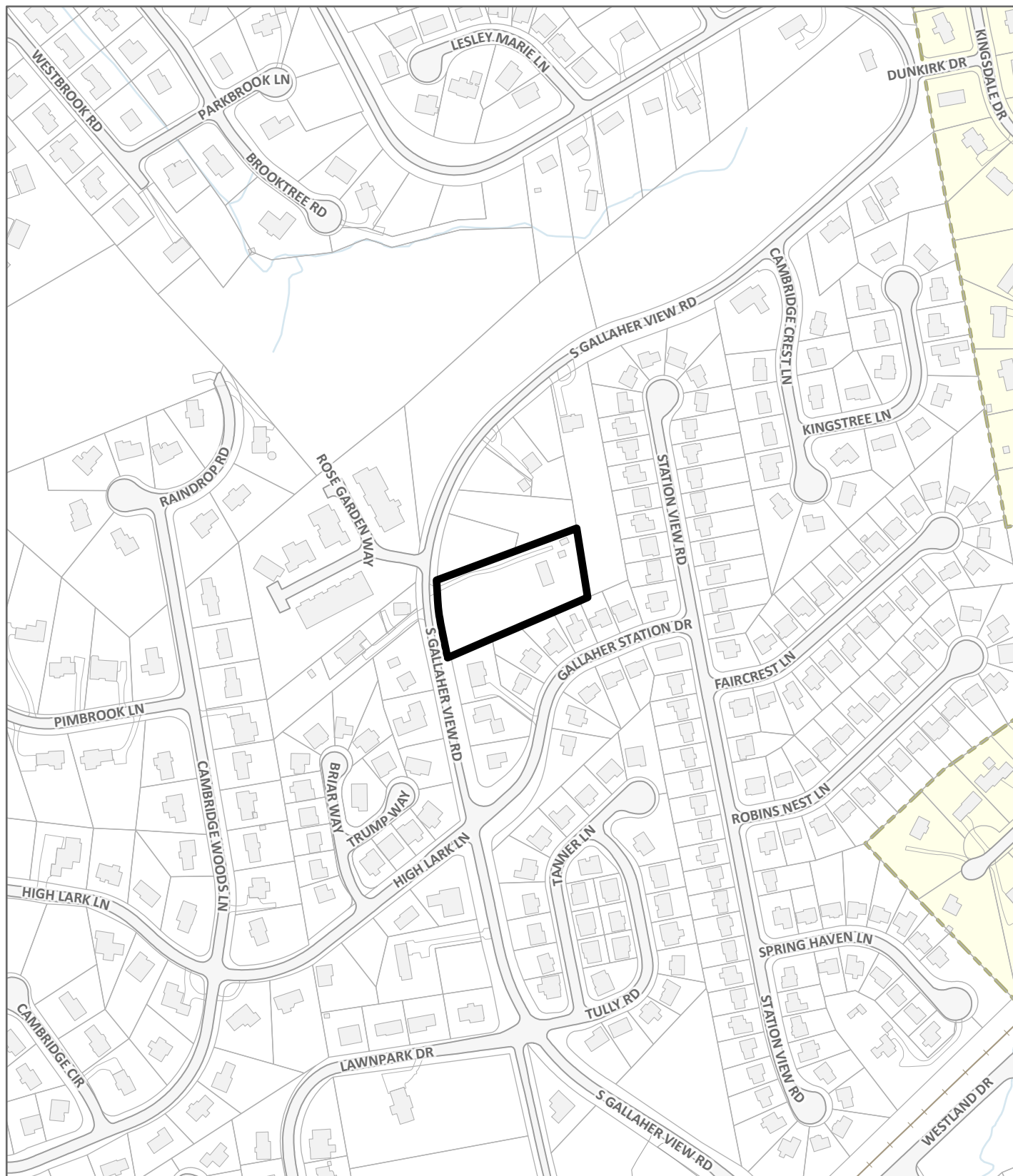
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

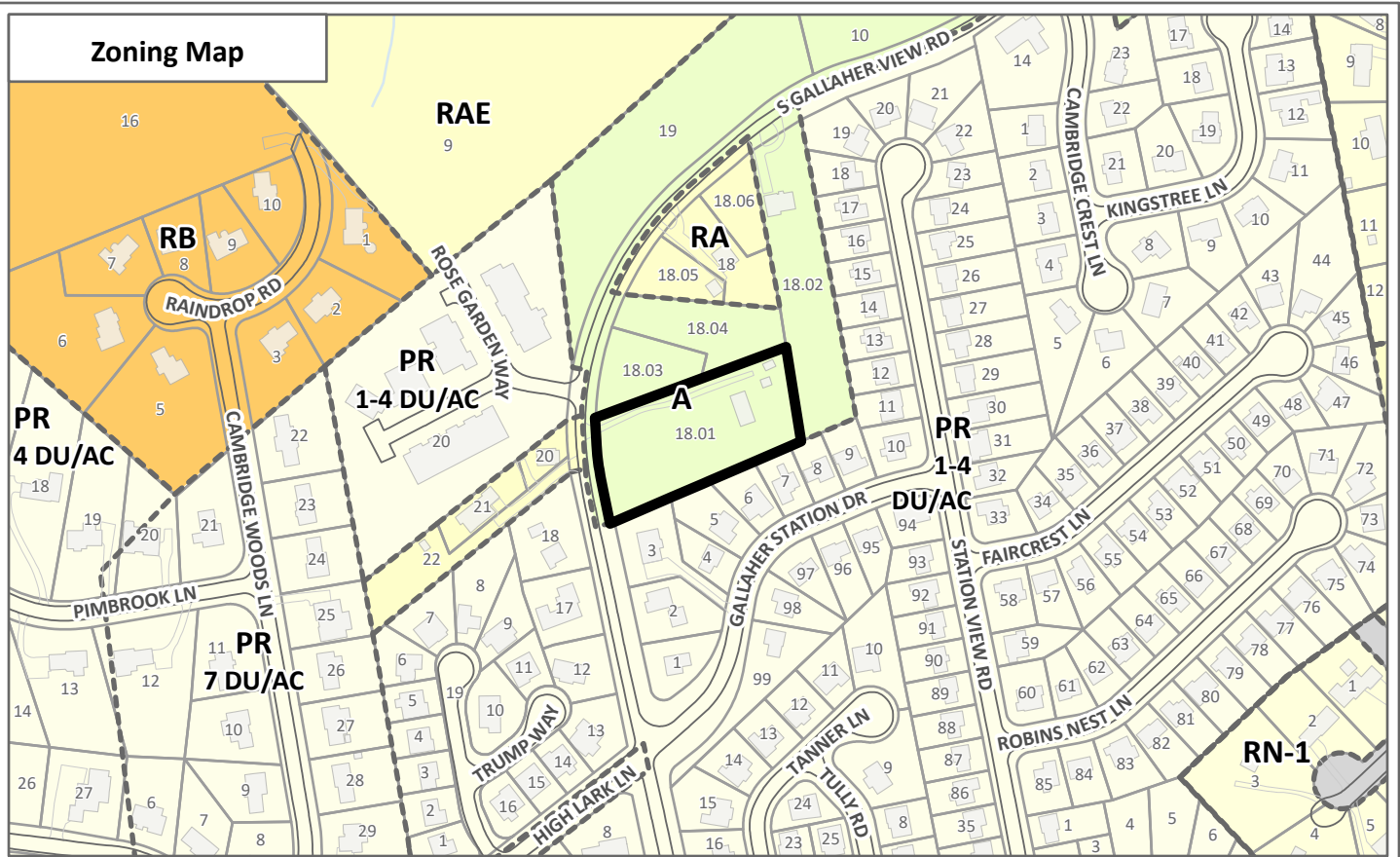
4-U-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

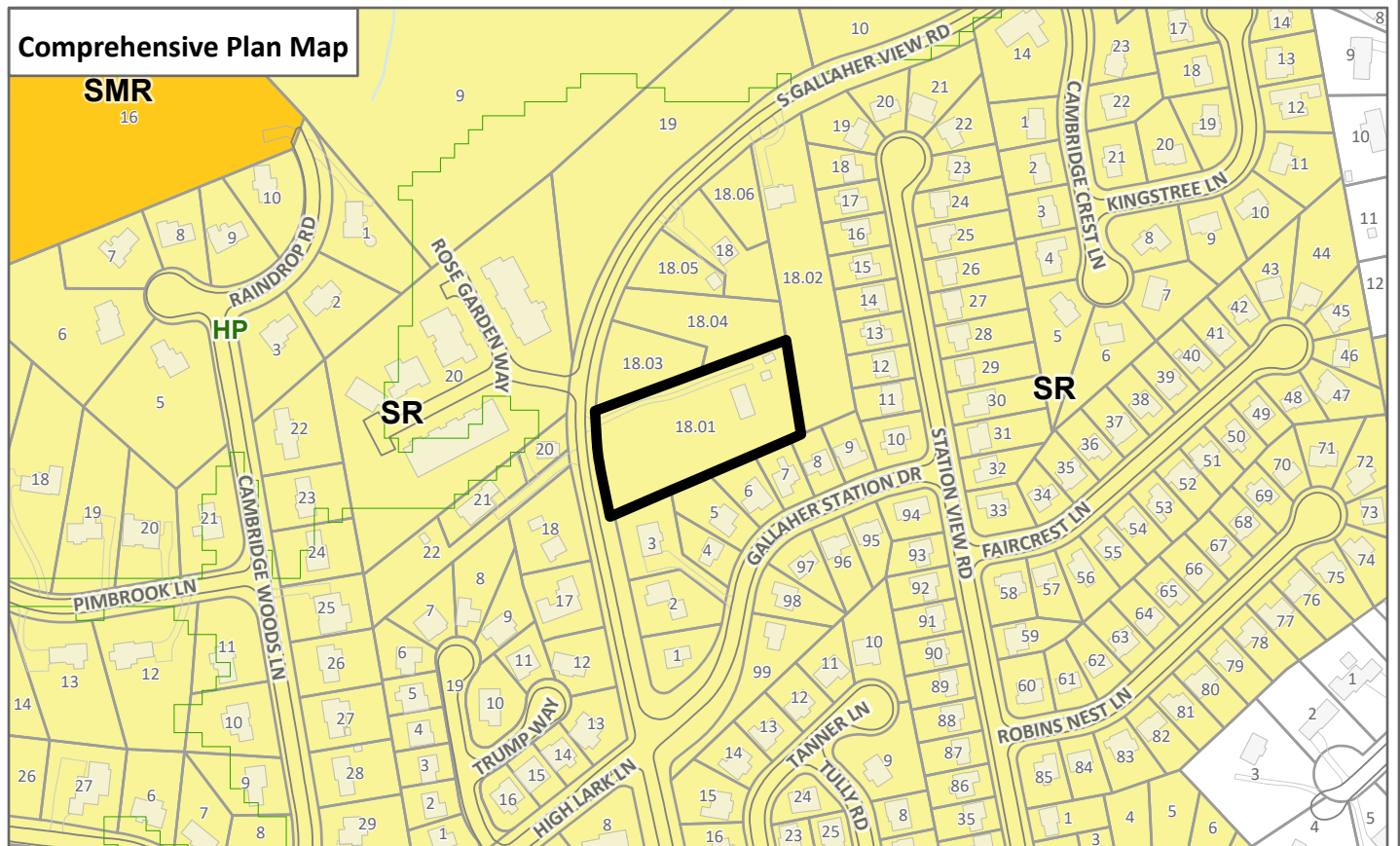


EXHIBIT A, CONTEXTUAL MAPS

4-U-26-RZ



Case boundary



Existing Land Use Map

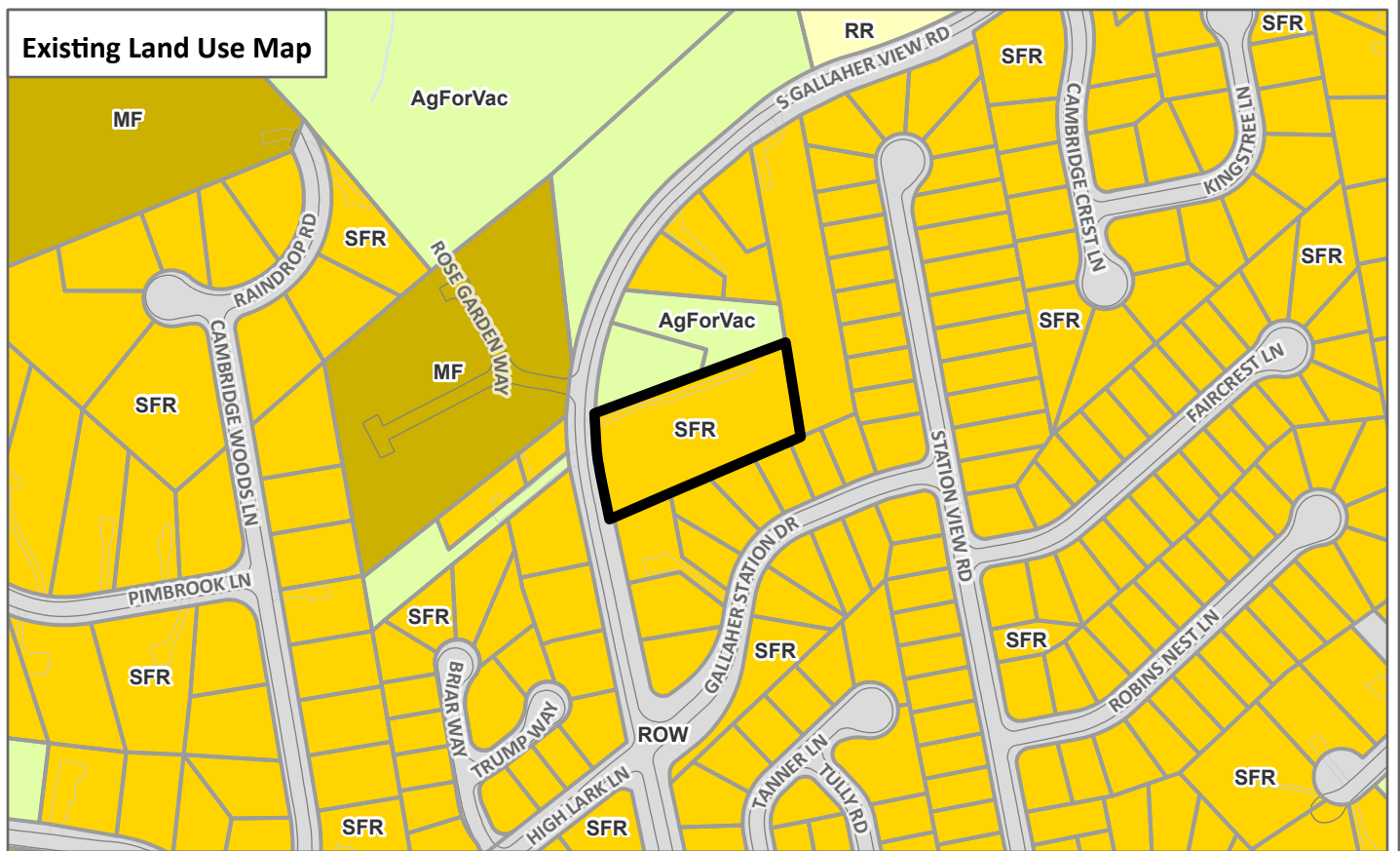


EXHIBIT A, CONTEXTUAL MAPS

4-U-26-RZ



Case boundary



Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

03/28/2026

Date to be Posted

04/10 2026

Date to be Removed

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

☐ Yes ☐ No

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



Applicant Signature

Natalia Efremenko

Applicant Name

2-23-26


Date

April 9, 2026

Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 4-U-26-RZ and

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

I live at 8223 Gallaher Station (Parcel ID 133GJ005), and I would like more information about the proposed rezoning. Specifically, I am interested in understanding the development plan for this property, including how many homes are expected to be built. After reviewing the topography, I have noticed that my home is located at a lower elevation relative to the surrounding area. Depending on how the property is graded and how stormwater drainage is handled, I am 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?

