

Knox County Commission

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Barry Beeler, 7th District
W. Andy Fox, Esq., 9th District
Justin Cofer, At-Large Seat 10
Garrett Holt, At-Large Seat 11



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

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

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, OCTOBER 19, 2026 AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

I. CALL TO ORDER/ROLL CALL (5:00 P.M.):

(Any person testifying on any Zoning matter shall be sworn in by the Law Director or his designee before giving testimony)

A. Pledge of Allegiance to the Flag
Commissioner Barry Beeler

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 9-H-26-RZ Request of Jenny Miranda for rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). Property located 339 Fox Road / Parcel ID 131 152. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans, by a vote of 13-0 Consent.**
(Commission District 5)

2. 9-A-26-SNC Request of Brad Anders to change the street name of “Lobetti Road” to “Lobetti Ridge Lane” from Schaad Road to its terminus north of the railroad.
Planning Commission Recommendation: Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District, by a vote of 13-0 Consent.
(Commission District 6)

3. 7-L-26-RZ Request of Michael Girard for rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Byington Beaver Ridge Road / Parcel ID 090DA00401. **Withdraw**
Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions, by a vote of 10-0. (WITHDRAW AT REQUEST OF APPLICANT) *(Previously Deferred from August to September and September to October at Request of Applicant)*
(Commission District 6)

4. 8-G-26-RZ Request of Daniel Humphreys for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Conner Road / Parcel ID 047 01007, 012. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent.**
(Commission District 7)

5. 8-J-26-RZ Request of Homestead Land Holdings LLC for rezoning from PR (Planned Residential) up to 5 dwelling units per acre and A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located 7741, 7753, 785, 7809 Heiskell Road; 0 Granville Conner Road / Parcel ID 046 237, 23701, 10402, 10403, 056 103. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3 dwelling units per acre because it is consistent with adopted plans, subject to two conditions, by a vote of 13-0.**
(Commission District 7)

6. 7-F-26-RZ Request of Joe Davis for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 7-3. (DEFERRED FROM SEPTEMBER AT REQUEST OF APPLICANT)** *(Previously Deferred from August to September at Request of Applicant)*
(Commission District 8)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment

RLA-18878

9-H-26-RZ

ZONINGS

Meeting Date: 10/19/2026

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 Jenny Miranda for rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). Property located 339 Fox Road / Parcel ID 131 152. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans, by a vote of 13-0 Consent.**

(Commission District 5)

Attachments

Jenny Miranda 9-H-26-RZ

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

9/14/2026 01:18 PM

FILE NUMBER: 9-H-26-RZ

APPLICANT: JENNY MIRANDA

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

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

COMM. RECOMMENDATION: **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans.**

COMMISSION VOTE COUNT: 13-0 Consent

LOCATION: 339 FOX RD / Parcel ID 131 152

ACREAGE: 0.95 acres

DISTRICT: Commission District 5

PLACE TYPE: BP (Business Park)

COMMISSION HEARING ON: 9/10/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/6/2026

LEGISLATIVE HEARING ON: 10/19/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 9/15/2026

APPLICANT'S ADDRESS: Dan Brittain The Architecture Collaborative
6215 Kingston Pike
Knoxville, TN 37919

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, OB (Office, Medical, and Related Services) zone is partially related to (BP) Business Park place type.

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

REZONING REPORT

► **FILE #:** 9-H-26-RZ (REVISED)

AGENDA ITEM #: 23

AGENDA DATE: 9/10/2026

► **APPLICANT:** JENNY MIRANDA

OWNER(S): Brian J Davis

TAX ID NUMBER: 131 152

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 339 FOX RD

► **LOCATION:** West side of Fox Rd, east of I-140

► **APPX. SIZE OF TRACT:** 0.95 acres

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

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

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

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

►
EXTENSION OF ZONING: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Office - OB (Office, Medical, and Related Services)
South: Agriculture/forestry/vacant land - PC(k) (Planned Commercial with conditions)
East: Single family residential, rural residential - A (Agricultural)
West: Agriculture/forestry/vacant land - PC(k) (Planned Commercial with conditions)

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

STAFF RECOMMENDATION:

► **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans.**

COMMENTS:

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

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

1. Since the early 2000s, rezonings along Fox Road have largely been from the A (Agricultural) zone to OB (Office, Medical, and Related Services) and PR (Planned Residential) with a density of up to 3 to 4 du/ac. There has been one commercial rezoning that abuts the subject property on the south and west sides (2-L-26-RZ).
2. Development trends along this section of Fox Road have primarily consisted of office and residential uses, whereas commercial development has been concentrated along Kingston Pike to the north. The New Castle 35-lot subdivision and the Foxborough Hills 91-lot single-family subdivision are under construction roughly 0.25 miles southeast of the subject property.

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

1. The OB zone is intended to provide areas for professional and business offices and related activities surrounded by landscaped yards and open areas. The OB zone is also intended for centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
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 OB zone primarily allows offices and professional services. It also allows residential uses in the same capacity as the RB (General Residential) zone.

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

1. The OB zone is not anticipated to negatively impact the surrounding area, which mainly consists of office and residential uses. It is consistent with surrounding properties and would extend an existing corridor of OB zoning along Fox Road.
2. The subject property abuts Pellissippi Parkway to the west, a designated state scenic route. Structures within 1000 ft of a scenic highway are limited to building heights of 35 ft per TN Code § 54-17-115.

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

1. In November 2001, the Knox County Commission and Knoxville City Council amended the Southwest County Sector Plan based on the findings of the Fox Road Corridor Study. The study recommended amending the land use classification to O (Office) for properties along Fox Road, south of Capital Drive to the I-140 right-of-way, to provide a transition in land use intensity between the more intensive commercial development on Kingston Pike to the north and the low-density residential uses to the south. The OB zone is consistent with the recommendations of the Fox Road Corridor Study.
2. With the adoption of the 2024 Comprehensive Plan, the land use designation for this area was changed to the BP (Business Park) place type because it was the closest equivalent to the previous O land use class. The BP place type is intended for employment-intensive uses that may include corporate, office, light industrial, advanced manufacturing, and support services.
3. The OB zone is partially related to the BP place type. Partially related zones must meet additional criteria. The proposed rezoning meets the first and second criteria, as it would be an extension of the OB zone and permits uses consistent with the secondary uses listed in the land use mix.
4. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which is intended to encourage a reasonably compact pattern of development and promote expansion of the Knox County economy. The rezoning aligns with the intent of the Planned Growth Area.