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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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-18600

5-E-26-PA

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of Parker Feagins for a Comprehensive Plan amendment from RC (Rural Conservation) and HP (Hillside Protection) to RCC (Rural Crossroads Commercial) and HP (Hillside Protection). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area, by a vote of 11-0 Consent. The (Hillside Protection Area) would be retained.**

(Commission District 8)

Attachments

Parker Feagins 5-E-26-PA

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

6/16/2026 10:53 AM

FILE NUMBER: 5-E-26-PA

APPLICANT: PARKER FEAGINS

APPLICANT'S REQUEST: COUNTY COMPREHENSIVE PLAN AMENDMENT

FROM: RC (Rural Conservation), HP (Hillside Protection)

TO: RCC (Rural Crossroads Commercial), HP (Hillside Protection)

COMM. RECOMMENDATION: **Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 0, 7801 STRAWBERRY PLAINS PIKE / Parcel ID 62 05402, 05405 (PARTIAL)

ACREAGE: 1.76 acres

DISTRICT: Commission District 8

COMMISSION HEARING ON: 6/11/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 5/8/2026

LEGISLATIVE HEARING ON: 7/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/19/2026

APPLICANT'S ADDRESS: Parker Feagins AGP Renovations
7801 Strawberry Plains Pike
Knoxville, TN 37924

LEGISLATIVE BODY: Knox County Commission



PLAN AMENDMENT/ REZONING REPORT

► FILE #:	5-L-26-RZ	AGENDA ITEM #:	16
	5-E-26-PA (REVISED)	AGENDA DATE:	6/11/2026
POSTPONEMENT(S):	5/14/2026		
► APPLICANT:	PARKER FEAGINS		
OWNER(S):	Tommy Gray		
TAX ID NUMBER:	62 05402, 05405 (PARTIAL)	View map on KGIS	
JURISDICTION:	Commission District 8		
STREET ADDRESS:	7801 STRAWBERRY PLAINS PIKE (0 STRAWBERRY PLAINS PIKE)		
► LOCATION:	Northwest side of Strawberry Plains Pike, at the southern terminus of S Wooddale Rd		
► TRACT INFORMATION:	1.76 acres.		
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)		
ACCESSIBILITY:	Access is via S Wooddale Road, a local street with a 20-ft pavement width within a 40-ft right-of-way. Access is also via Strawberry Plains Pike, a minor arterial road with a pavement width which varies between 22.5 ft and 23.5 ft within a right-of-way which varies between 50 ft and 75.5 ft.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Sinking Creek East		
► CURRENT PLAN AND ZONING DESIGNATION:	RC (Rural Conservation), HP (Hillside Protection) / A (Agricultural)		
► REQUESTED PLAN AND ZONING DESIGNATION:	RCC (Rural Crossroads Commercial), HP (Hillside Protection) / CR (Rural Commercial)		
► EXISTING LAND USE:	Commercial, Agriculture/Forestry/Vacant Land		
► EXTENSION OF PLAN AND ZONING DESIGNATION:	This would not be an extension of the place type or the zoning.		
HISTORY OF REQUESTS:	A request to rezone a portion of the site from A (Agricultural) to CA (General Business) was withdrawn in 1990 (3-A-90-RZ)		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Agriculture/forestry/vacant land, single family residential - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural) South: Agriculture/forestry/vacant land - SR (Suburban Residential)- A (Agricultural), CA (General Business) East: Single family residential, rural residential - SR (Suburban Residential) - A (Agricultural), CA (General Business)		

West: Rural residential - SR (Suburban Residential), HP (Hillside Protection) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small and large rural lots. A significant amount of land surrounding the subject site is forested and undeveloped. Carter Elementary School is approximately 1.3 miles to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.**

- ▶ **Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.**
 - 1) Access must be from Strawberry Plains Pike.**
 - 2) The existing access to S Wooddale Road must be removed.**

COMMENTS:

The applicant is requesting to rezone the western portion of parcel 062 05405, and the front portion of parcel 062 05402 to the CR (Rural Commercial) zone, which requires a plan amendment from the RC (Rural Conservation) place type. The remaining approximately 12.5 acres of parcel 062 05402 and approximately 0.69 ac of parcel 062 05405 would retain the RC place type and HP (Hillside Protection Area) designation.

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 RC (Rural Conservation) place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas. In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low-impact site design is expected. 0 Strawberry Plains Pike (parcel 062 05402) is a 13.88-acre parcel with steep slopes and mature forested growth, and the property at 7801 Strawberry Plains Pike has some slopes at the rear of the lots. As such, the RC place type designation is not the result of an error or omission in the Comprehensive Plan.

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. Commercial development in the surrounding area has largely been concentrated near the I-40 Strawberry Plains Pike interchange to the west and Asheville Highway to the east, except for one pickle-ball facility that opened roughly 360 ft west of the subject property in November 2024, and a small multi-tenant commercial building established in February 2025 on the portion of the subject property zoned CA (General Business).
2. Development trends along Strawberry Plains Pike outside of the commercial nodes have primarily been residential in nature, consisting of single-family, townhouse, and multi-family developments.
3. The RCC (Rural Crossroads Commercial) place type is described as areas appropriate for small commercial nodes occurring at intersections within rural areas. This area is rural in character, and the increased residential development and existing commercial use on the property support consideration of the RCC 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. There has not been an introduction of new utilities or roads in this area that would make development more feasible.

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 specific to this request that warrants a land use amendment to the RCC place type.

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

1. The requested RCC place type is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The RCC place type supports small-scale commercial and nonresidential development near residential areas.

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 1980s, the surrounding area has experienced a gradual transition away from A (Agricultural) zoning. Rezoning to commercial, industrial, and office zones have been concentrated near the Strawberry Plains Pike and I-40 interchange, while RA (Low-Density Residential) and PR (Planned Residential) with up to 5 to 8 du/ac rezonings have been focused to the northeast along Strawberry Plains Pike.
2. There has been a significant increase in residential development in the area since 2021. The Hunters Woods 39-lot single-family subdivision and the Universal at Strawberry Plains, a 349-unit housing development featuring apartment and townhouse dwellings, are both under construction approximately 0.25 miles west of the subject property.
3. Nonresidential development has included a mix of service-oriented establishments, trucking and warehousing, lodging establishments, and medical and dental clinics, primarily concentrated near existing commercial nodes. A new indoor pickleball facility was opened across the street from the subject property in November 2024, and a small multi-tenant commercial building was constructed on the portion of the subject property zoned CA (General Business) in February 2025.

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

1. The CR (Rural Commercial) zone is intended to provide opportunities to locate limited retail and service uses in a manner convenient to outlying rural areas.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The range of uses permitted in the CR zone is limited to those generally patronized by area residents on a frequent basis. The allowable uses in the CR zone are less intensive than and are generally compatible with those of the neighboring CA (General Business) zoning at the intersection of Strawberry Plains Pike and S Wooddale 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 CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
2. The proposed rezoning is not anticipated to negatively impact the surrounding area.

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

1. The CR zone is consistent with the recommended plan amendment to the RCC (Rural Crossroads Commercial) place type, which recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that

development is sensitive to existing community character. The CR zone at this location would allow for a minor expansion of commercial and nonresidential uses on a scale compatible with the surrounding area.

3. The subject property's current point of access on S Wooddale Road appears to have a limited line of sight and also does not comply with the Knox County Access Control and Driveway Design Policy due to the driveway's proximity to the intersection of Strawberry Plains Pike and S Wooddale Road. The recommended condition to eliminate the access point on S Wooddale Road and have primary access to Strawberry Plains Pike is supported by Implementation Policy 12: Improve safety for all users.

4. Furthermore, the recommended condition to require primary access from Strawberry Plains Pike is consistent with the East County Community Plan, which identified Strawberry Plains Pike as a roadway suitable for a more intense development pattern.

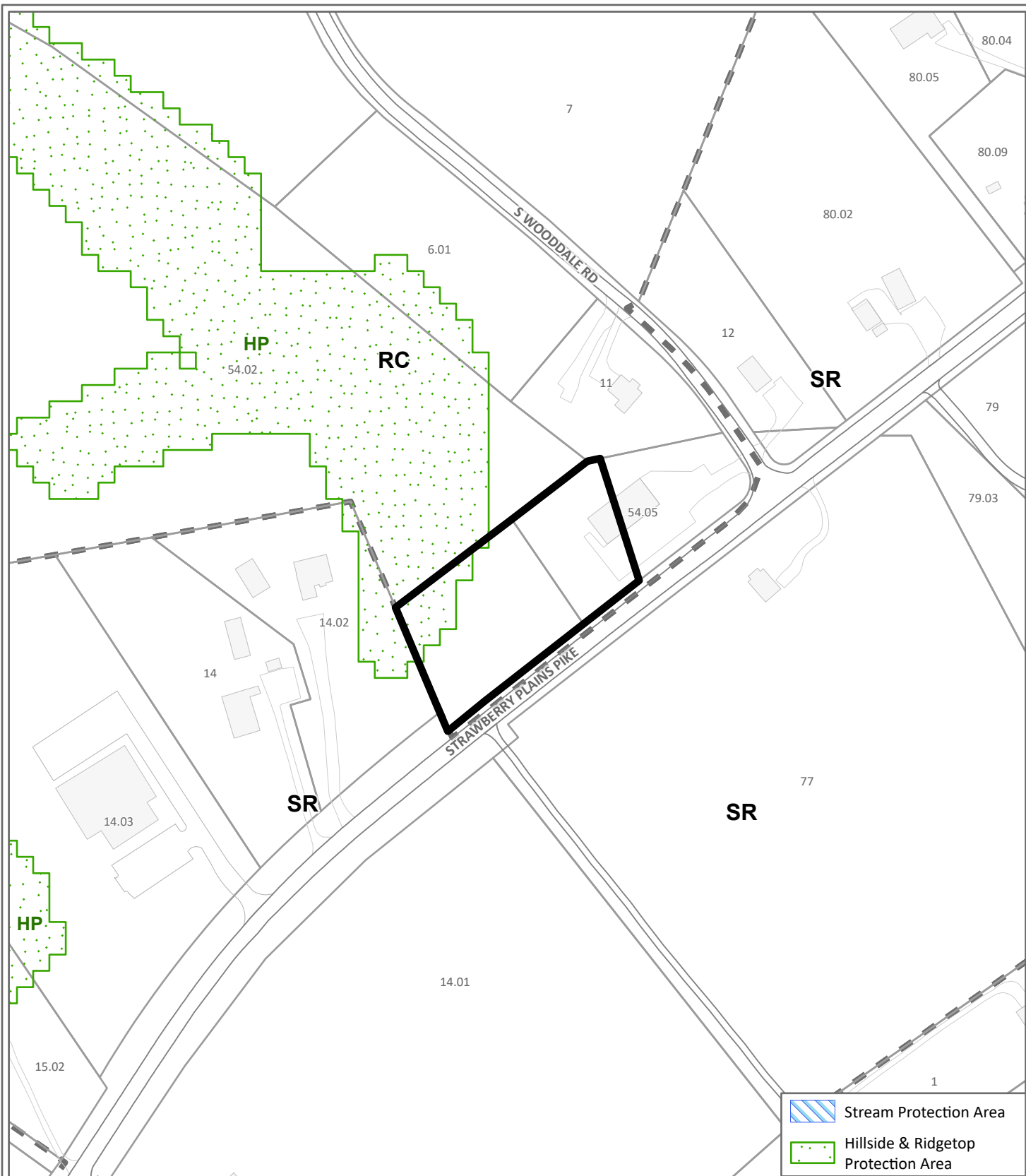
5. The proposed rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville Knox County economy.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Carter 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-E-26-PA
COMPREHENSIVE LAND USE PLAN MAP**



From: RC (Rural Conservation), HP (Hillside Protection)
To: RCC (Rural Crossroads Commercial), HP (Hillside Protection)

Original Print Date: 6/8/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Parker Feagins

Map No: 62
Jurisdiction: County

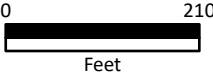


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

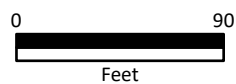
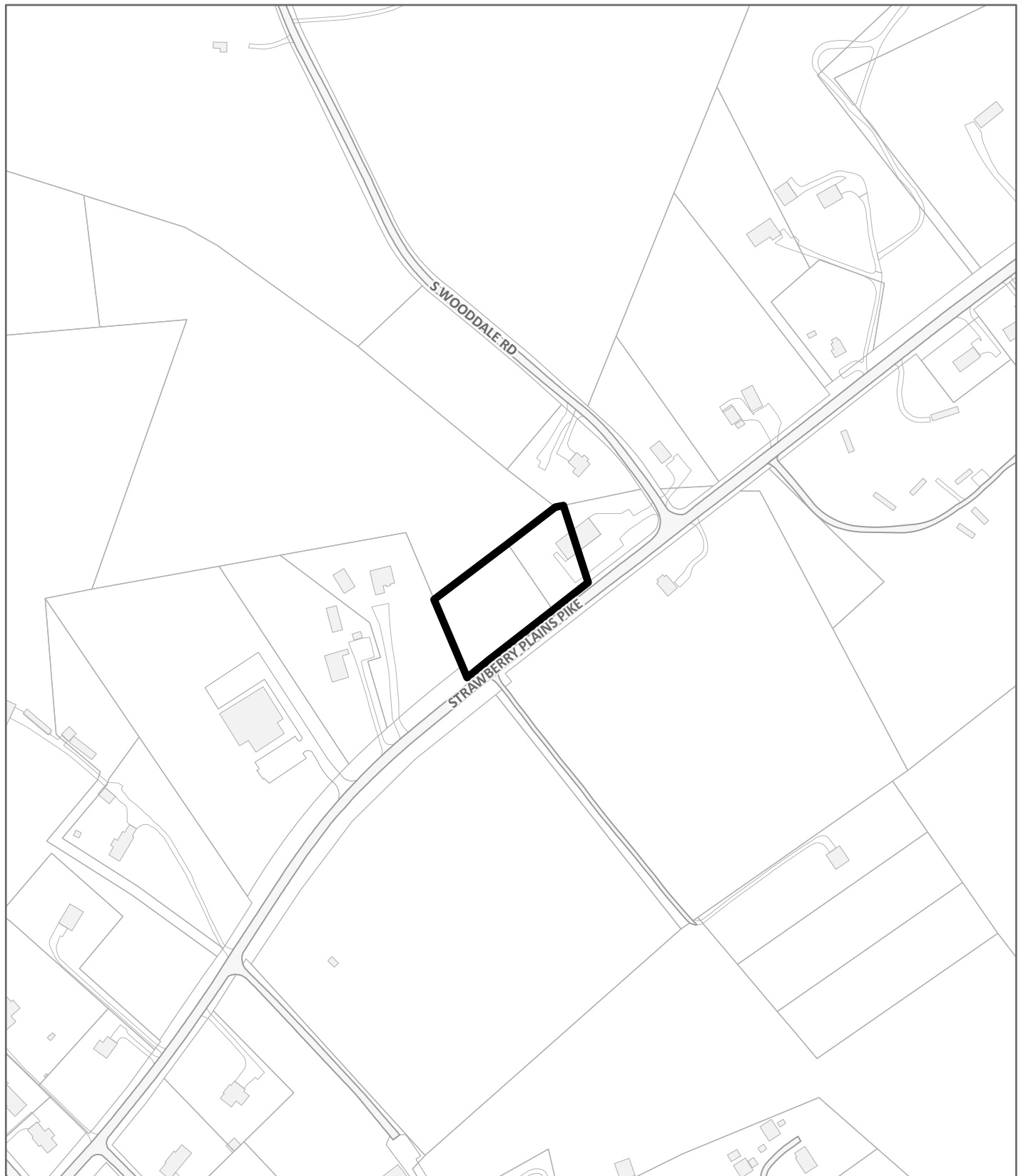


Exhibit A. Contextual Images



LOCATION MAP

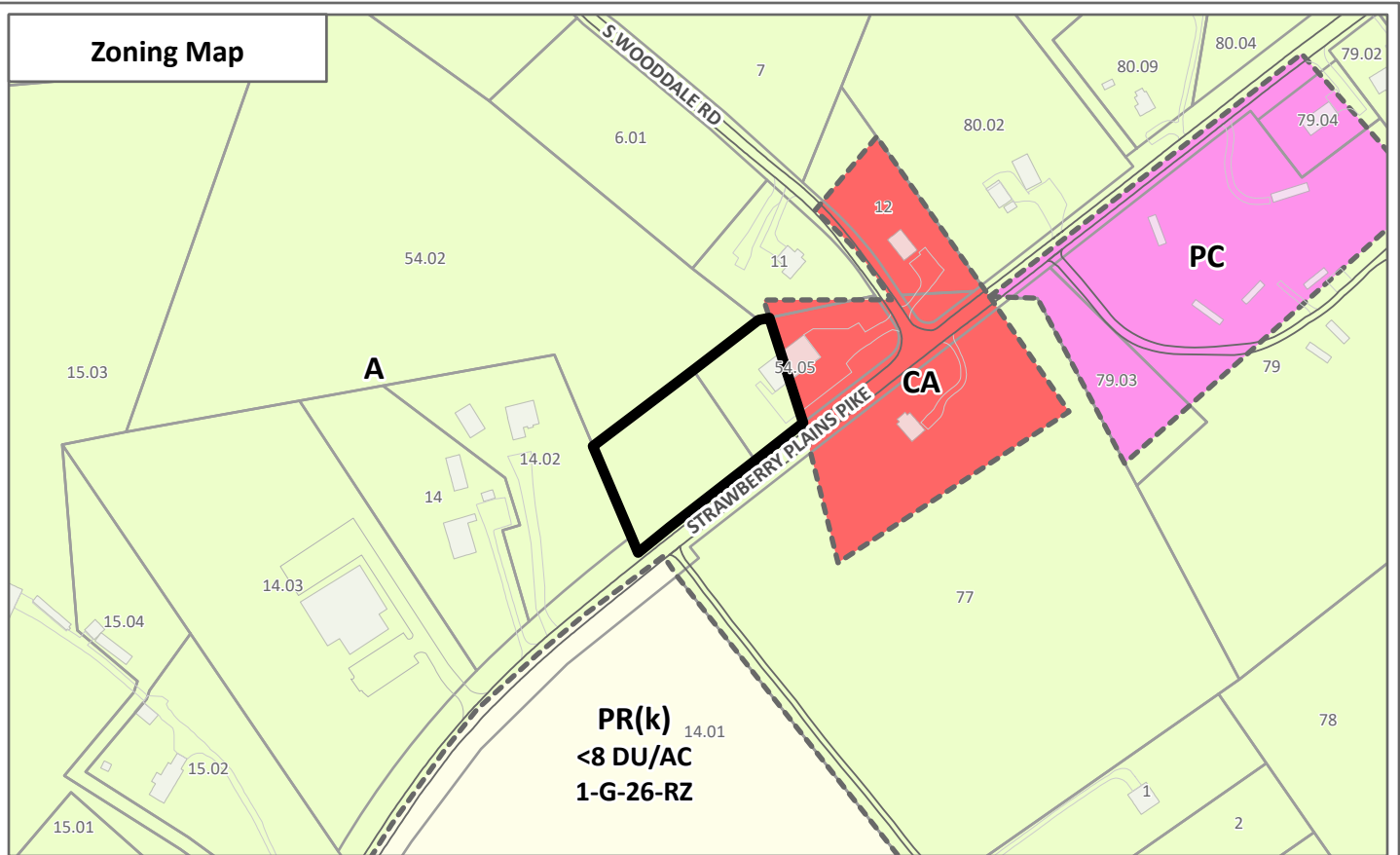
5-L-26-RZ / 5-E-26-PA



Case boundary



Zoning Map



Comprehensive Plan Map

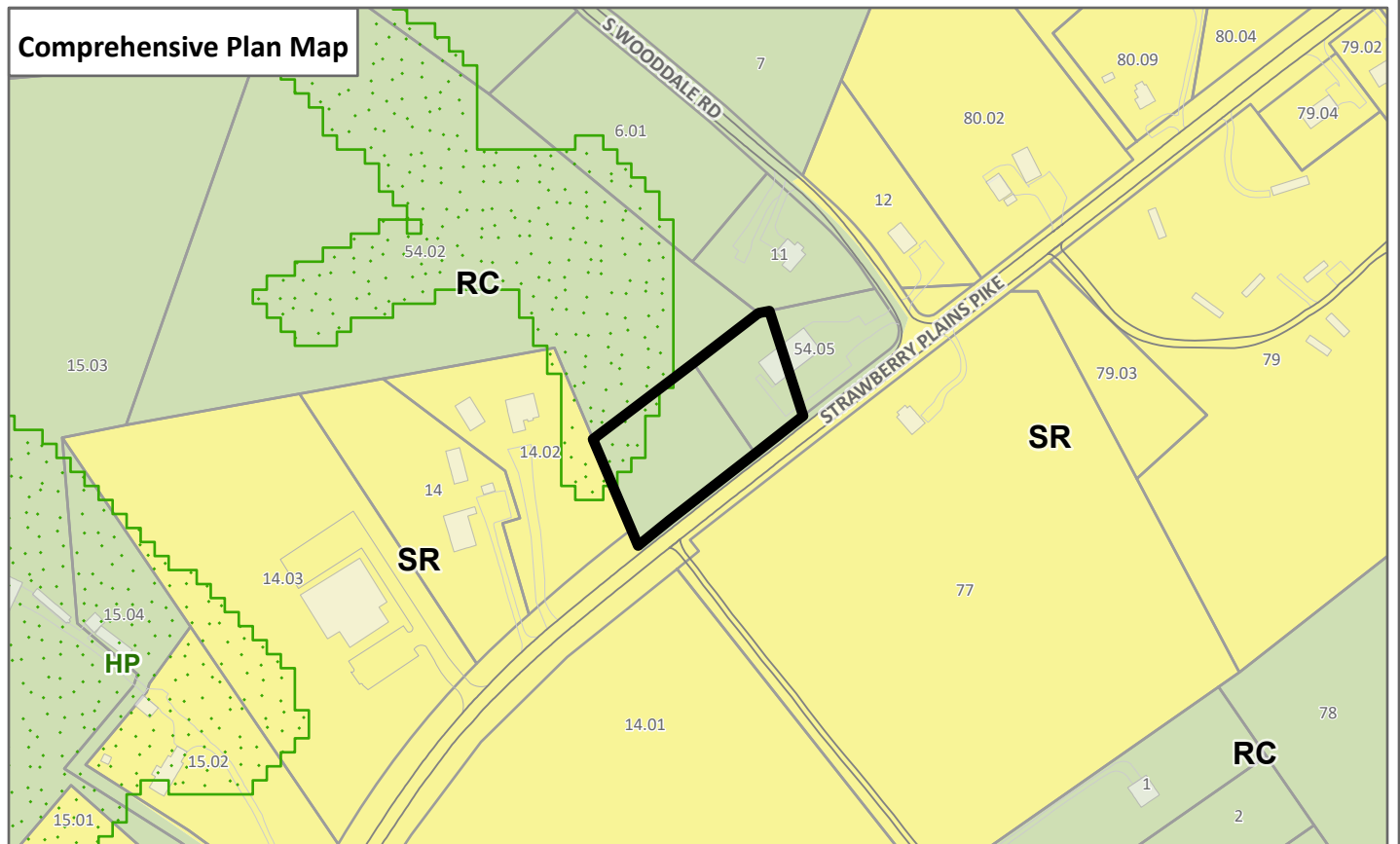


EXHIBIT A, CONTEXTUAL MAPS

5-L-26-RZ / 5-E-26-PA



Case boundary



Existing Land Use Map

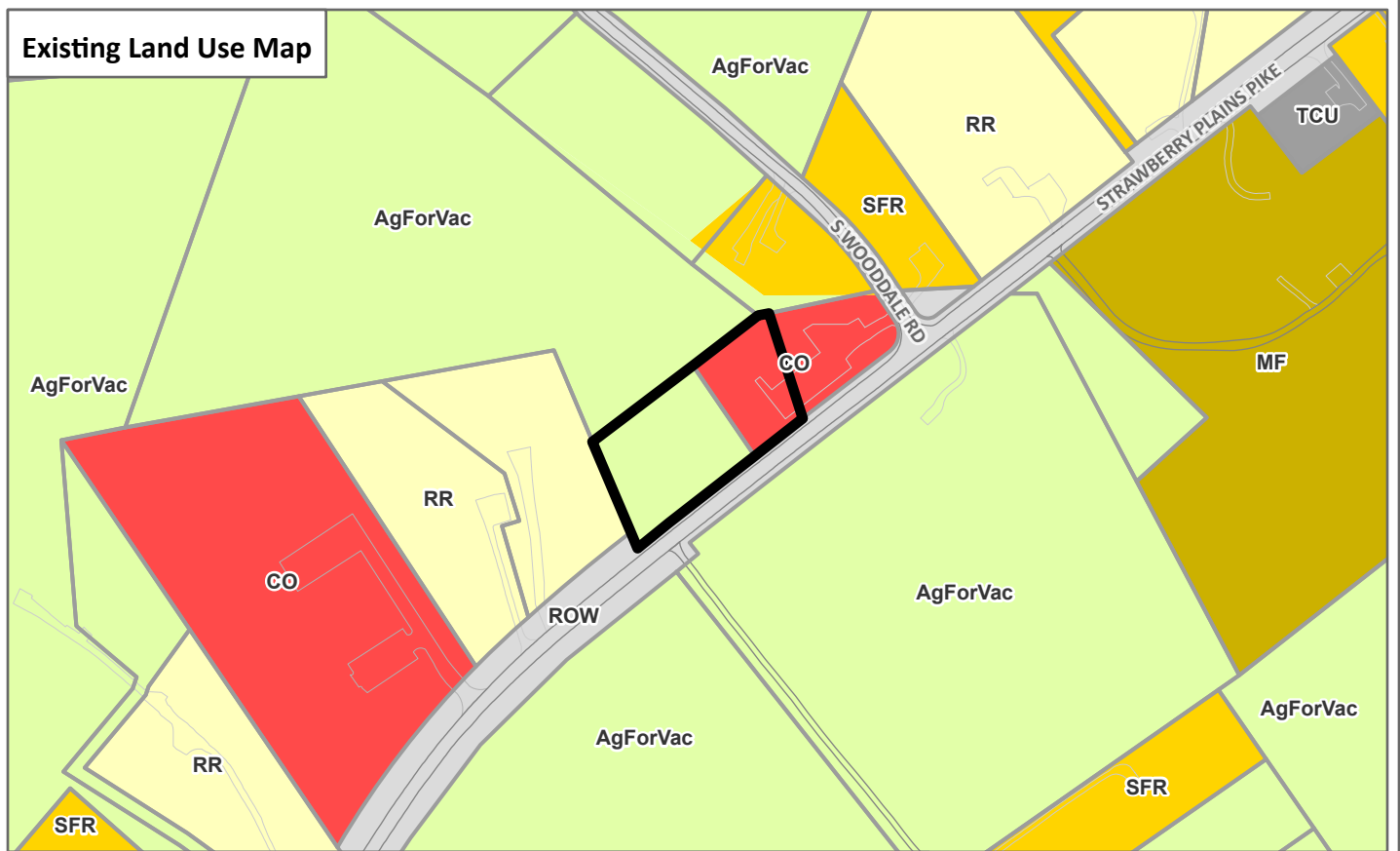


EXHIBIT A, CONTEXTUAL MAPS

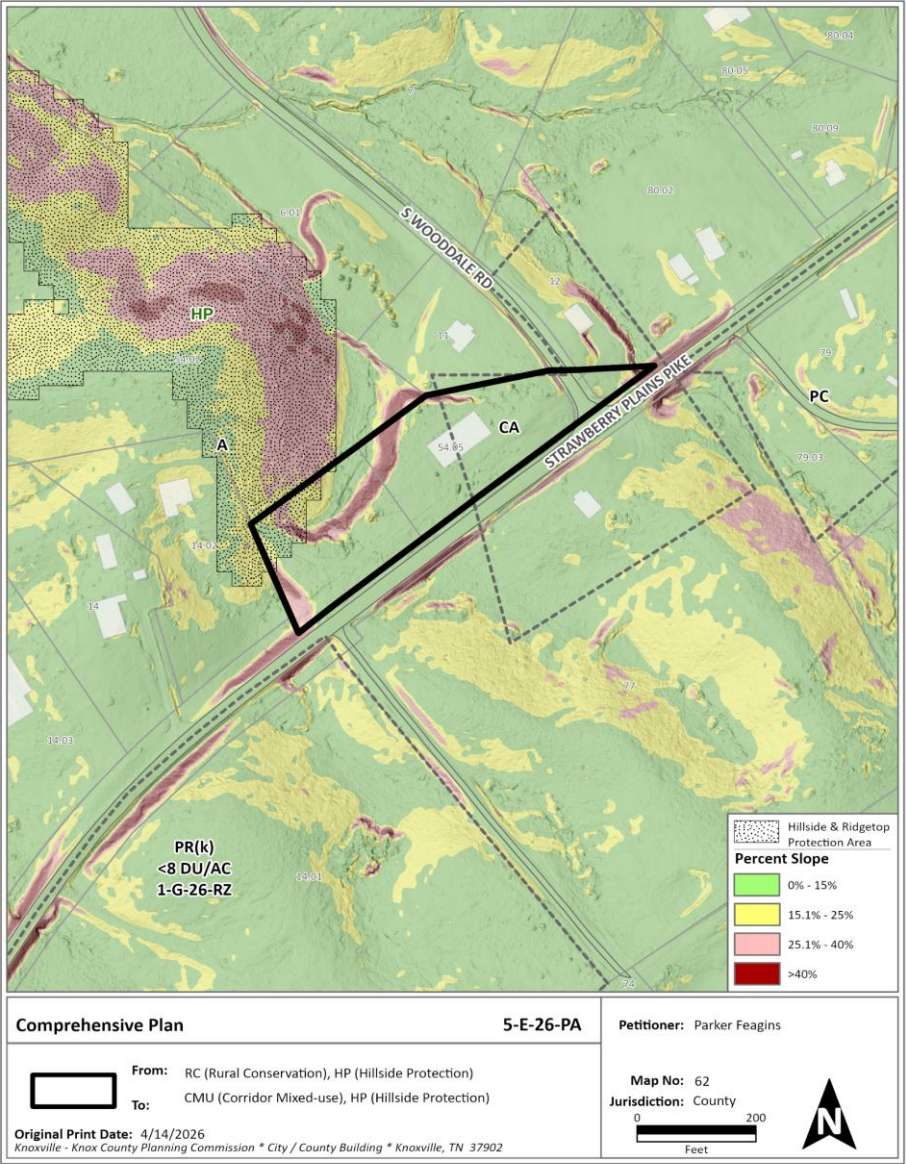
5-L-26-RZ / 5-E-26-PA



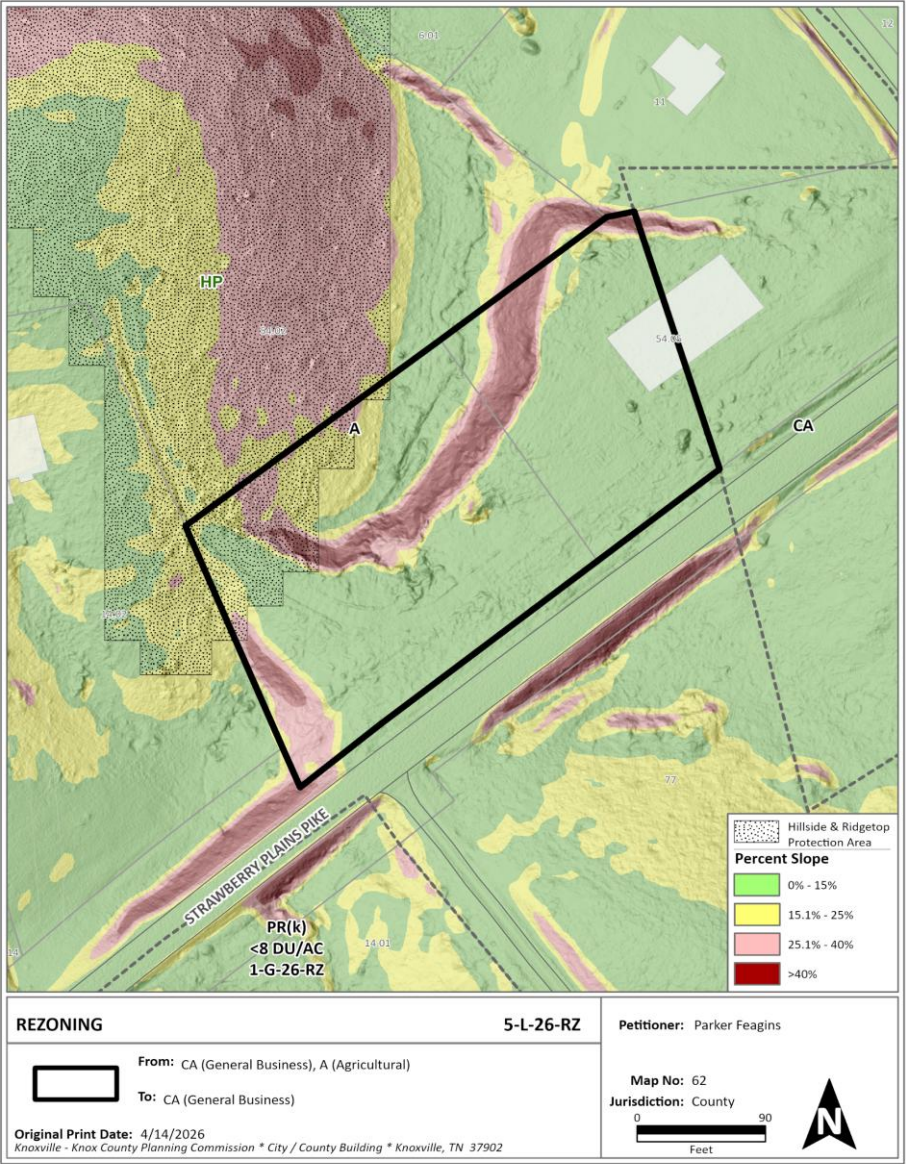
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.60		
Non-Hillside	2.39	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.10	50%	0.05
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.20	Recommended disturbance budget within HP Area (acres)	0.11
		Percent of HP Area	52.3%



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.72		
Non-Hillside	1.52	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.10	50%	0.05
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.20	Recommended disturbance budget within HP Area (acres)	0.11
		Percent of HP Area	52.3%



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

Proposal to change street front portion of parcel #06205402 from RC to ~~CMU~~ ^{RCC} + 06205405 to CMU

1. Significant Changes in Conditions

Since the original Plan was adopted, the area within a 0.25-mile radius has transitioned from low-intensity use to a high-density residential and commercial hub.