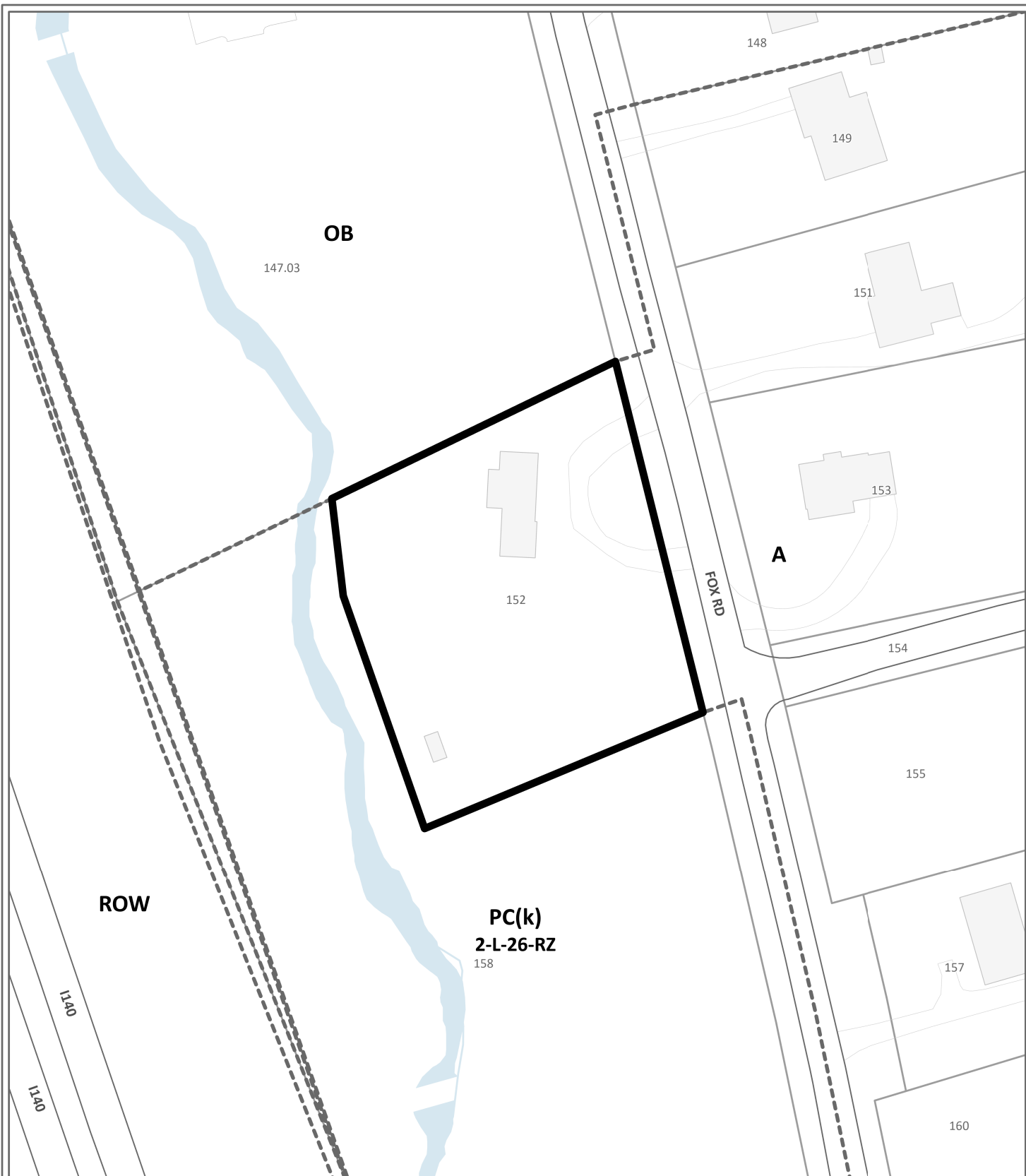
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 10/19/2026. 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

9-H-26-RZ



From: A (Agricultural)

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

Original Print Date: 8/28/2026

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

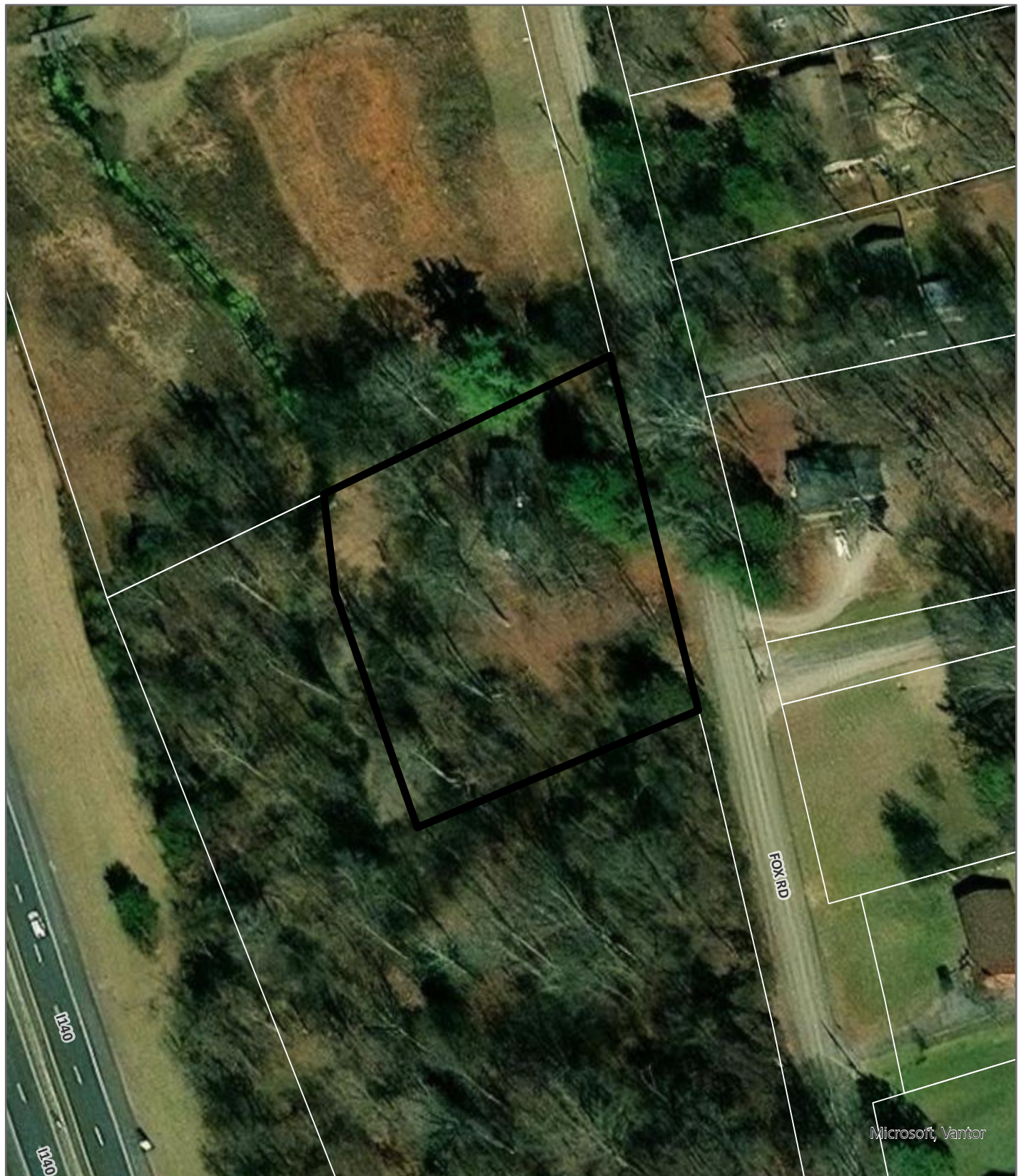
Petitioner: Jenny Miranda

Map No: 131

Jurisdiction: County



Exhibit A. Contextual Images



AERIAL MAP



Case boundary

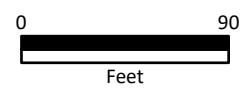
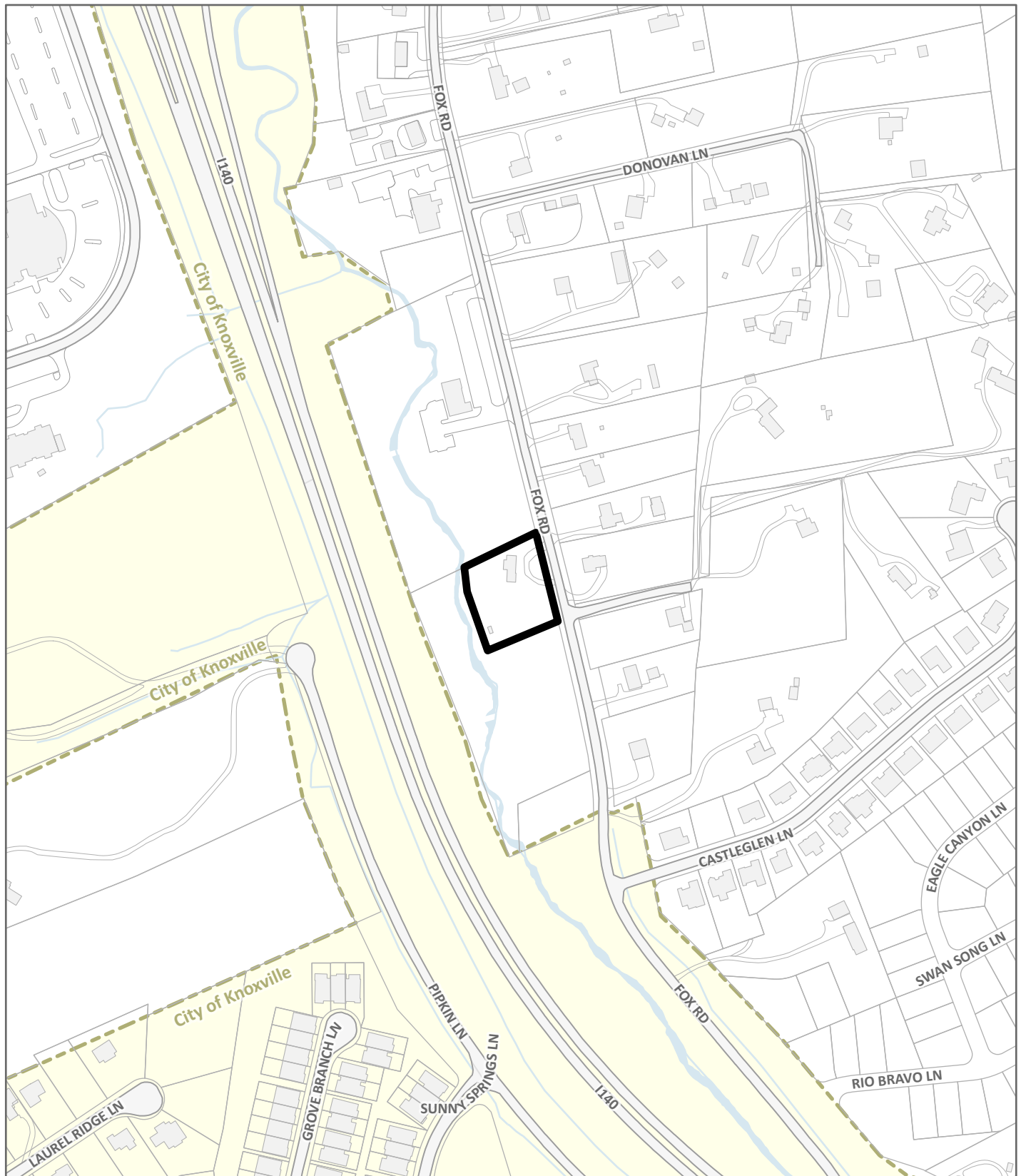


Exhibit A. Contextual Images



LOCATION MAP

9-H-26-RZ

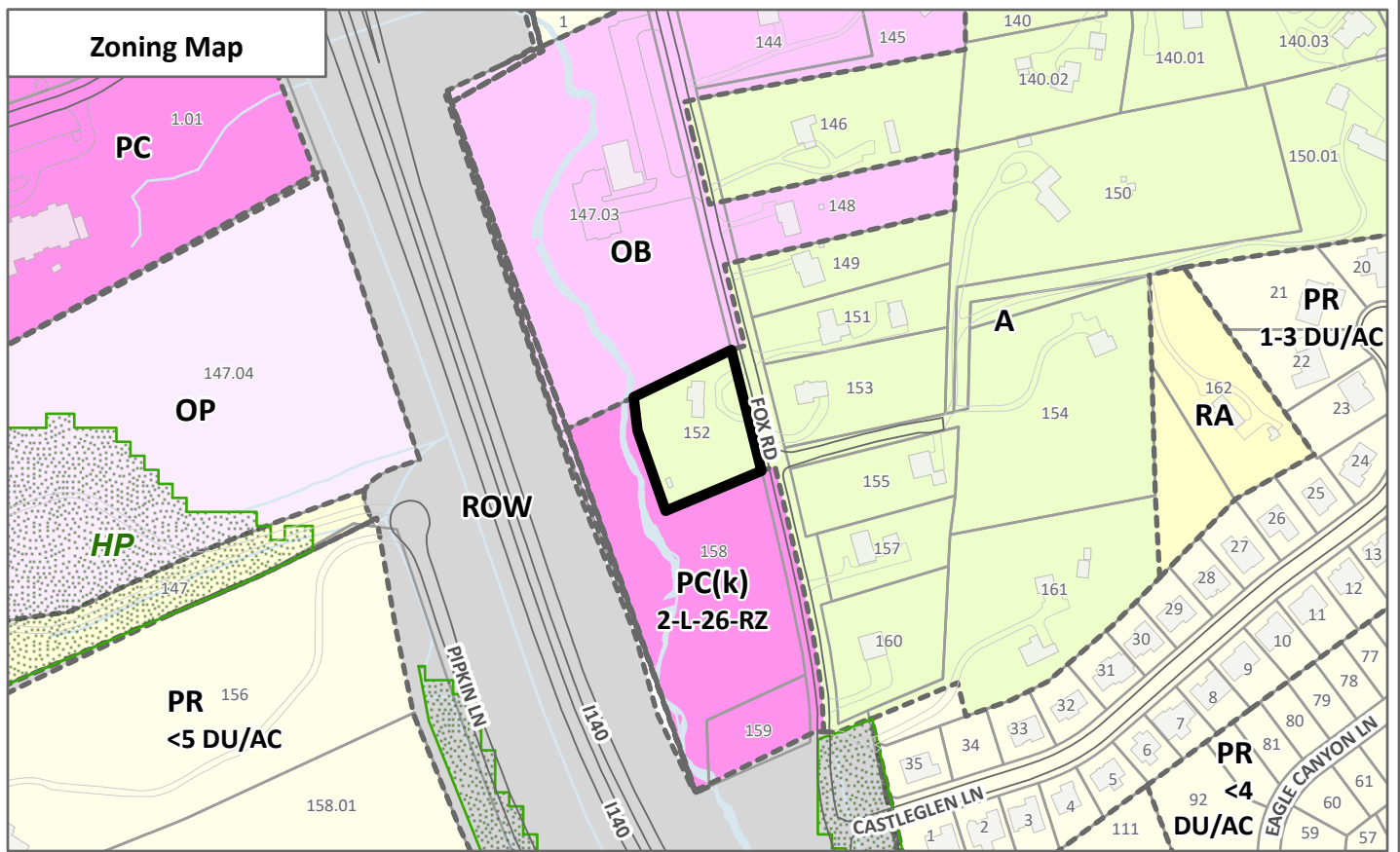


Case boundary

0 360
Feet



Zoning Map



Comprehensive Plan Map

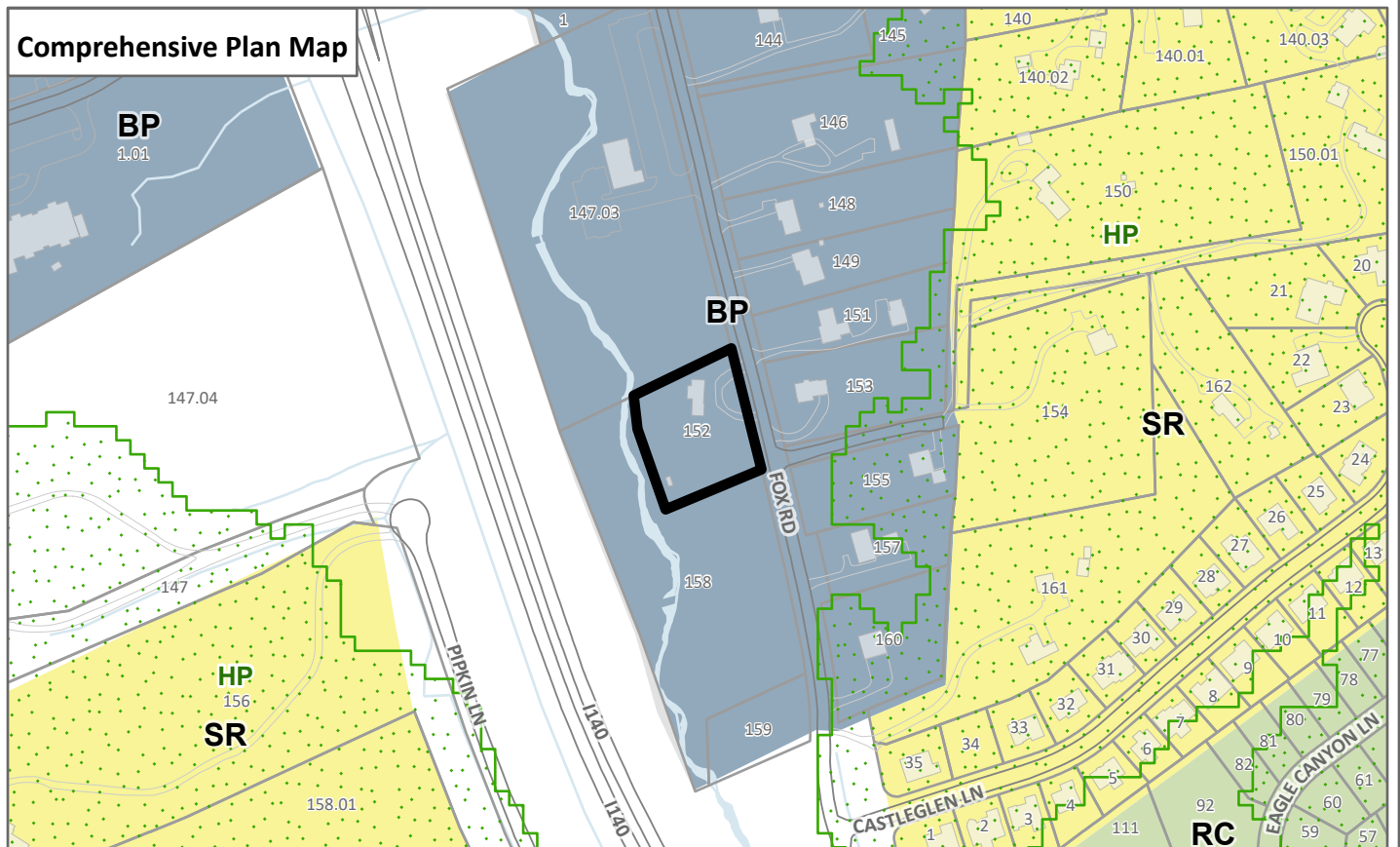
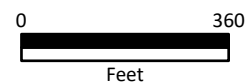