Universal at Strawberry Plains: Construction is underway for a 348-unit apartment and townhome development directly across from Aubreys. This creates an immediate, massive demand for local home services and maintenance.

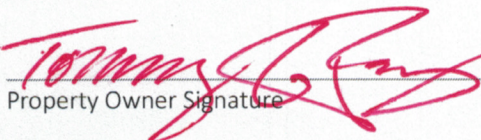
Big Orange Pickleball: The recent opening of this 7-acre, climate-controlled commercial recreation facility at 7729 Strawberry Plains Pike marks a shift toward high-traffic, destination-oriented land use.

2. New Data and Trends

Current market trends show the 37924 zip code as one of Knoxville's fastest-growing sectors. The influx of hundreds of new households necessitates local access to essential services. Transitioning this parcel to ~~Corridor Mixed Use~~ ^{Rural Crossroads Commercial} allows a local small business to expand its pool retail and construction operations, providing necessary services to the new residential population while keeping overhead and consumer costs low.

3. Alignment with Comprehensive Plan Goals

The proposed ~~CMU~~ ^{RCC} designation supports the County's goal of concentrating development along arterial corridors. By allowing a local service-based business to grow on-site, the City reduces "leapfrog" development and supports the "live-work-play" model by placing professional services within walking or short-driving distance of a major new residential center.


Property Owner Signature

Tommy GRAY
Print Name

3/23/26
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

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

05/15/2026

Date to be Posted

Date to be Removed

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

☐ Yes ☐ No

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

Applicant Signature

Applicant Name

Date



Parker Feagins

3/27/26

June 11, 2026

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

The Planning Commission met in regular session on June 11, 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	✓		
(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 (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****16. PARKER FEAGINS**

0, 7801 Strawberry Plains Pike / Parcel ID 062 05402 (partial),
05405, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**5-E-26-PA**

From RC (Rural Conservation), SR (suburban Residential), HP (Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**5-L-26-RZ**

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

1. STAFF RECOMMENDATION

Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, 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:
LOKR0540360

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
109.00

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

PREVIEW FOR AD NUMBER LOKR05403600

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 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.

PLAN AMENDMENTS/REZONINGS

5-E-26-PA and 5-L-26-RZ – PARKER FEAGINS – 0, 7801 Strawberry Plains Pike. Proposed Comprehensive Plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and HP (Hillside Protection) and rezoning to CR (Rural Commercial).

5-N-26-RZ – JAMES JENKINS – 0 Pine Grove Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

6-D-26-RZ – BEIT VENTURES LLC – 8922 Three Points Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac and F (Floodway).

June 19 2026
LOKR0540360

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

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
June 16, 2026 12:21:42 PM EDT

Amount:
109.00

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR05403600

June 19, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **July 20, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

RLA-18601

5-L-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of Parker Feagins for rezoning from CA (General Business) and A (Agricultural) to CR (Rural Commercial). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405. **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions, by a vote of 11-0 Consent.**
(Commission District 8)

Attachments

Parker Feagins 5-L-26-RZ

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

6/16/2026 10:53 AM

FILE NUMBER: 5-L-26-RZ

APPLICANT: PARKER FEAGINS

APPLICANT'S REQUEST: REZONING

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

TO: CR (Rural Commercial)

COMM. RECOMMENDATION: **Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.**

COMMISSION VOTE COUNT: 11-0 Consent

LOCATION: 0, 7801 STRAWBERRY PLAINS PIKE / Parcel ID 62 05402, 05405

ACREAGE: 1.72 acres

DISTRICT: Commission District 8

PLACE TYPE: RC (Rural Conservation), SR (Suburban Residential), HP (Hillside Ridgetop Protection)

COMMISSION HEARING ON: 6/11/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 4/14/2026

LEGISLATIVE HEARING ON: 7/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/19/2026

APPLICANT'S ADDRESS: Parker Feagins AGP Renovations
7801 Strawberry Plains Pike
Knoxville, TN 37924

LEGISLATIVE BODY: Knox County Commission

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

Consistent with Growth Plan? Yes, this is within the urban growth boundary.



PLAN AMENDMENT/ REZONING REPORT

► FILE #:	5-L-26-RZ	AGENDA ITEM #:	16
	5-E-26-PA (REVISED)	AGENDA DATE:	6/11/2026
POSTPONEMENT(S):	5/14/2026		
► APPLICANT:	PARKER FEAGINS		
OWNER(S):	Tommy Gray		
TAX ID NUMBER:	62 05402, 05405 (PARTIAL)	View map on KGIS	
JURISDICTION:	Commission District 8		
STREET ADDRESS:	7801 STRAWBERRY PLAINS PIKE (0 STRAWBERRY PLAINS PIKE)		
► LOCATION:	Northwest side of Strawberry Plains Pike, at the southern terminus of S Wooddale Rd		
► TRACT INFORMATION:	1.76 acres.		
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)		
ACCESSIBILITY:	Access is via S Wooddale Road, a local street with a 20-ft pavement width within a 40-ft right-of-way. Access is also via Strawberry Plains Pike, a minor arterial road with a pavement width which varies between 22.5 ft and 23.5 ft within a right-of-way which varies between 50 ft and 75.5 ft.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Sinking Creek East		
► CURRENT PLAN AND ZONING DESIGNATION:	RC (Rural Conservation), HP (Hillside Protection) / A (Agricultural)		
► REQUESTED PLAN AND ZONING DESIGNATION:	RCC (Rural Crossroads Commercial), HP (Hillside Protection) / CR (Rural Commercial)		
► EXISTING LAND USE:	Commercial, Agriculture/Forestry/Vacant Land		
► EXTENSION OF PLAN AND ZONING DESIGNATION:	This would not be an extension of the place type or the zoning.		
HISTORY OF REQUESTS:	A request to rezone a portion of the site from A (Agricultural) to CA (General Business) was withdrawn in 1990 (3-A-90-RZ)		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Agriculture/forestry/vacant land, single family residential - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural) South: Agriculture/forestry/vacant land - SR (Suburban Residential)- A (Agricultural), CA (General Business) East: Single family residential, rural residential - SR (Suburban Residential) - A (Agricultural), CA (General Business)		

West: Rural residential - SR (Suburban Residential), HP (Hillside Protection) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small and large rural lots. A significant amount of land surrounding the subject site is forested and undeveloped. Carter Elementary School is approximately 1.3 miles to the east.

STAFF RECOMMENDATION:

- ▶ **Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.**

- ▶ **Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.**
 - 1) Access must be from Strawberry Plains Pike.**
 - 2) The existing access to S Wooddale Road must be removed.**

COMMENTS:

The applicant is requesting to rezone the western portion of parcel 062 05405, and the front portion of parcel 062 05402 to the CR (Rural Commercial) zone, which requires a plan amendment from the RC (Rural Conservation) place type. The remaining approximately 12.5 acres of parcel 062 05402 and approximately 0.69 ac of parcel 062 05405 would retain the RC place type and HP (Hillside Protection Area) designation.

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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- 3. The RCC (Rural Crossroads Commercial) place type is described as areas appropriate for small commercial nodes occurring at intersections within rural areas. This area is rural in character, and the increased residential development and existing commercial use on the property support consideration of the RCC 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. There has not been an introduction of new utilities or roads in this area that would make development more feasible.

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 specific to this request that warrants a land use amendment to the RCC place type.

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

1. The requested RCC place type is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The RCC place type supports small-scale commercial and nonresidential development near residential areas.

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 1980s, the surrounding area has experienced a gradual transition away from A (Agricultural) zoning. Rezoning to commercial, industrial, and office zones have been concentrated near the Strawberry Plains Pike and I-40 interchange, while RA (Low-Density Residential) and PR (Planned Residential) with up to 5 to 8 du/ac rezonings have been focused to the northeast along Strawberry Plains Pike.
2. There has been a significant increase in residential development in the area since 2021. The Hunters Woods 39-lot single-family subdivision and the Universal at Strawberry Plains, a 349-unit housing development featuring apartment and townhouse dwellings, are both under construction approximately 0.25 miles west of the subject property.
3. Nonresidential development has included a mix of service-oriented establishments, trucking and warehousing, lodging establishments, and medical and dental clinics, primarily concentrated near existing commercial nodes. A new indoor pickleball facility was opened across the street from the subject property in November 2024, and a small multi-tenant commercial building was constructed on the portion of the subject property zoned CA (General Business) in February 2025.

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

1. The CR (Rural Commercial) zone is intended to provide opportunities to locate limited retail and service uses in a manner convenient to outlying rural areas.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The range of uses permitted in the CR zone is limited to those generally patronized by area residents on a frequent basis. The allowable uses in the CR zone are less intensive than and are generally compatible with those of the neighboring CA (General Business) zoning at the intersection of Strawberry Plains Pike and S Wooddale 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 CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
2. The proposed rezoning is not anticipated to negatively impact the surrounding area.

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

1. The CR zone is consistent with the recommended plan amendment to the RCC (Rural Crossroads Commercial) place type, which recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.
2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that

development is sensitive to existing community character. The CR zone at this location would allow for a minor expansion of commercial and nonresidential uses on a scale compatible with the surrounding area.

3. The subject property's current point of access on S Wooddale Road appears to have a limited line of sight and also does not comply with the Knox County Access Control and Driveway Design Policy due to the driveway's proximity to the intersection of Strawberry Plains Pike and S Wooddale Road. The recommended condition to eliminate the access point on S Wooddale Road and have primary access to Strawberry Plains Pike is supported by Implementation Policy 12: Improve safety for all users.

4. Furthermore, the recommended condition to require primary access from Strawberry Plains Pike is consistent with the East County Community Plan, which identified Strawberry Plains Pike as a roadway suitable for a more intense development pattern.

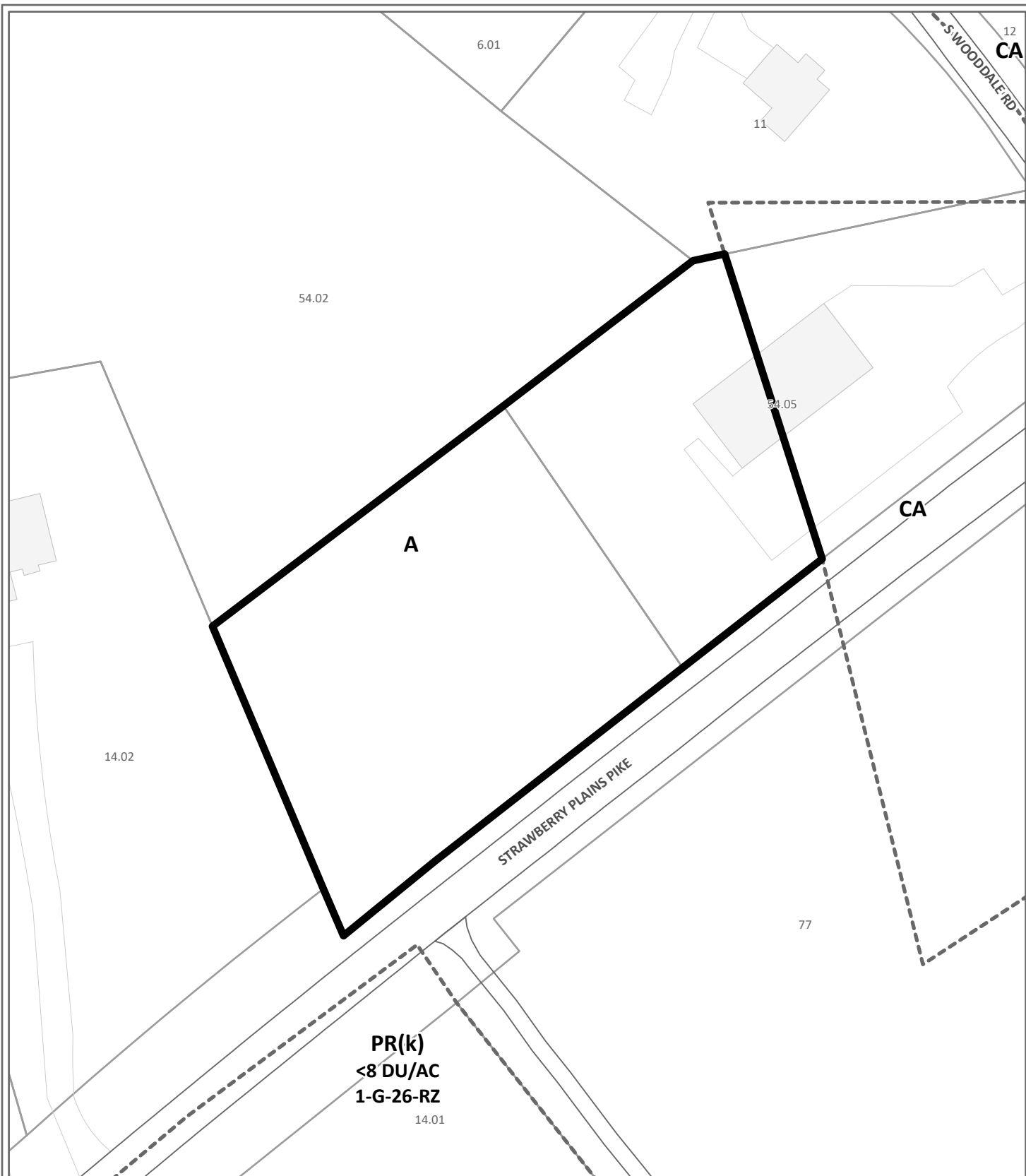
5. The proposed rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville Knox County economy.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Carter 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-L-26-RZ



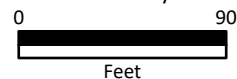
From: CA (General Business), A (Agricultural)

To: CR (Rural Commercial)

Petitioner: Parker Feagins

Map No: 62

Jurisdiction: County



Original Print Date: 6/1/2026

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

Exhibit A. Contextual Images



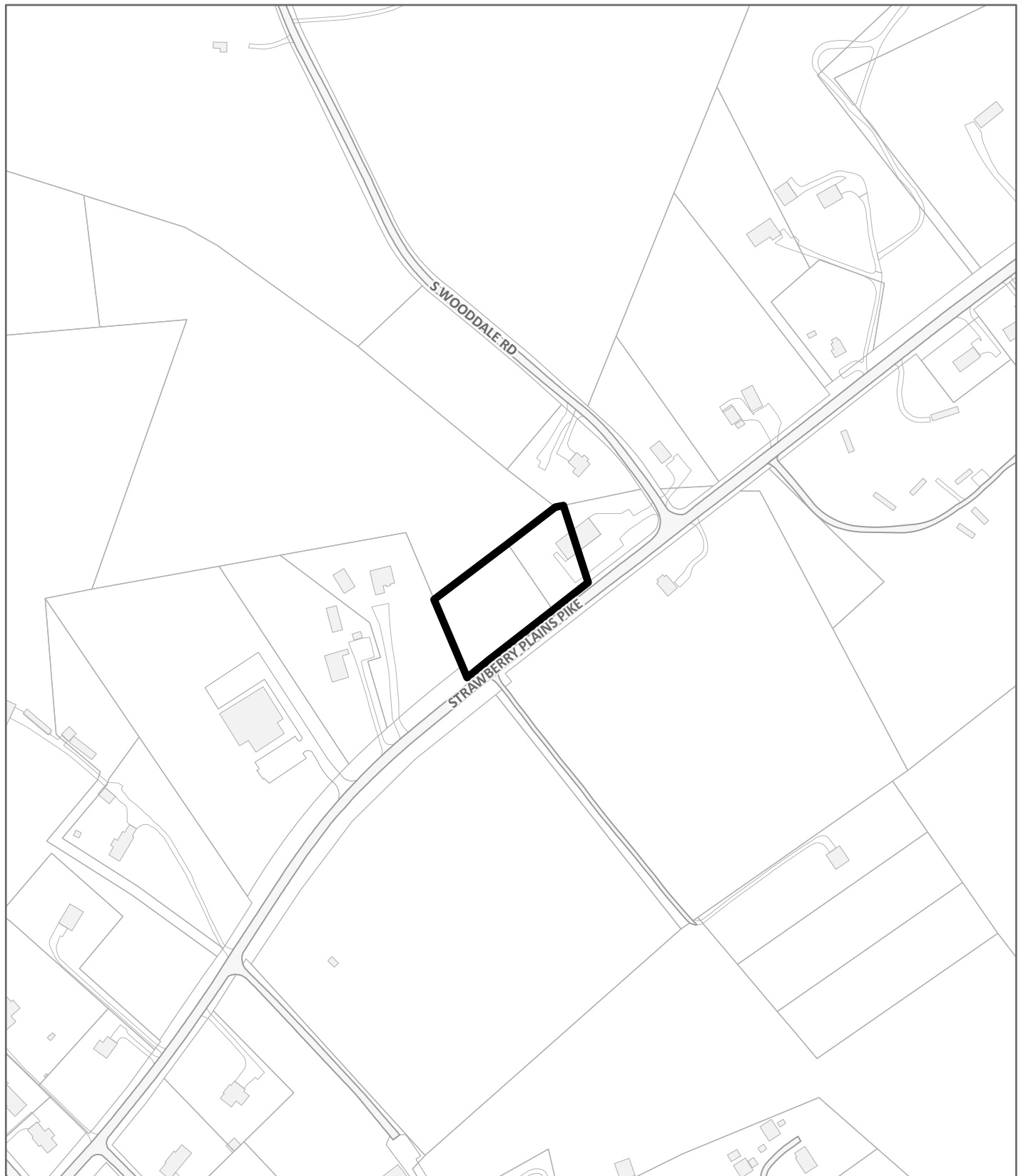
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

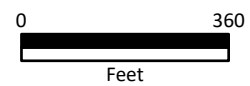


LOCATION MAP

5-L-26-RZ / 5-E-26-PA



Case boundary



Zoning Map

The map displays several zoning districts: **A** (light green), **CA** (red), **PC** (pink), and **PR(k)** (yellow). A specific property is highlighted with a thick black outline, located within the **PR(k)** district. The property is situated near the intersection of **S WOODDALE RD** and **STRAWBERRY PLAINS PIKE**. The map also shows various lot numbers and street names.