EXHIBIT A, CONTEXTUAL MAPS

9-H-26-RZ



Case boundary



Existing Land Use Map

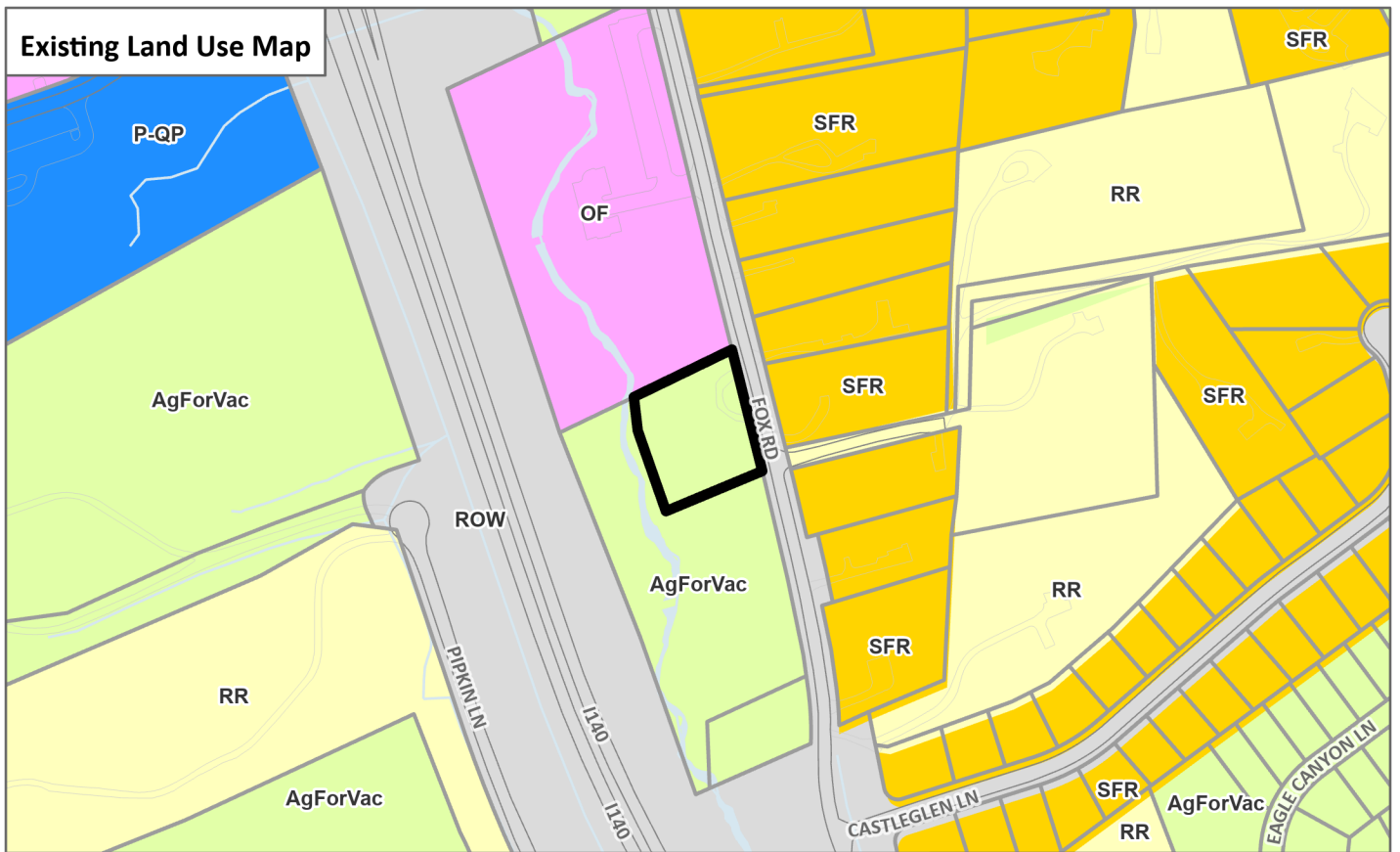
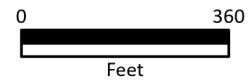


EXHIBIT A, CONTEXTUAL MAPS

9-H-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.

8/29/26

9/11/26

Date to be Posted

Date to be Removed

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

☐ Yes ☐ No

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

Jenny Miranda

Digitally signed by Jenny Miranda
DN: C=US, E=jenny@tac-45.com,
CN=Jenny Miranda
Date: 2026.07.27 10:03:51-04'00'

Jenny Miranda

7/24/26

Applicant Signature

Applicant Name

Date

September 10, 2026

Planning Commission meeting

Public Comments

1 Comment for 9-H-26-RZ and

Sara (37922), August 30, 2026 at 1:44 PM

I would like to contest this rezoning. I live across the street along with many other residences that have been there since the early 1960's. This will increase traffic and noise on fox road which is primarily a residential road with many neighborhoods and houses. Let's keep Kingston Pike for commercial businesses and protect our side roads that are primarily residential.

September 10, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on September 10, 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

23. JENNY MIRANDA

9-H-26-RZ

339 Fox Road / Parcel ID 131 152, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKR0595529

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
133.36

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
September 11, 2026 3:06:54 PM EDT

Amount:
133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05955290

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on October 19, 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

8-G-26-RZ - DANIEL HUMPHREYS - 0 Conner Road. Proposed rezoning. Property located west side of Conner Rd, north of Tate Trotter Rd. Planning Commission Action: Approve RA (Low Density Residential)

8-J-26-RZ - HOMESTEAD LAND HOLDINGS LLC - 7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with two conditions

9-H-26-RZ - JENNY MIRANDA - 339 Fox Rd. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services)

STREET NAME CHANGE

9-A-26-SNC - BRAD ANDERS (KNOX COUNTY E-911) - Change "Lobetti Road" to "Lobetti Ridge Lane" between Schaad Road and the terminus of Lobetti Road, north of railroad. Planning Commission Action: Approve name change as requested
September 15 2026
LOKR0595529

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

SCHEDULE FOR AD NUMBER LOKR05955290

September 15, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **October 19, 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-18879

9-A-26-SNC

ZONINGS

Meeting Date: 10/19/2026

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 Brad Anders to change the street name of “Lobetti Road” to “Lobetti Ridge Lane” from Schaad Road to its terminus north of the railroad. **Planning Commission Recommendation: Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District, by a vote of 13-0 Consent.**

(Commission District 6)

Attachments

Brad Anders 9-A-26-SNC

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

9/14/2026 01:18 PM

FILE NUMBER: 9-A-26-SNC

APPLICANT: BRAD ANDERS

APPLICANT'S REQUEST: Change LOBETTI Rd. to 'LOBETTI RIDGE Ln.'