PR(k)
<8 DU/AC
1-G-26-RZ

CA

PC

A

S WOODDALE RD

STRAWBERRY PLAINS PIKE

Lot numbers: 15.03, 14.03, 14.02, 15.04, 15.02, 15.01, 14.01, 78, 79, 80.02, 80.04, 79.02, 79.04, 79.03, 77, 12, 11, 14, 1, 2.

This map, titled "Comprehensive Plan Map", displays land use designations and parcel boundaries. A specific parcel, 54.05, is highlighted with a thick black border. The map includes the following details:

- Land Use Designations:**
 - RC (Residential Medium Density):** Indicated by a green stippled pattern, covering parcels 54.02, 54.05, and 54.06.
 - SR (Single Residential):** Indicated by a yellow background, covering most of the central and right portions of the map.
 - HP (Heavy Professional):** Indicated by a green stippled pattern, located in the bottom left corner.
- Streets:**
 - S WOODDALE RD:** Runs diagonally from the top left towards the center.
 - STRAWBERRY PLAINS PIKE:** Runs diagonally from the center towards the bottom right.
- Parcel Numbers:** Various parcels are labeled with numbers, including 15.03, 14.03, 14.02, 14.01, 14.04, 15.04, 15.02, 15.01, 7.01, 11.01, 12.01, 80.02, 80.09, 80.04, 79.04, 79.02, 79.03, 79, 77, 78, 1, and 2.

A horizontal number line is shown with a solid black bar above it. The number line has a starting point labeled '0' on the left and an ending point labeled '360' on the right. A single tick mark is located exactly halfway between 0 and 360, representing 180. Below the number line, the word 'Feet' is written in a large, bold, black font.



Existing Land Use Map

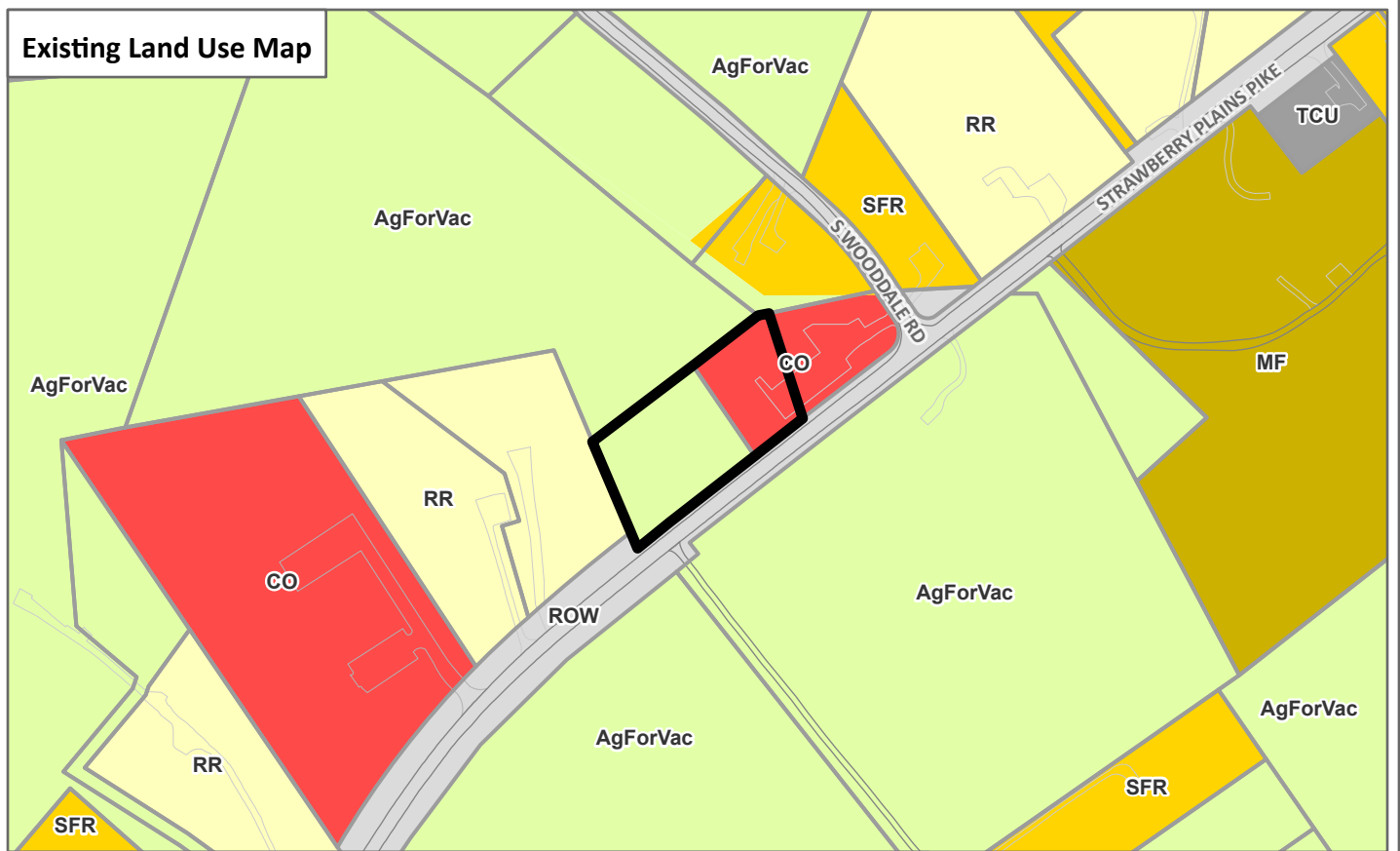


EXHIBIT A, CONTEXTUAL MAPS

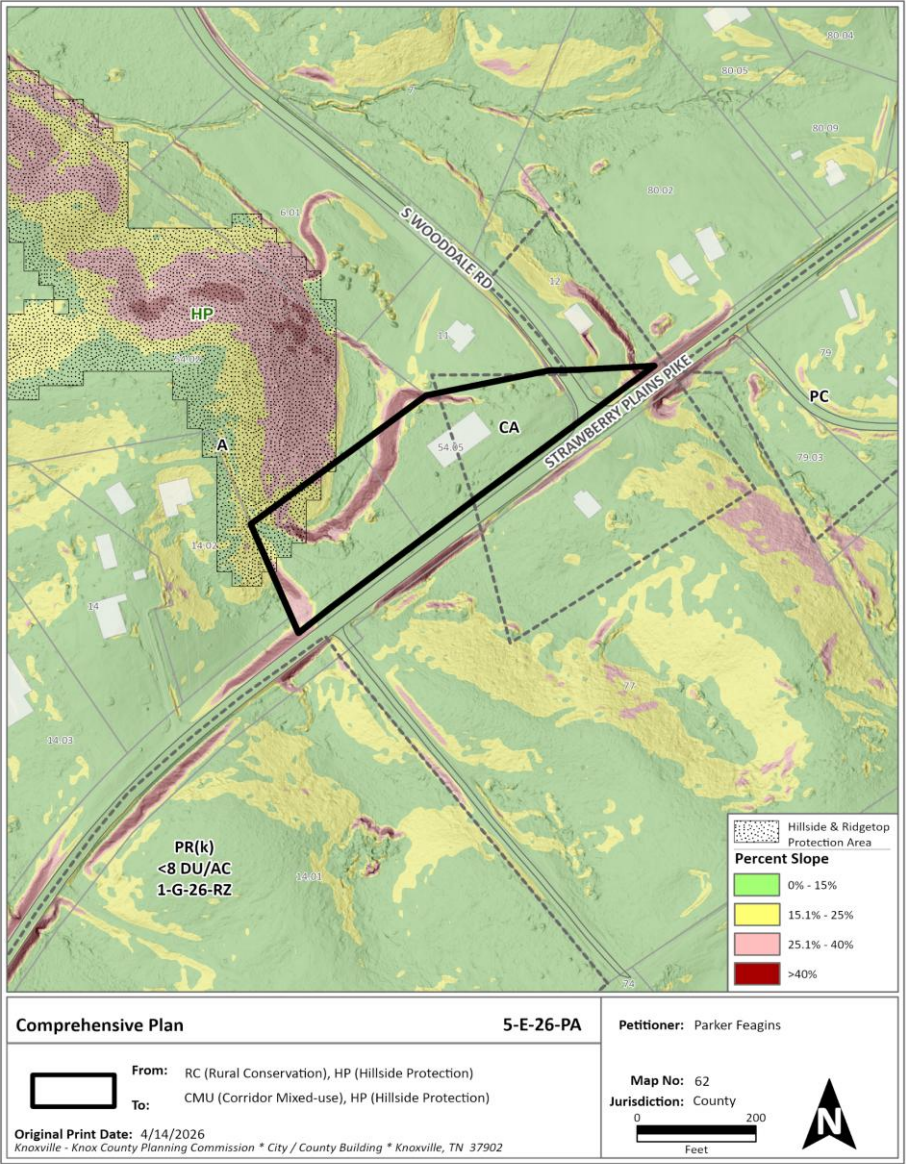
5-L-26-RZ / 5-E-26-PA



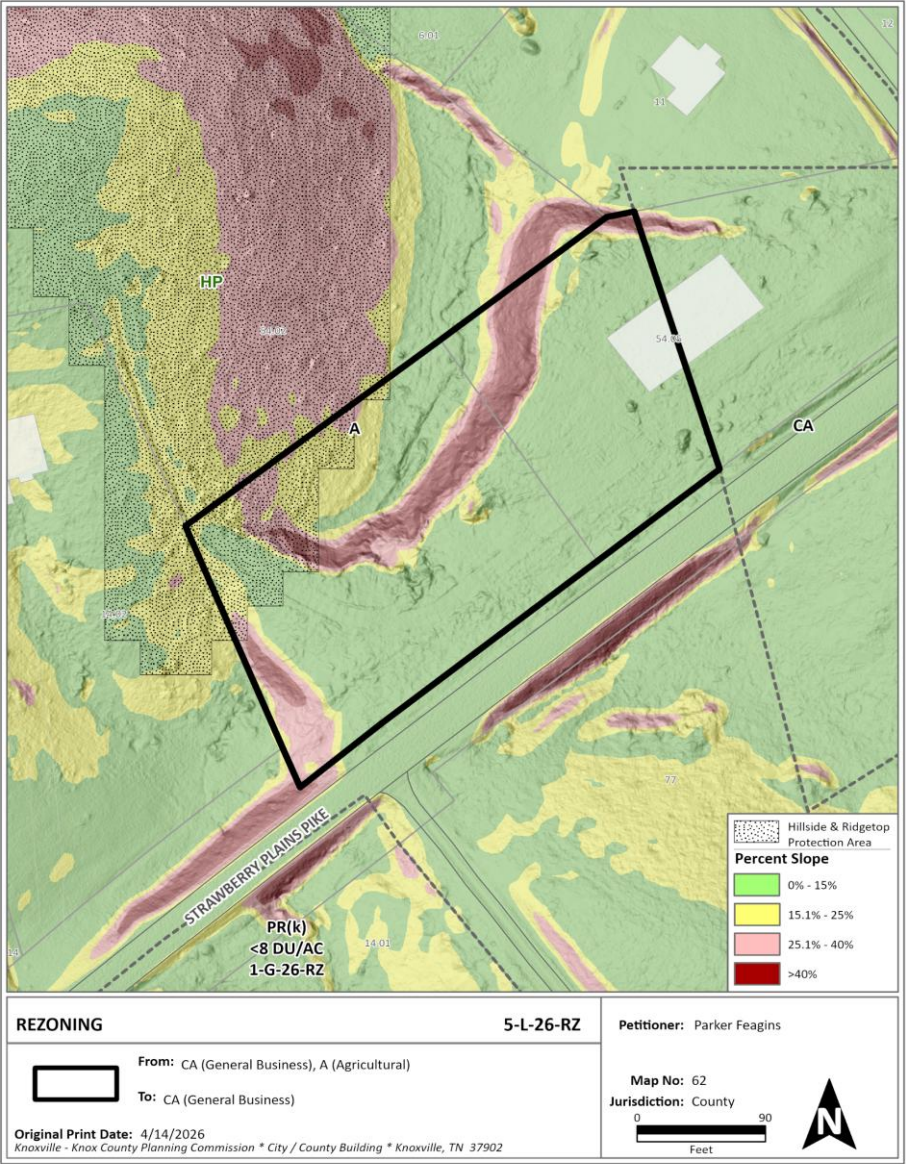
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	2.60		
Non-Hillside	2.39	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.10	50%	0.05
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.20	Recommended disturbance budget within HP Area (acres)	0.11
		Percent of HP Area	52.3%



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	1.72		
Non-Hillside	1.52	N/A	
0-15% Slope	0.05	100%	0.05
15-25% Slope	0.10	50%	0.05
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.20	Recommended disturbance budget within HP Area (acres)	0.11
		Percent of HP Area	52.3%



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

Proposal to change street front portion of parcel #06205402 from RC to ~~CMU~~ ^{RCC} + 06205405 to CMU

1. Significant Changes in Conditions

Since the original Plan was adopted, the area within a 0.25-mile radius has transitioned from low-intensity use to a high-density residential and commercial hub.

Universal at Strawberry Plains: Construction is underway for a 348-unit apartment and townhome development directly across from Aubreys. This creates an immediate, massive demand for local home services and maintenance.

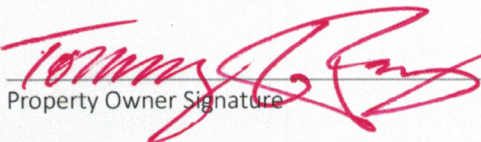
Big Orange Pickleball: The recent opening of this 7-acre, climate-controlled commercial recreation facility at 7729 Strawberry Plains Pike marks a shift toward high-traffic, destination-oriented land use.

2. New Data and Trends

Current market trends show the 37924 zip code as one of Knoxville's fastest-growing sectors. The influx of hundreds of new households necessitates local access to essential services. Transitioning this parcel to ~~Corridor Mixed Use~~ ^{Rural Crossroads Commercial} allows a local small business to expand its pool retail and construction operations, providing necessary services to the new residential population while keeping overhead and consumer costs low.

3. Alignment with Comprehensive Plan Goals

The proposed ~~CMU~~ ^{RCC} designation supports the County's goal of concentrating development along arterial corridors. By allowing a local service-based business to grow on-site, the City reduces "leapfrog" development and supports the "live-work-play" model by placing professional services within walking or short-driving distance of a major new residential center.


Property Owner Signature

Tommy GRAY
Print Name

3/23/26
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

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

Applicant Name

Date



Parker Feagins

3/27/26

June 11, 2026

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

The Planning Commission met in regular session on June 11, 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	✓		
(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 (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****16. PARKER FEAGINS**

0, 7801 Strawberry Plains Pike / Parcel ID 062 05402 (partial),
05405, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**5-E-26-PA**

From RC (Rural Conservation), SR (suburban Residential), HP (Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**5-L-26-RZ**

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

1. STAFF RECOMMENDATION

Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, 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:
LOKR0540360

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
109.00

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

PREVIEW FOR AD NUMBER LOKR05403600

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 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.

PLAN AMENDMENTS/REZONINGS

5-E-26-PA and 5-L-26-RZ – PARKER FEAGINS – 0, 7801 Strawberry Plains Pike. Proposed Comprehensive Plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and HP (Hillside Protection) and rezoning to CR (Rural Commercial).

5-N-26-RZ – JAMES JENKINS – 0 Pine Grove Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

6-D-26-RZ – BEIT VENTURES LLC – 8922 Three Points Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac and F (Floodway).

June 19 2026
LOKR0540360

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

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
June 16, 2026 12:21:42 PM EDT

Amount:
109.00

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR05403600

June 19, 2026

Knoxville News Sentinel

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[Terms of Service](#)

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This case is scheduled to be heard by County Commission on **July 20, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

RLA-18602

5-N-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of James Jenkins for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre. Property located at 0 Pine Grove Road / Parcel ID 084CA02001, 02103. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 5 dwelling units per acre because it is consistent with the Comprehensive Plan, subject to 2 conditions, by a vote of 11-0.**
(Commission District 8)

Attachments

James Jenkins 5-N-26-RZ

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

6/16/2026 10:56 AM

FILE NUMBER: 5-N-26-RZ

APPLICANT: JAMES JENKINS

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 9 du/ac

COMM. RECOMMENDATION: **Approve PR (Planned Residential) up to 5 du/ac because it is consistent with the Comprehensive Plan, subject to 2 conditions.**

COMMISSION VOTE COUNT: 11-0

LOCATION: 0 PINE GROVE RD / Parcel ID 84 C A 02001, 02103

ACREAGE: 7.24 acres

DISTRICT: Commission District 8

PLACE TYPE: SR (Suburban Residential)

COMMISSION HEARING ON: 6/11/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 4/14/2026

LEGISLATIVE HEARING ON: 7/20/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/19/2026

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 9 du/ac is partially related to the SR (Suburban Residential) place type.

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

REZONING REPORT

► **FILE #:** 5-N-26-RZ (REVISED) **AGENDA ITEM #:** 17

POSTPONEMENT(S): 5/14/2026 **AGENDA DATE:** 6/11/2026

► **APPLICANT:** JAMES JENKINS

OWNER(S): James Jenkins

TAX ID NUMBER: 84 C A 02001, 02103

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 PINE GROVE RD

► **LOCATION:** South side of Pine Grove Rd, south of Amber Vista Ln

► **APPX. SIZE OF TRACT:** 7.24 acres

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

ACCESSIBILITY: Access is via Pine Grove Road, an unstriped local street with 15-17 ft of pavement width within a right-of-way width that varies from 40-43 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Swanpond Creek

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

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

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

► **DENSITY PROPOSED:** up to 9 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), PR (Planned Residential) up to 5 du/ac

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

East: Single family residential - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family houses on large, rural lots and in small subdivisions interspersed with small farms. It lies 0.9 miles to the southeast of the Strawberry Plains Pike and I-40 interchange, which is surrounded by a commercial and office node.

STAFF RECOMMENDATION:

► **Approve PR (Planned Residential) up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 2 conditions:**

1. Existing healthy trees be retained within the 35-ft peripheral setback.
2. Pine Grove Road will be improved from the access point of a future development to Strawberry Plains Pike,

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 section of Pine Grove Road to the west of the subject property has remained very stable since the 1960s, featuring single family houses on large lots and agricultural uses. The subject property has been used as a horse farm since at least the early 2000s.
2. Two single-family subdivisions have been completed along Pine Grove Road to the east of the subject property since the 2010s, including the 73-unit Pine Grove subdivision (3.04 du/ac) completed in 2012 and the 27-unit Ambercrest subdivision (3.91 du/ac) completed in 2023 across the street from the subject property.
3. There has been an increase in commercial and office development near the intersection of Pine Grove Road and Strawberry Plains Pike since the mid-2000s.

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

1. The PR (Planned Residential) 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. At the requested density of 9 du/ac, this property could have up to 65 dwelling units. This density would not be compatible with the A (Agricultural) zoning on all abutting parcels, and it is more intense than the zoning along this section of Pine Grove Road, which includes properties zoned A, RA (Low Density Residential), PR up to 5 du/ac, and RN-1 (Single-Family Residential Neighborhood) in the City. The recommended density of 4 du/ac could yield up to 29 dwelling units and would be compatible with the zoning and development pattern of surrounding and adjacent properties.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The proposed PR density of 9 du/ac would be a visual outlier and out of character with the rural development pattern and agricultural uses in the area. While the recently completed subdivision across the street is zoned PR up to 5 du/ac (4-E-21-RZ), it was rezoned prior to the adoption of the Comprehensive Plan, was developed at a density of 3.91 du/ac, and is the only PR zoning on Pine Grove Road. The recommended density of 4 du/ac reflects the density of the two subdivisions and smaller lots along Pine Grove Road.
2. The rear section of the subject property is forested with mature trees, which serve as a buffer from the agricultural uses on the abutting property to the southwest and the houses along Callie Oglesby Lane to the south. The recommended condition for this rezoning that existing healthy trees be retained within the 35-ft peripheral setback would preserve some of the property's rural character, provide privacy to neighboring property owners, and is consistent with the intent of the PR zone.
3. As previously mentioned, the 7.24 acre property could yield up to 65 dwelling units at the requested 9 du/ac and 29 dwelling units at the recommended 4 du/ac, which could produce an estimated addition of 679 or 323 vehicle trips per day, respectively. Access is only available via Pine Grove Road, an unstriped local street with a pavement width that varies from 15 to 17 feet along the subject property. Per the recommendation of Knox County Engineering and Public Works, any development on the property at a higher density than what is currently permitted under its A zoning would require widening Pine Grove Road from the development entrance to its intersection with Strawberry Plains Pike to the east. The recommended condition to improve Pine Grove Road in accordance with requirements of Knox County Engineering and Public Works during the development plan review phase would address transportation capacity concerns commensurate with future residential development.
4. 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.

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 the requested density of 9 du/ac and the recommended 4 du/ac is partially related to the subject property's SR (Suburban Residential) place type designation in the Comprehensive Plan. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria to be approved. The recommended PR up to 4 du/ac zoning with the recommended conditions and required development plan

review by the Planning Commission is compatible with the current zoning of adjacent sites.

2. The PR zone up to 4 du/ac, with the noted conditions to improve Pine Grove Road and to retain existing healthy trees within the 35-ft peripheral setback, is consistent with the Comprehensive Plan's Implementation Policies 2 and 9. Policy 2 is to ensure that development is consistent with existing community character, and Policy 9 is to coordinate infrastructure improvement with development.

3. The subject property is within the Urban Growth Boundary 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 Urban Growth Boundary.

ESTIMATED TRAFFIC IMPACT: 679 (average daily vehicle trips)

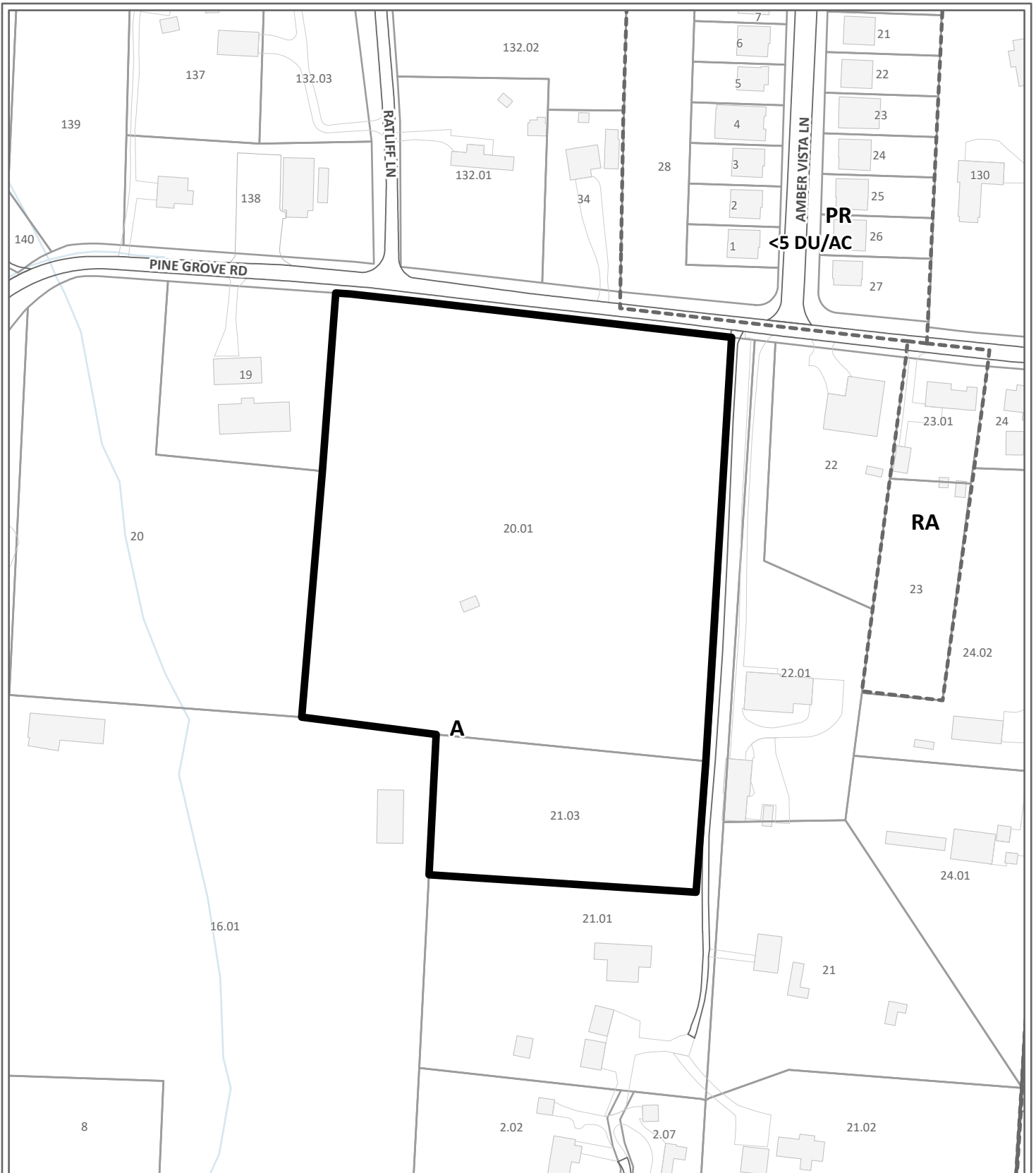
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 17 (public school children, grades K-12)

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

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

If approved, this item will be forwarded to Knox County Commission for action on 7/20/2026. 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

5-N-26-RZ

Petitioner: James Jenkins

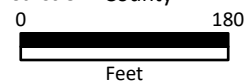


From: A (Agricultural)

To: PR (Planned Residential) up to 9 du/ac

Map No: 84

Jurisdiction: County



Original Print Date: 4/24/2026

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

Exhibit A. Contextual Images



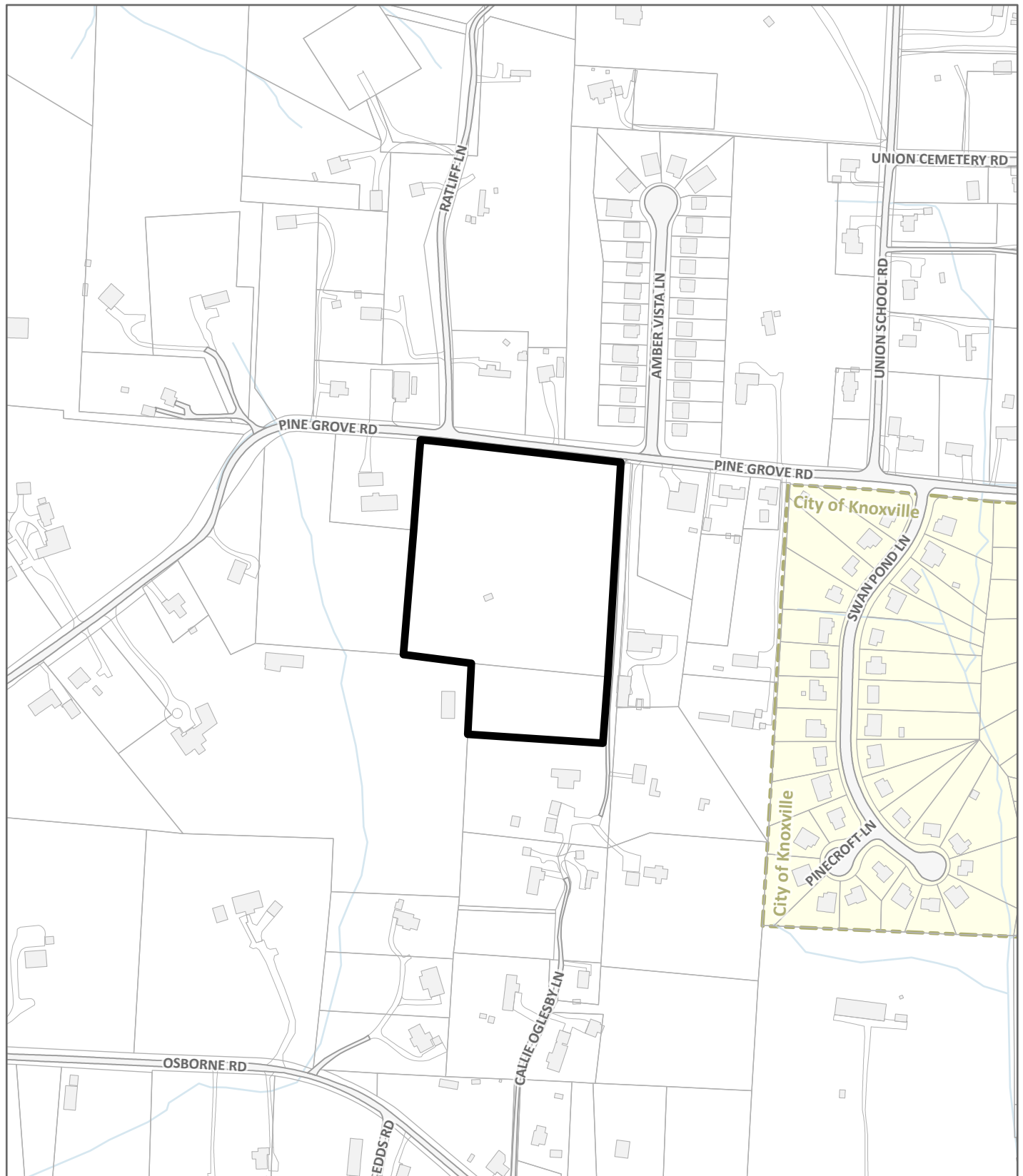
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

5-N-26-RZ



Case boundary



Existing Land Use Map

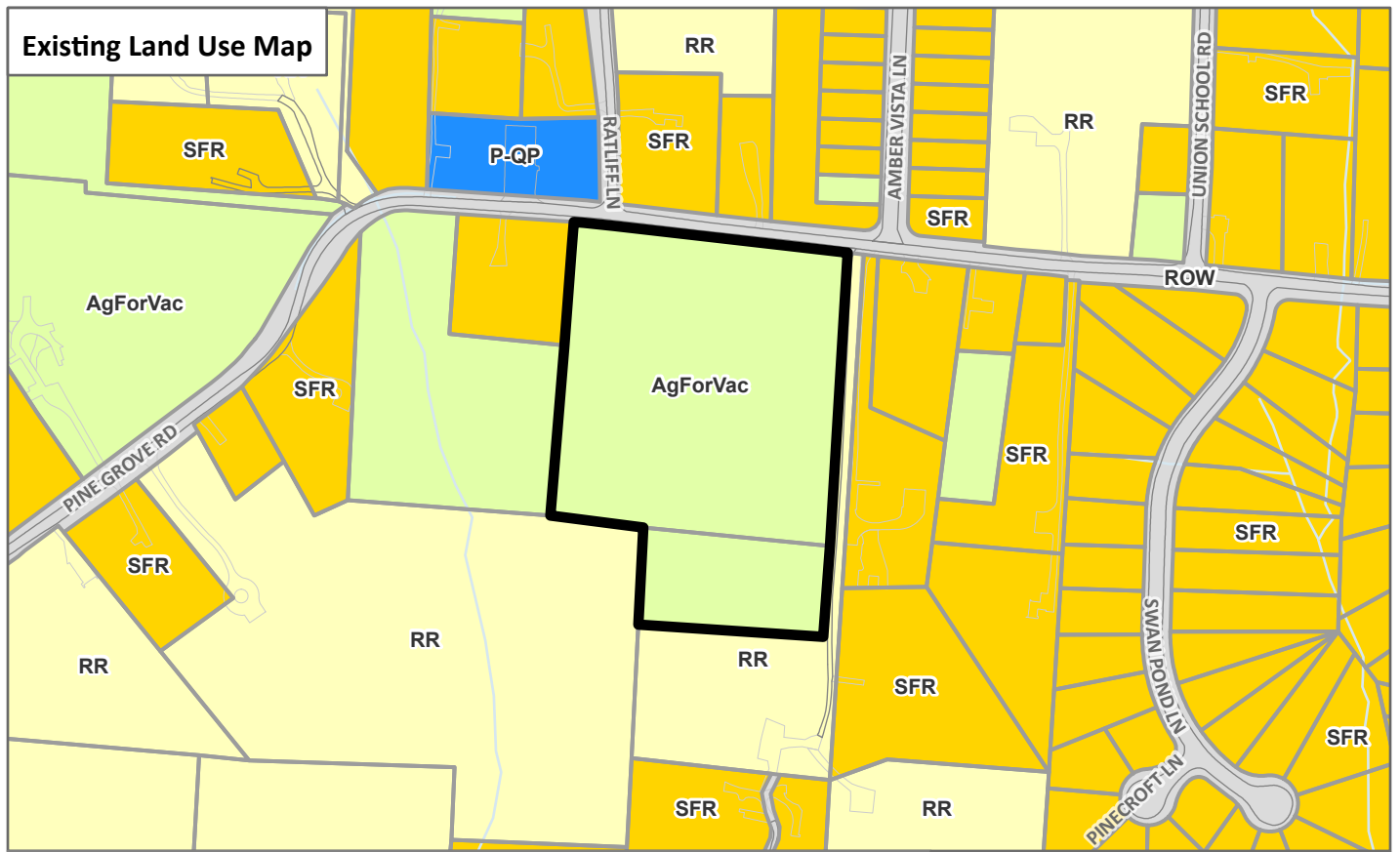


EXHIBIT A, CONTEXTUAL MAPS

5-N-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

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

DAVID HARBIN

Applicant Name

3.27.26

Date

June 11, 2026

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

The Planning Commission met in regular session on June 11, 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	✓		
(vacant)			
Marité Pérez		✓	
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

17. JAMES JENKINS

5-N-26-RZ

0 Pine Grove Road / Parcel ID 084CA02001, 02103, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking:

John Valliant, 606 W Main St., Knoxville, TN

Cori Shubert, 6904 Pine Grove Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve PR (Planned Residential) up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 2 conditions.