LOCATION: Between Schaad Rd and terminus of Lobetti Rd, north of railroad

COMM. RECOMMENDATION: **Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District.**

COMMISSION VOTE COUNT: 13-0 Consent

DISTRICT: Commission District 6

COMMISSION HEARING ON: 9/10/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/6/2026

LEGISLATIVE HEARING ON: 10/19/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 9/15/2026

APPLICANT'S ADDRESS: Brad Anders Knox County Emergency Communications
District
605 Bernard Ave
Knoxville, TN 37921

LEGISLATIVE BODY: Knox County Commission



STREET/ROAD NAME CHANGE

► **FILE #:** 9-A-26-SNC

AGENDA ITEM #: 19

AGENDA DATE: 9/10/2026

► **APPLICANT:** BRAD ANDERS

MAP NUMBER: 91

[View map on KGIS](#)

JURISDICTION: County Commission District 6

► **CHANGE REQUESTED FROM:** LOBETTI Rd.
(present street name)

► **TO:** 'LOBETTI RIDGE Ln.'
(proposed street name)

► **LOCATION:** Between Schaad Rd and terminus of Lobetti Rd, north of railroad

GROWTH POLICY PLAN: Planned Growth Area

► **APPLICANT'S REASON
FOR CHANGE:**

The closure of a portion of Lobetti Road at the northern intersection of Schaad Road disconnected the northern and southern segments of Lobetti Road (Exhibit A). Knox County E-911 is concerned that this disconnection will cause delays in emergency response, as the closure prohibits direct access between the two blocks of Lobetti Road across Schaad Road.

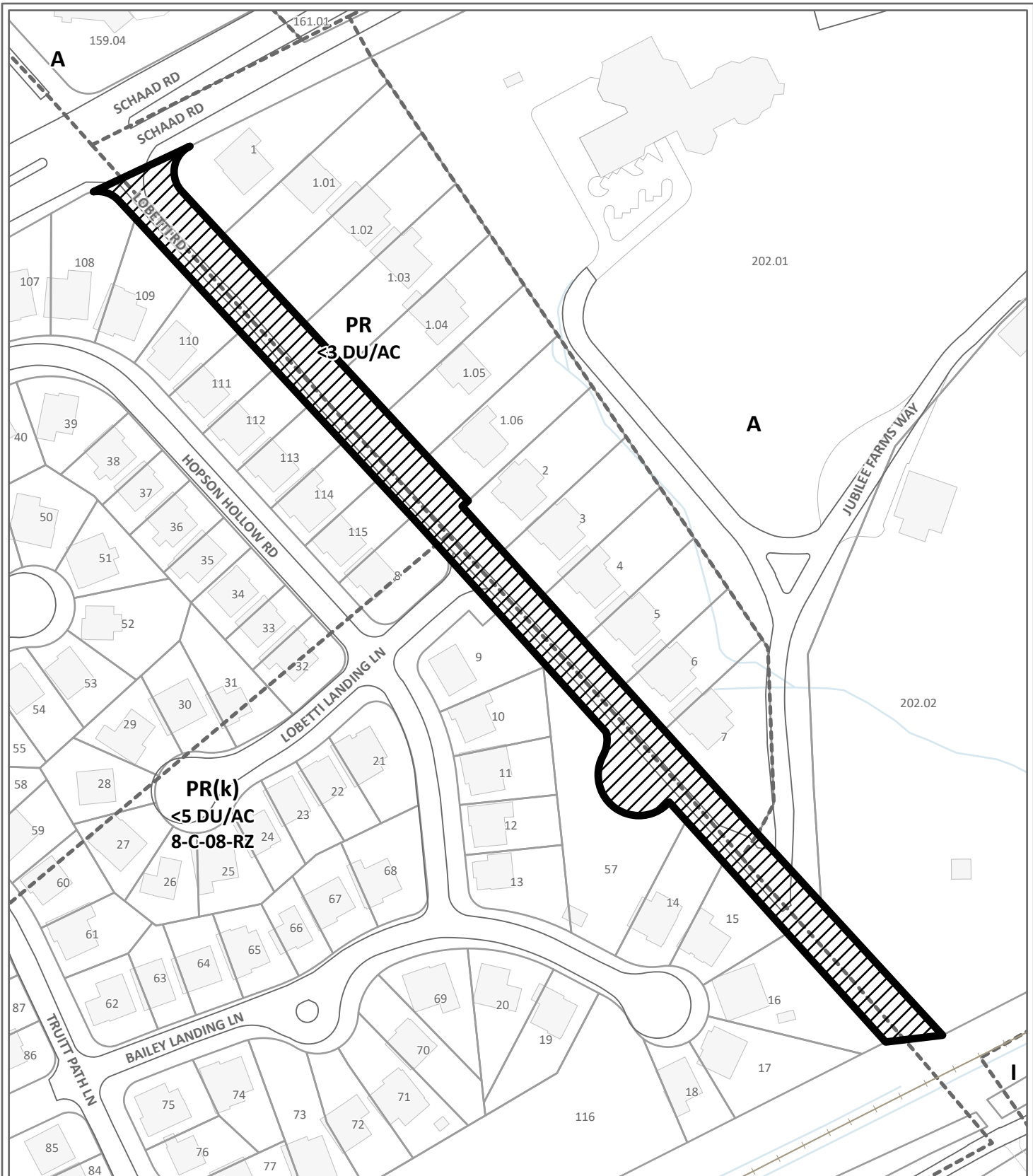
STAFF RECOMMENDATION:

► **Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District.**

COMMENTS:

1. The Knox County Emergency Communications District (E-911) has proposed changing the street name for the section of Lobetti Road south of Schaad Road to Lobetti Ridge Lane to increase safety and awareness following the removal of a segment of Lobetti Road on the north side of Schaad Road that disconnected the two sections.
2. Addressing staff mailed informational letters to all impacted property owners notifying them of the name change (Exhibit B). The letters provided an opportunity for impacted residents to vote on two provided street names, 'Hines Gap Lane' and 'Higher Hollows Lane', or to suggest a new name. The majority of residents voted for Lobetti Ridge Lane, which was suggested by the residents.
3. The proposed street name change will require 13 addresses to be reassigned.
4. The name change meets all requirements of the Knox County Codes of Ordinances (Chapter 54, Article II, Section 54-40).

If approved, this item will be forwarded to Knox County Commission for action on 10/19/2026. 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.



STREET NAME CHANGE

9-A-26-SNC

Petitioner: Anders, Brad

Present Street Name: LOBETTI Rd.

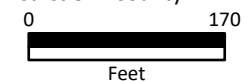
Proposed Street Name: LOBETTI RIDGE Ln.

Beginning of Change (From): Schaad Rd

End of Change (To): Terminus of Lobetti Rd, north of railroad

Map No: 91

Jurisdiction: County



Original Print Date: 7/29/2026

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

Exhibit A. Contextual Images



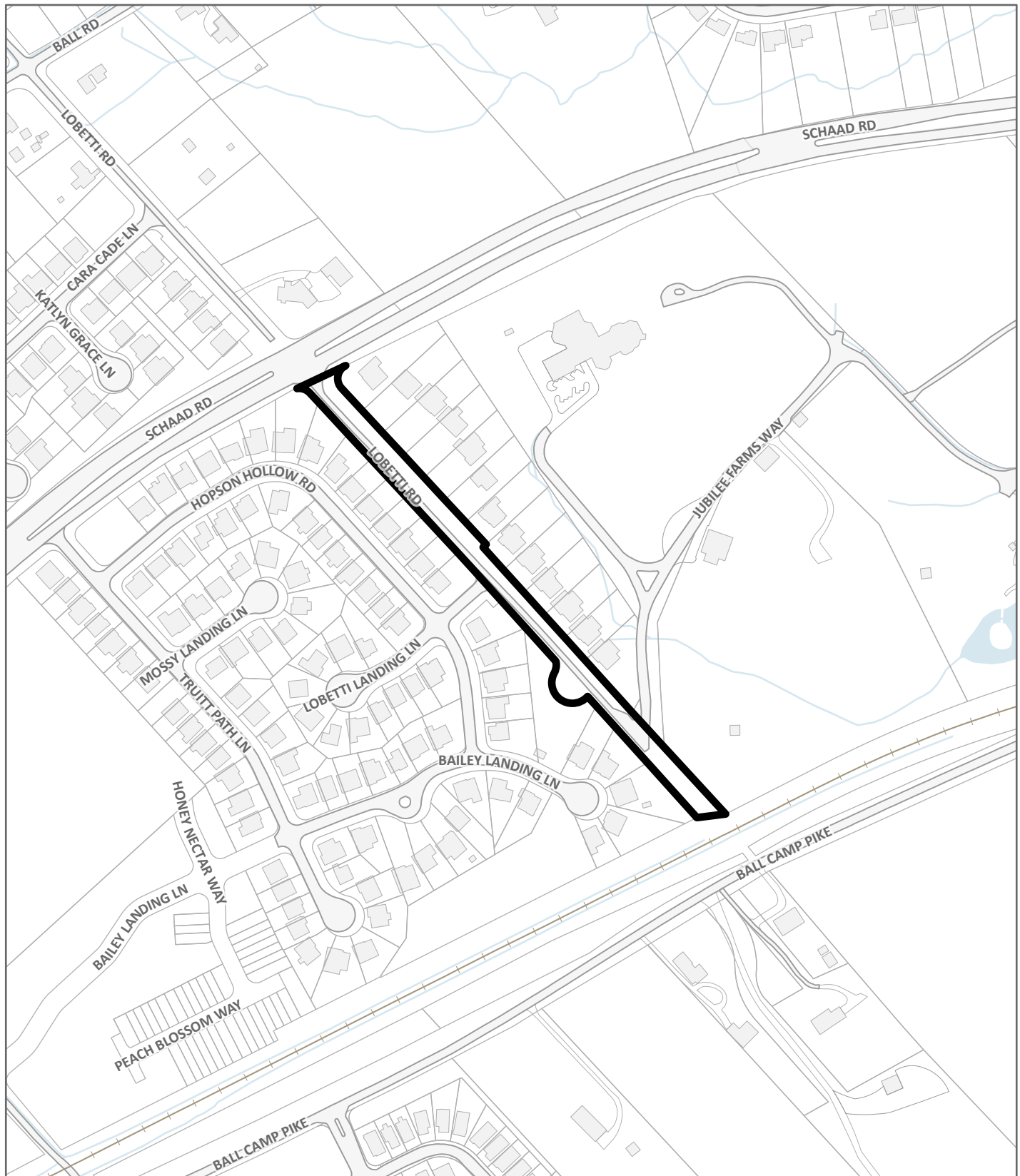
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



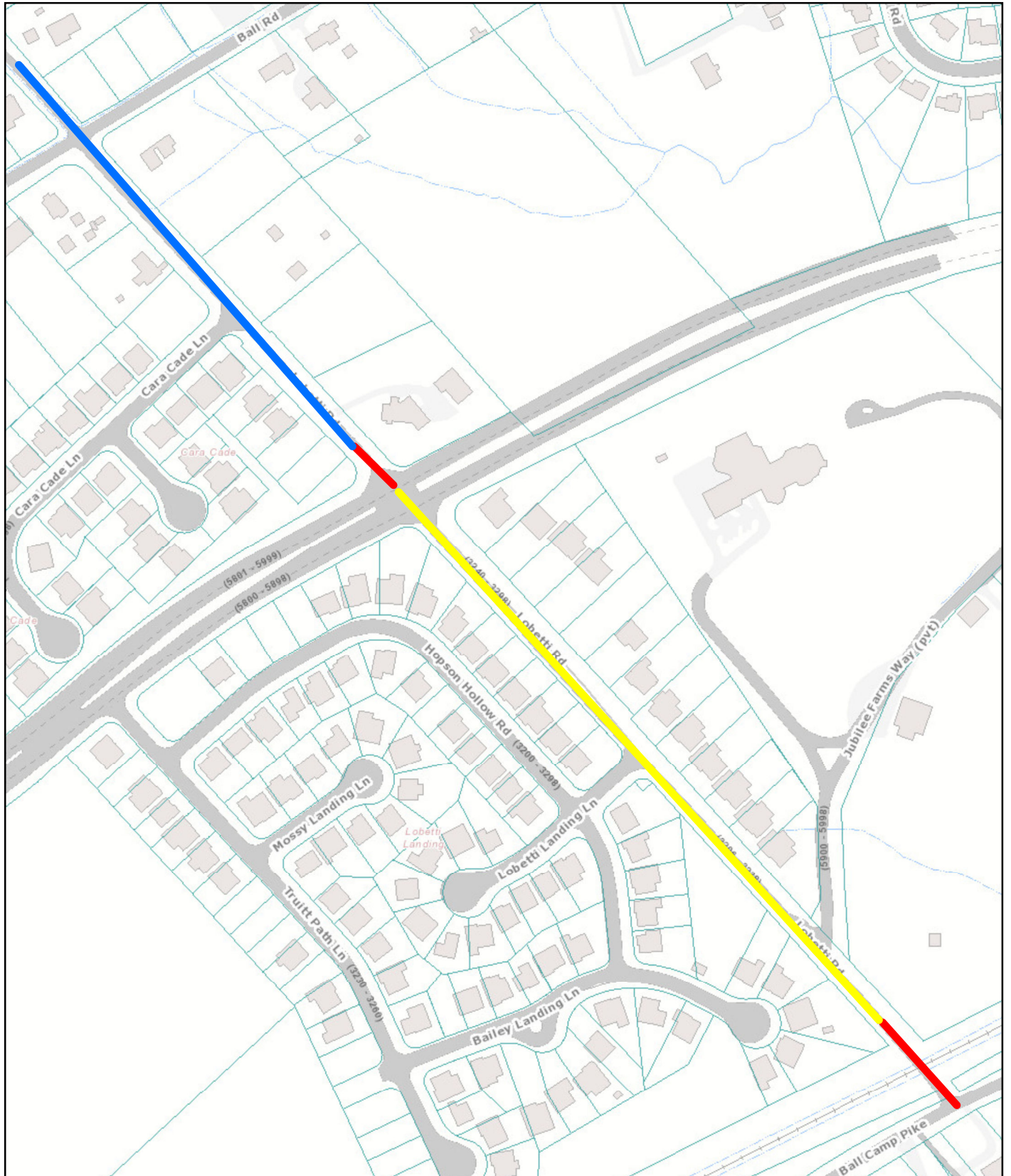
LOCATION MAP

9-A-26-SNC



Case boundary





Proposed Lobetti Road street name change —————

Closed section of Lobetti Road —————

Remaining location of Lobetti Road, extending north —————



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

Date: 10/16/2024



June 26, 2026

RE: Renaming a portion of Lobetti Road

Dear Property Owner:

Recent road changes by Knox County Engineering and Public Works (EPW) disconnected the northern and southern segments of Lobetti Rd. To avoid delays in emergency response, Knoxville-Knox County Planning (Planning) is assisting the Knox County Emergency Communications District (E-911) with renaming the southern segment.

The street name change will impact properties along the 3200-block of Lobetti Rd (see enclosed map). **The name change may require a new address to be issued for your home or business.**

This is your opportunity to vote for the new street name. Select from the provided names on the enclosed form or suggest an additional name for staff to consider. Proposed names cannot duplicate existing street names in Knox County. The name will be selected by a majority vote of landowners who respond. If a majority is not reached, E-911 and Planning will collaborate to choose a name for the street name change application.

Once a name is selected, the application will be heard by the Knoxville-Knox County Planning Commission. If approved, the application will be sent to Knox County Commission for two readings. Once official, Planning will notify affected landowners of their new address.

Please use the enclosed form to vote for your preferred street name. Responses must be received at our office by July 17, 2026. Forms may be mailed to the address below or emailed to addressing@knoxplanning.org.

Please contact me by phone or email with any questions.

Sincerely,

Sophia Dieckhaus
Planning and Addressing Specialist
sophia.dieckhaus@knoxplanning.org
865.215.4186

Please fill in your selection and return this form by July 17, 2026, either by mail to the address below or email to addressing@knoxplanning.org.