2. **MOTION (BIGGS) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 5 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN, SUBJECT TO 2 CONDITIONS.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

June 11, 2026

Planning Commission meeting

PUBLIC COMMENTS

1 Comment for 5-N-26-RZ and

Charles (37914), April 15, 2026 at 12:57 PM

Very interested in the future of this property I own the property directly across from this lot and have seen issues with this road ever since I was a kid. This road is very narrow very blind in a lot of road space areas the edges of the road are already deteriorating with the absence of the county care for most of my life. This property never had a for sale sign or any knowledge of sale for any local person to keep this agricultural. It was a horse field since before 1990 that I know of as I am 35 currently. Please send me emails of updates I'm sure that my individual voice no one cares about however I do think the sale was unfair to anyone that may have been interested and I'm also interested in if they move forward how they will get rid of the flooding that occurs across the road from the new Dr.Horton subdivision that is adjacent from this field will it worsen will they be prepared or made by the county fix this issue?

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:
LOKR0540360

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
109.00

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

PREVIEW FOR AD NUMBER LOKR05403600

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on July 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.

PLAN AMENDMENTS/REZONINGS

5-E-26-PA and 5-L-26-RZ – PARKER FEAGINS – 0, 7801 Strawberry Plains Pike. Proposed Comprehensive Plan amendment and rezoning. Planning Commission Action: Approve plan amendment to RCC (Rural Crossroads Commercial) and HP (Hillside Protection) and rezoning to CR (Rural Commercial).

5-N-26-RZ – JAMES JENKINS – 0 Pine Grove Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with 2 conditions.

6-D-26-RZ – BEIT VENTURES LLC – 8922 Three Points Road. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 2 du/ac and F (Floodway).

June 19 2026
LOKR0540360

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

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
June 16, 2026 12:21:42 PM EDT

Amount:
109.00

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR05403600

June 19, 2026

Knoxville News Sentinel

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[Contact Us](#)

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This case is scheduled to be heard by County Commission on **July 20, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

RLA-18603

6-D-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of Beit Ventures LLC for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 2 dwelling units per acre and F (Floodway). Property located at 8922 Three Points Road / Parcel ID 042 016. **Planning Commission**

Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone, by a vote of 9-2. The F (Floodway) designation would be retained.

(Commission District 8)

Attachments

Beit Ventures LLC 6-D-26-RZ

REZONING REPORT

► **FILE #:** 6-D-26-RZ

AGENDA ITEM #: 20

AGENDA DATE: 6/11/2026

► **APPLICANT:** BEIT VENTURES LLC

OWNER(S): Beit Ventures LLC

TAX ID NUMBER: 42 016

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8922 THREE POINTS RD

► **LOCATION:** South side of Three Points Rd, northwest side of Rutledge Pike, northeast of Roberts Rd

► **APPX. SIZE OF TRACT:** 3.44 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Three Points Road, an unstriped local street with 16 ft of pavement width within a right-of-way width that varies from 40-42 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Roseberry Creek

► **CURRENT ZONING:** A (Agricultural), F (Floodway)

► **REQUESTED ZONING:** PR (Planned Residential), F (Floodway),

► **EXISTING LAND USE:** Water, Rural Residential

► **DENSITY PROPOSED:** up to 2 du/ac

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

HISTORY OF ZONING: None noted.

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

South: Agriculture/forestry/vacant land - A (Agricultural), CA (General Business), F (Floodway)

East: Single family residential - A (Agricultural), F (Floodway)

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family houses on large lots and agricultural uses interspersed with undeveloped, forested tracts. There are some commercial uses 0.3 miles to the southwest near the intersection of Rutledge Pike and Roberts Road, and East Knox County Elementary lies 0.4 miles to the northeast.

STAFF RECOMMENDATION:

► **Deny the PR (Planned Residential) zone with up to 2 du/ac due to environmental constraints with the site. The F (Floodway) designation would be retained.**

COMMENTS:

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

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

1. Development northwest of Rutledge Pike has remained stable with little change over the last 20 years. New development in the area has been limited, mainly consisting of trash and waste collection services operations abutting the subject property to the south and the sporadic construction of single-family dwellings on existing lots.
2. Rezoning trends have been focused along and southeast of Rutledge Pike, where there has been more consistent non-residential and residential development. The intersection of Roberts Road and Rutledge Pike has gradually transitioned to a node of commercial and light industrial zoning. However, residential rezonings have been limited, with the most recent rezoning request occurring in 1996, roughly 0.41 miles to the north.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems by allowing residential development to be clustered on more optimal sections of the property.
2. The F (Floodway) zone is intended to protect the river, creek channels, and floodplains from encroachment so that flood heights and flood damage will not be increased and to provide for the necessary regulations for the protection of the public health and safety in areas subject to flooding.
3. Roseberry Creek runs through the eastern side of the subject property, and the creek floodway encompasses the majority of the site. Though the PR zone allows clustered development, most of the property is within the 100-yr and 500-yr floodplains (Exhibit B: FEMA Flood Map). Additionally, the area outside of the floodplains is in the HP (Hillside Protection) area, and has steep slopes in the 15-25% and 25-40% ranges. These environmental factors would make clustering development at this location challenging.
4. 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 Floodway are generally restricted to recreational or agricultural uses that do not require buildings, so residential structures would be confined to the PR-zoned portion of the property. The PR zone with up to 2 du/ac would be compatible with surrounding residential development, which consists of single-family dwellings on a wide range of lot sizes.

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. Roughly 1 acre of the subject property is zoned F and cannot be developed for residential uses.
2. The PR zone with up to 2 du/ac would allow up to 4 units on the remaining approximately 2.44 acres of the property. Though the PR zone allows development to be clustered away from environmentally sensitive areas, only a small portion of the property is outside the floodplains and a portion of the property is constrained with steep slopes. The significant environmental constraints on the site do not support increasing residential intensity.

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 RC (Rural Conservation) in the Knox County Comprehensive Plan, which is intended to conserve forested areas, ridges, wetlands, and other natural features by clustering development and minimizing land disturbance. In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.
2. The PR zone is partially related to the RC place type. Partially related zones are required to meet additional review criteria. The proposed rezoning meets the first criterion, as the allowable uses in the PR zone with up to 2 du/ac are consistent with the RC place type's recommended land use mix.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to promote a more compact pattern of development and a wide range of housing choices. The proposed rezoning supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 52 (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: 1 (public school children, grades K-12)

Schools affected by this proposal: East Knox County 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 7/20/2026. 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.

RLA-18503

4-L-26-RZ

AGENDA COMMITTEE - ZONINGS (Preliminary Agenda)

Meeting Date: 07/08/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of 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. (DEFER TO AUGUST AT REQUEST OF APPLICANT)** *(Previously Deferred from June to July at Request of Applicant)*
(Commission District 9)

Attachments

Wesley Gibson Construction Inc 4-L-26-RZ

Letter to Defer to July

Letter to Defer to August

**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	<u>View map on KGIS</u>	
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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The 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)

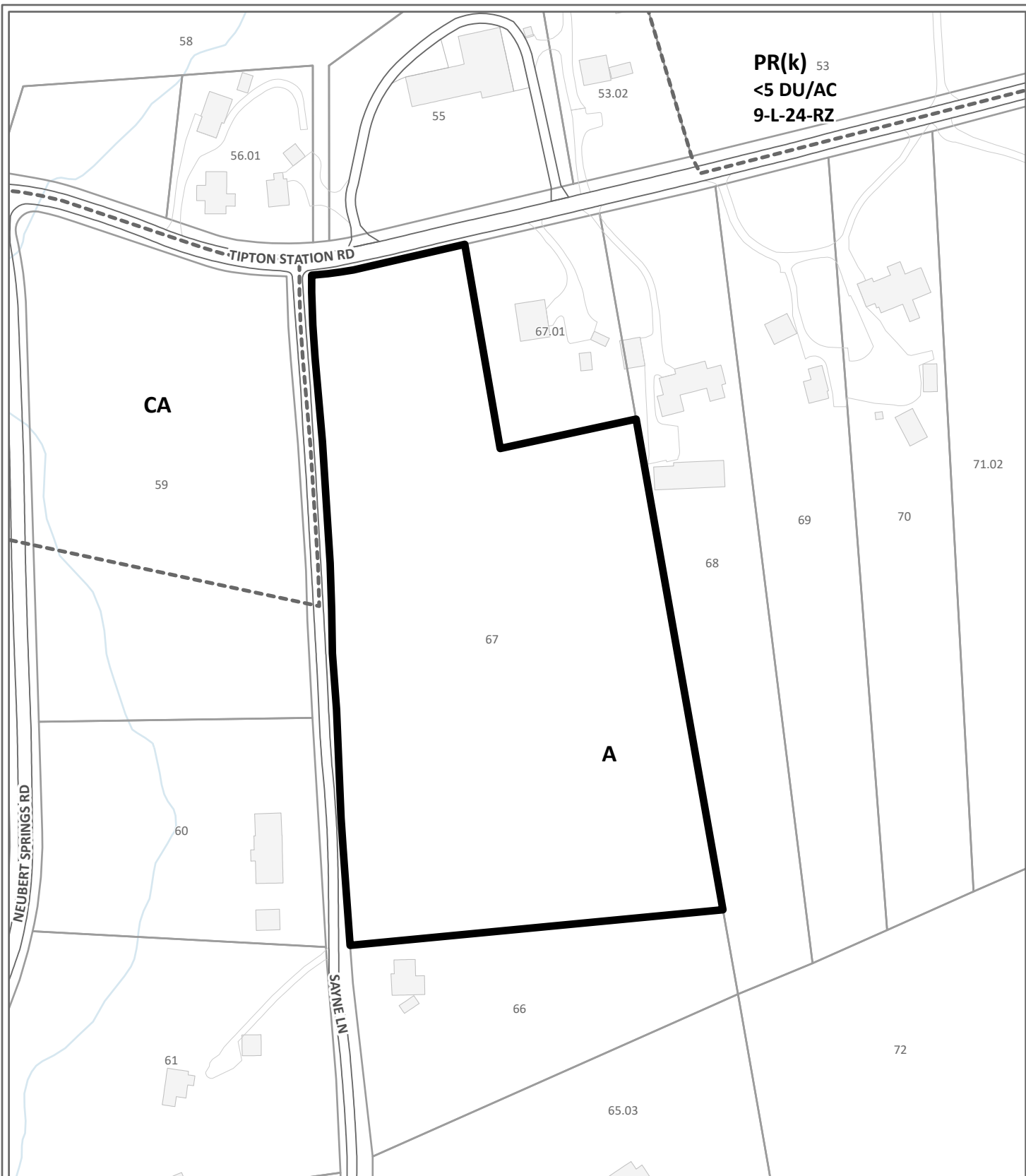
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



PR(k) ⁵³
<5 DU/AC
9-L-24-RZ

CA

A

REZONING

4-L-26-RZ

Petitioner: Wesley Gibson Construction Inc

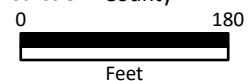


From: A (Agricultural)

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

Map No: 137

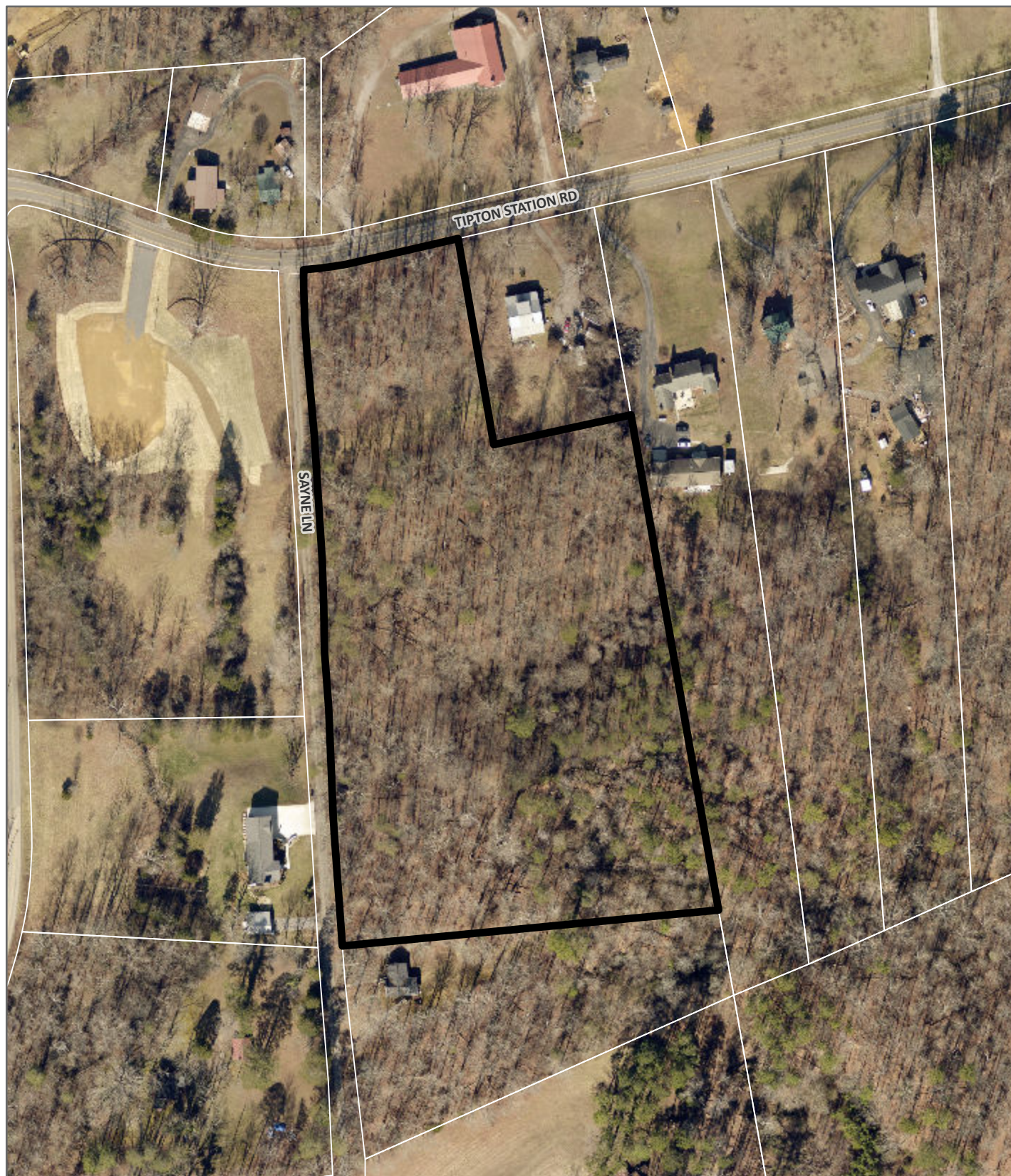
Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