OPTION 1: SELECT A STREET NAME

HINES GAP LANE _____

Based on the area historically named Hines Valley, which spans the land between Beaver Ridge and Black Oak Ridge. "Hines Valley" is an existing street name and cannot be duplicated.

HIGHERS HOLLOW LANE _____

J. M. Highers owned a large portion of the land divided by Lobetti Road throughout the early 1900s.

OPTION 2: SUGGEST A STREET NAME

Suggested name will be reviewed by Planning to ensure consistency with the addressing guidelines.

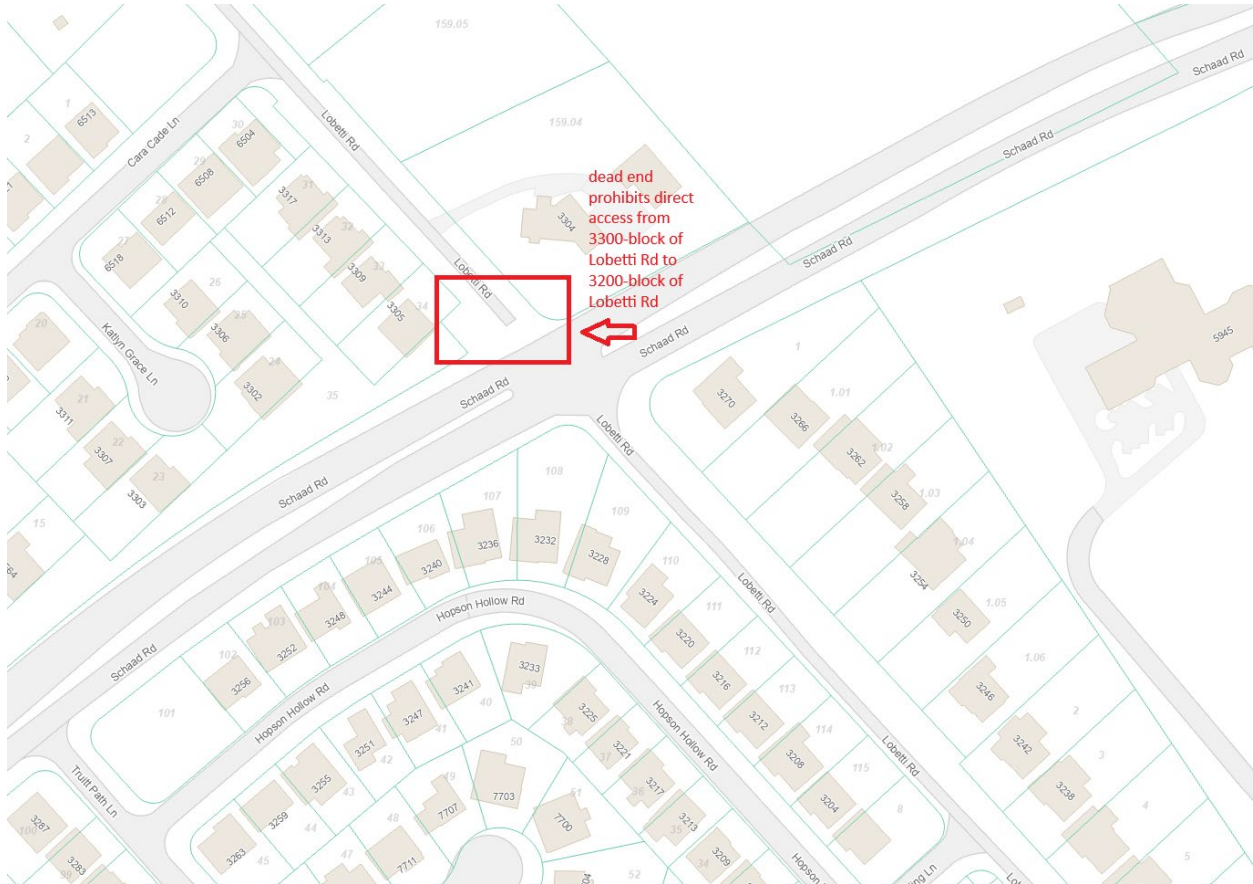
_____ LANE

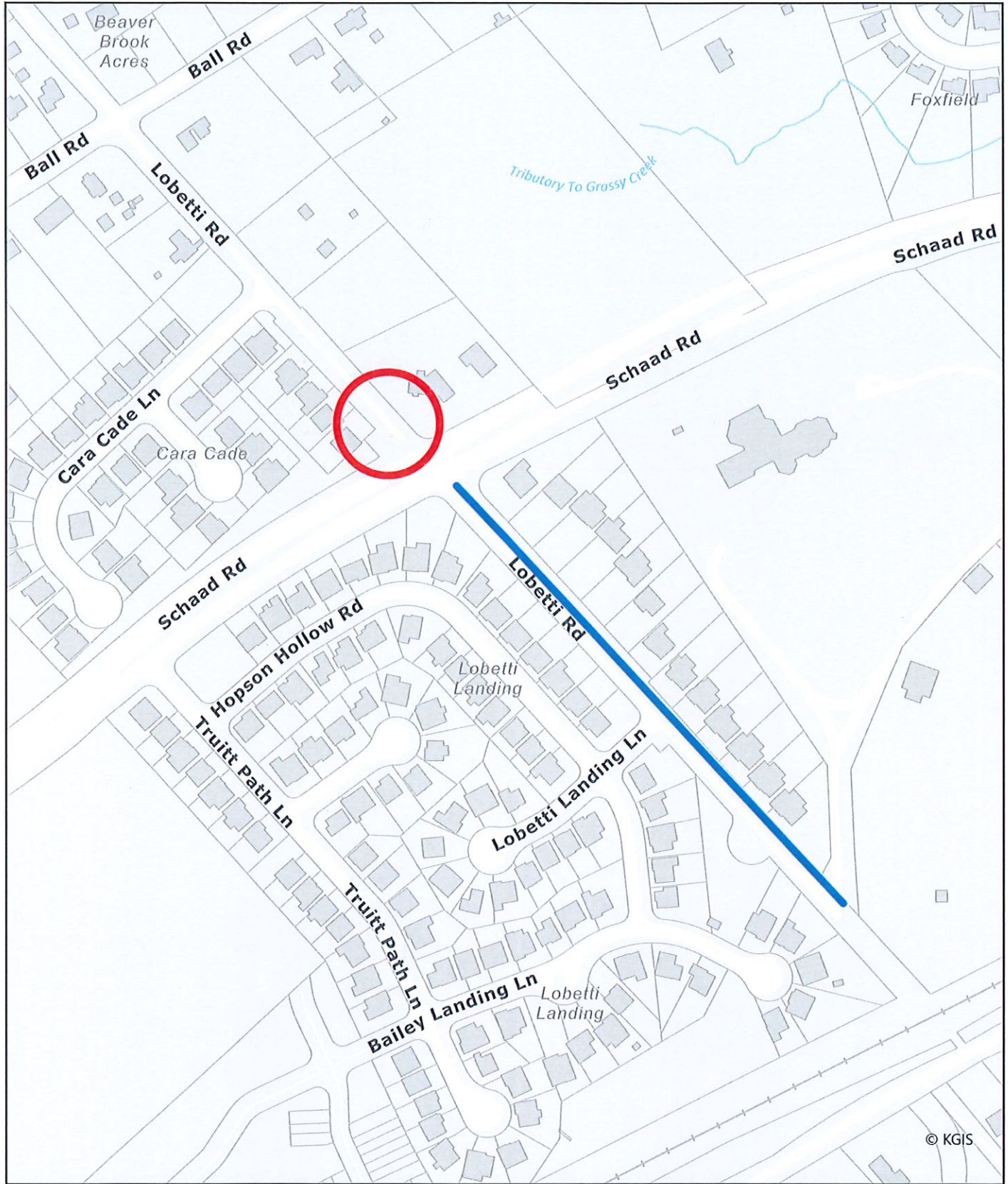
Owner Name: _____ Phone: _____

Property Address: _____



The creation of a dead-end caused a disconnection of the 3200-block of Lobetti Rd. This prohibits direct access between the 3200 and 3300-blocks of Lobetti Rd across Schaad Rd. Knox County E-911 is concerned this disconnection will cause delays in emergency response.