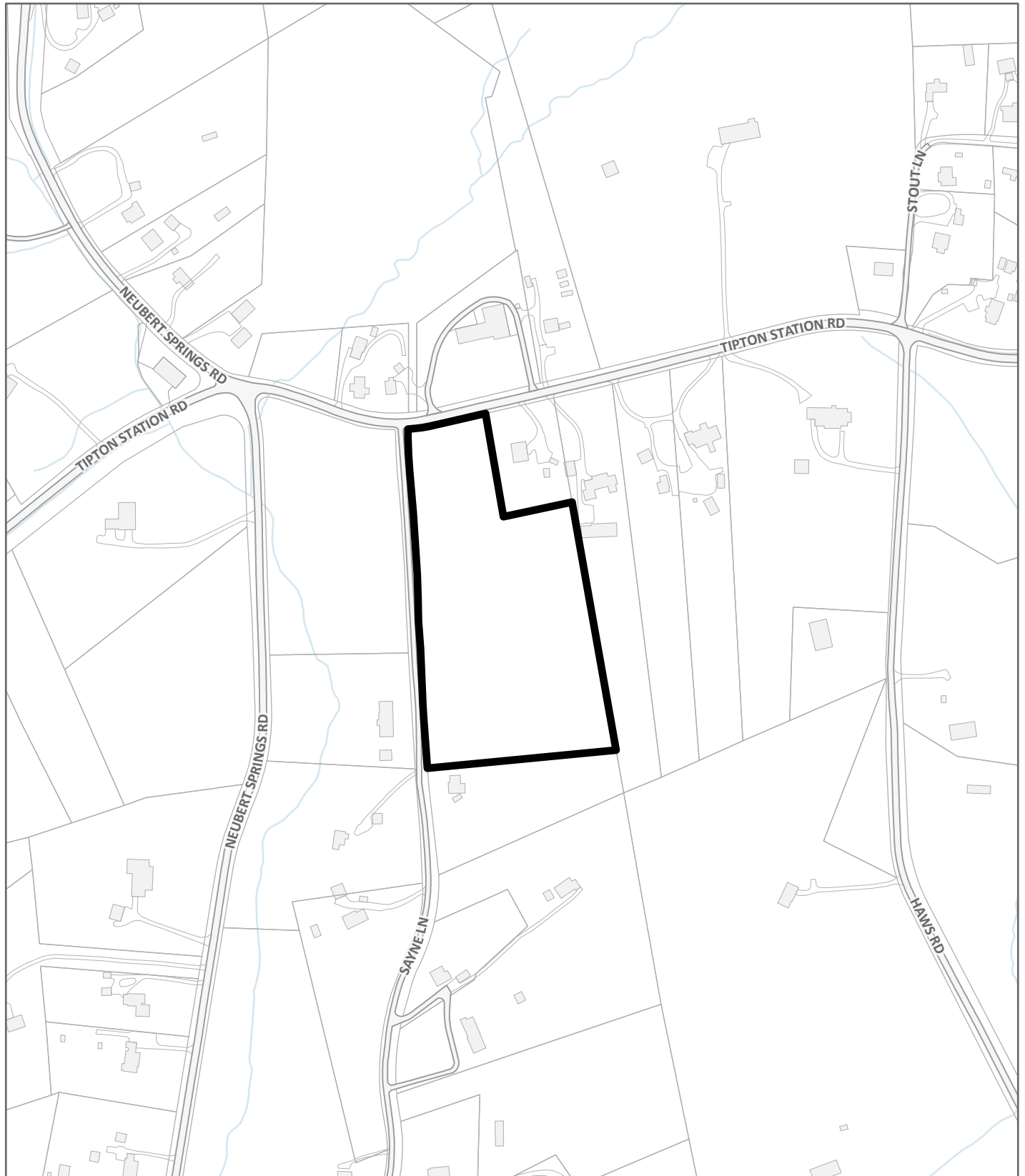
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

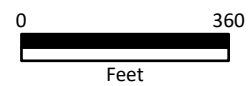


LOCATION MAP

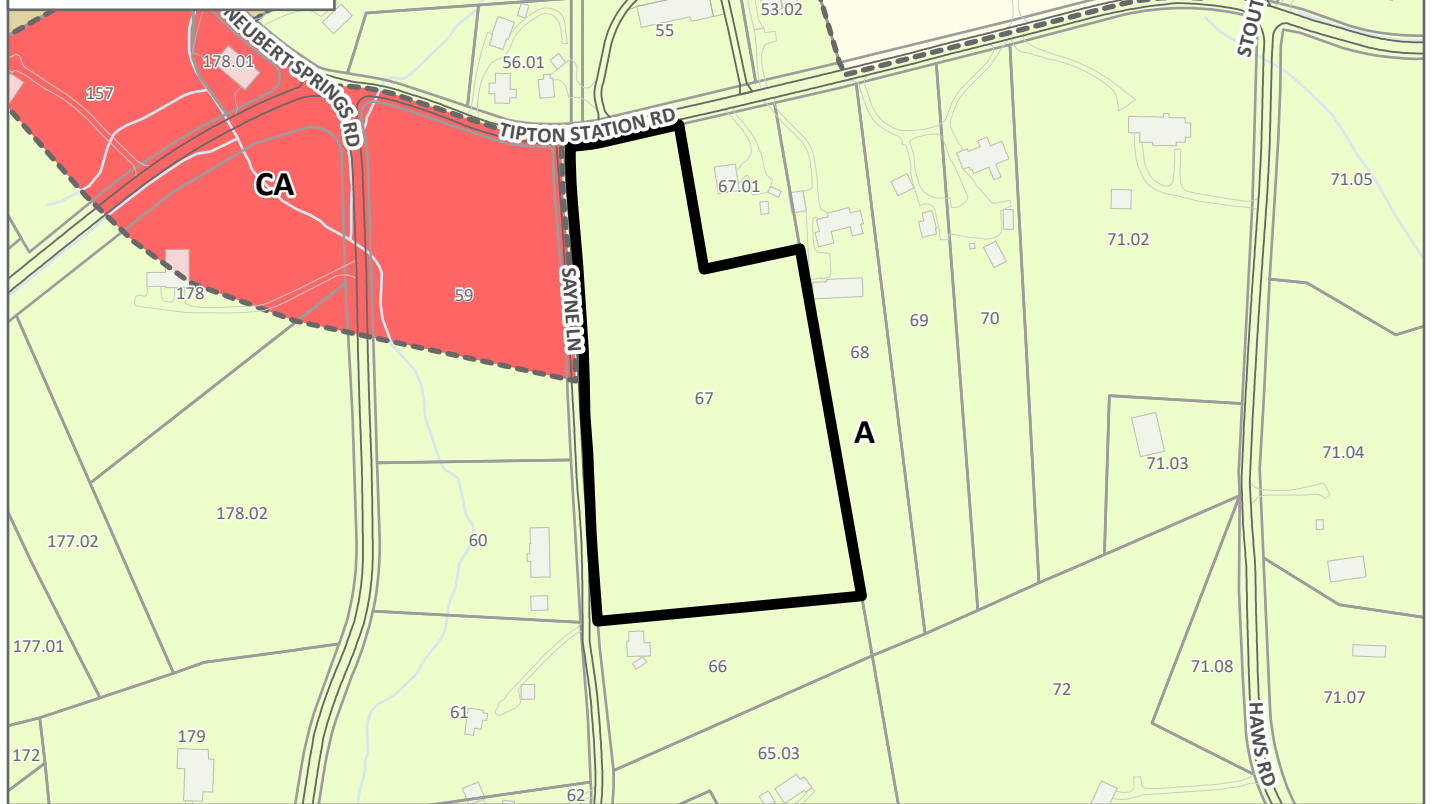
4-L-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

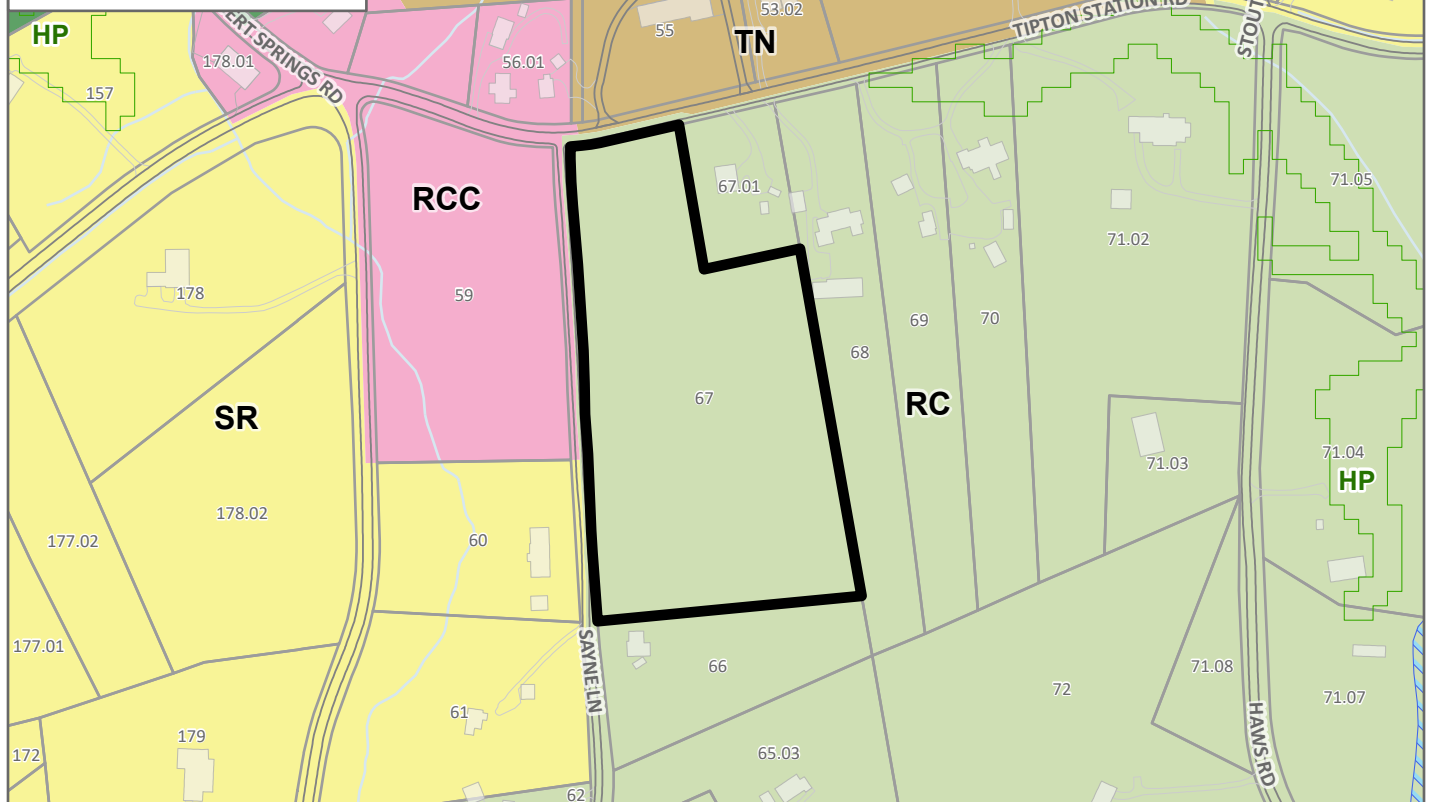


EXHIBIT A, CONTEXTUAL MAPS

4-L-26-RZ



Case boundary



Existing Land Use Map

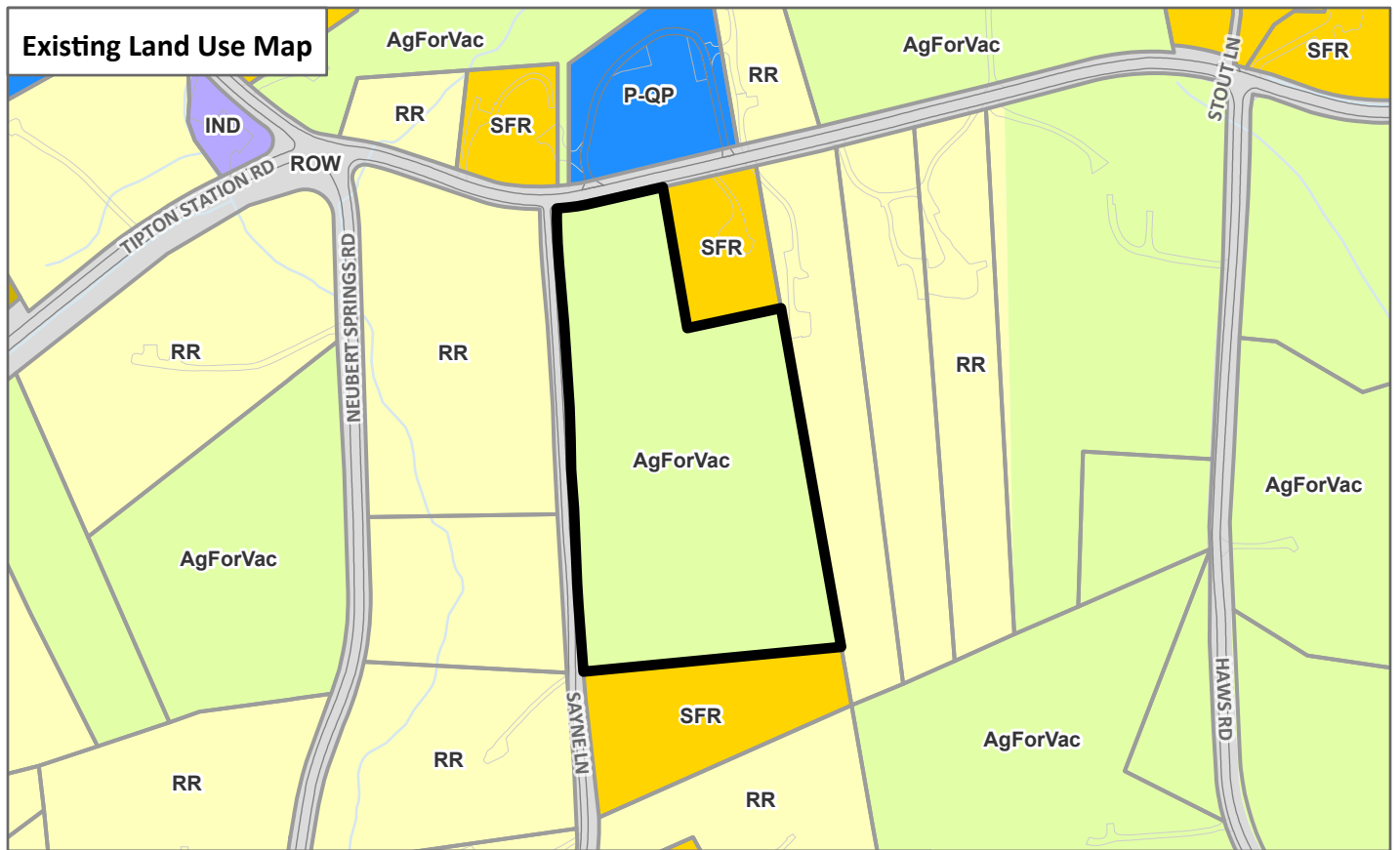


EXHIBIT A, CONTEXTUAL MAPS

4-L-26-RZ



Case boundary



Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

03/28/2026

Date to be Posted

04/10/2026

Date to be Removed

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

☐ Yes ☒ No

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


Applicant Signature

DAVID HARBIN
Applicant Name

2-19-26
Date

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](#)

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

Item No.**File No.****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

PREVIEW FOR AD NUMBER LOKR05228760

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

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 >>](#)

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.**

Drucilla Stills

From: Benjamin C. Mullins <bmullins@fmsllp.com>
Sent: Thursday, June 11, 2026 11:02 AM
To: Gina Oster; Drucilla Stills
Cc: Andy Fox; David Harbin
Subject: [External]Zoning Meeting (Agenda Item 17; 4-L-26-RZ)

Madame Chair,

I've been working with the Sayne Lane community on this rezoning. I would like to postpone this until the July meeting to give us some more time to address their concerns. I've copied the district commissioner, Andy Fox, on this request.

Mr. Fox, can we set up a call about this and Agenda Item 20 before Monday's meeting?

Benjamin C. Mullins Attorney



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

phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

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Defer to
August

Drucilla Stills

From: Benjamin C. Mullins <bmullins@fmsllp.com>
Sent: Tuesday, June 30, 2026 3:24 PM
To: Gina Oster; Drucilla Stills
Cc: Andy Fox; David Harbin; Wesley Gibson
Subject: [External] Sayne Lane; 4-L-26-RZ

Follow Up Flag: Follow up
Flag Status: Flagged

The zoning agenda is not yet published, but I am going to need to postpone this item until the August meeting. We're still talking to the neighbors on this one. We've made progress but still have one more issue that is holding us up from reaching an agreement. Please postpone this one to the August 24th meeting.

Thank you!

Benjamin C. Mullins Attorney



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

phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com



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