© KGIS

-  Dead end created along Lobetti Rd, north of Schaad Rd
-  Section of Lobetti Rd to be renamed



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

Date: 7/27/2026

APPLICATION PROCESS

To request a name change for an existing subdivision or public/private right-of-way within Knox County, the steps below must be followed.

Step 1: Consult with Addressing Department staff for instructions on how to apply for a name change.

Step 2: Submit proposed subdivision or street names in writing to Addressing Department staff for review. Spelling or phonetic duplications are not permitted. Staff must approve the proposed name before the application process can begin.

Step 3: Obtain a name change application from the Addressing Department staff. An original application form initiated by staff must be used.

Step 4: Canvas all affected property owners to obtain their opinion, whether for or against the proposed name change, on the original application form. The applicant is responsible for canvassing all affected property owners. If a property owner cannot be reached, a good faith effort must be made by the applicant to contact them. Planning staff will only accept applications when 75% of abutting property owners are in favor of the proposed name change. The opinions expressed shall be filed with and become a part of the application for a name change.

Step 5: Return the completed application form, name change petition (with original signatures), application requirement acknowledgement and applicable fee to Knoxville-Knox County Planning. The proposed name change is then placed on the Planning Commission meeting agenda.

Step 6: Attend the Planning Commission meeting and other legislative meetings as required by the approval process.

Step 7: If the existing subdivision or street name was identified on a previously recorded subdivision plat, a replat of the subdivision or other document referencing the name change should be recorded with the Knox County Register of Deeds.

FEES

See the Schedule of Fees for the current fee to apply for a subdivision or street name change. The standard application deadline is 32 days before the Planning Commission meeting date (second Thursday of the month).

APPROVAL PROCESS

Subdivision: Approval is required by the Planning Commission at their monthly meeting.

Public Right-of-Way: Approval is required by the Planning Commission at their monthly meeting. Upon passage, this measure is forwarded for a final vote of approval to the appropriate legislative body, either Knoxville City Council or Knox County Commission.

Private Right-of-Way: If all affected property owners are in favor of the proposed street name, approval by the Planning Commission is not required and a fee is not charged.

If there is opposition to the proposed street name change, the applicant may request a hearing by the Planning Commission. The applicable fee will be charged and the applicant must attend the Planning Commission monthly meeting. If approved by the Planning Commission, no further legislative action is required.

APPEAL PROCESS

City of Knoxville: If the proposed name change was denied by the Planning Commission and is for a location within the City of Knoxville limits, an appeal to the City Council must be filed within 15 days of the date of the decision.

Knox County: If the proposed name change was denied by the Planning Commission and is for a location within Knox County, an appeal to the County Commission must be filed within 30 days of the date of the decision.

I hereby acknowledge that I have read and understand the above information.

Signature: 

Printed Name: Brad Anders

September 10, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on September 10, 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****19. BRAD ANDERS (KNOX COUNTY E-911)****9-A-26-SNC**

Change “Lobetti Road” to “Lobetti Ridge Lane” between Schaad Road and the terminus of Lobetti Road, north of railroad, Commission District 6.

1. STAFF RECOMMENDATION

Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District.

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:
LOKR0595529

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
133.36

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
September 11, 2026 3:06:54 PM EDT

Amount:
133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05955290

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on October 19, 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

8-G-26-RZ - DANIEL HUMPHREYS - 0 Conner Road. Proposed rezoning. Property located west side of Conner Rd, north of Tate Trotter Rd. Planning Commission Action: Approve RA (Low Density Residential)

8-J-26-RZ - HOMESTEAD LAND HOLDINGS LLC - 7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with two conditions

9-H-26-RZ - JENNY MIRANDA - 339 Fox Rd. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services)

STREET NAME CHANGE

9-A-26-SNC - BRAD ANDERS (KNOX COUNTY E-911) - Change "Lobetti Road" to "Lobetti Ridge Lane" between Schaad Road and the terminus of Lobetti Road, north of railroad. Planning Commission Action: Approve name change as requested
September 15 2026
LOKR0595529

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

SCHEDULE FOR AD NUMBER LOKR05955290

September 15, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **October 19, 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-18683

7-L-26-RZ

ZONINGS

Meeting Date: 10/19/2026

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 Michael Girard for rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Byington Beaver Ridge Road / Parcel ID 090DA00401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions, by a vote of 10-0. (WITHDRAW AT REQUEST OF APPLICANT) (Previously Deferred from August to September and September to October at Request of Applicant) (Commission District 6)**

Attachments

Michael Girard 7-L-26-RZ

Letter to Defer to September

Letter to Withdraw

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

7/20/2026 10:23 AM

FILE NUMBER: 7-L-26-RZ

APPLICANT: MICHAEL GIRARD

APPLICANT'S REQUEST: REZONING

FROM: CA (General Business)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 12 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions.**

COMMISSION VOTE COUNT: 10-0

LOCATION: 0 BYINGTON BEAVER RIDGE RD / Parcel ID 90 D A 00401

ACREAGE: 1.12 acres

DISTRICT: Commission District 6

PLACE TYPE: TCMU (Town Center Mixed-use)

COMMISSION HEARING ON: 7/9/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/7/26

LEGISLATIVE HEARING ON: 8/24/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 7/9/26

APPLICANT'S ADDRESS: Michael Girard
4933 Wise Springs Rd.
Corryton, TN 37721

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, the PR (Planned Residential) zone up to 12 du/ac is partially related to the TCMU (Town Center Mixed Use) place type.

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

REZONING REPORT

► **FILE #:** 7-L-26-RZ

AGENDA ITEM #: 35

AGENDA DATE: 7/9/2026

► **APPLICANT:** MICHAEL GIRARD

OWNER(S): Michael Girard

TAX ID NUMBER: 90 D A 00401

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BYINGTON BEAVER RIDGE RD

► **LOCATION:** Northwest side of Byington Beaver Ridge Rd, north of Oak Ridge Hwy

► **APPX. SIZE OF TRACT:** 1.12 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Byington Beaver Ridge Road, a major collector with a pavement width of 20.5 ft within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

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

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

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

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

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

HISTORY OF ZONING: None noted.

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

South: Single family residential - CA (General Business)

East: Rural residential, agriculture/forestry/vacant land - CA (General Business)

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

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on medium and large sized rural lots, with office and commercial uses along Oak Ridge Highway. Karns Elementary School and Karns Preschool are directly east of the subject site.

STAFF RECOMMENDATION:

► **Deny the PR (Planned Residential) zone with up to 12 du/ac because the subject property does not meet the intent of the zoning district and is not supported by changing conditions.**

COMMENTS:

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

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

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

1. Development trends along this section of Byington Beaver Ridge Road have not substantially changed since the early 2000s. Residential development has been concentrated to the north along Beaver Ridge Road, whereas commercial development has been focused to the east and south along Oak Ridge Highway.
2. A commercial node has been established at the intersection of Oak Ridge Highway and Byington Beaver Ridge Road to the south, featuring a mix of civic, office, retail, and service-oriented uses.

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. The subject property does not meet the intent of the PR zone, as it is intended for large-acreage sites with environmental constraints to allow for dense, clustered development. The subject property is an approximately 1.12-acre lot that is relatively flat with minor slopes concentrated near the southwestern corner and does not appear to have significant environmental constraints.
2. The PR zone with up to 12 du/ac could yield up to 13 dwelling units. The existing CA zone permits multi-family developments of densities of up to 12 du/ac for properties on major collector streets within the Planned Growth Area, which is the case here. As such, the proposed rezoning would not increase the overall allowable residential density at this site.
3. The PR zone would allow for lot area flexibility for other residential uses, such as single-family dwellings, as it does not require a minimum lot size. The CA zone, however, requires a minimum lot area of 7,500 sq ft for single-family dwellings.
4. 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 PR zone with up to 12 du/ac would disrupt a cohesive corridor of CA zoning along Byington Beaver Ridge 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 PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.
2. Retaining the CA zone would be appropriate here, as the CA zone permits a mixed-use residential development and allows for an array of commercial and nonresidential uses, whereas the PR zone restricts nonresidential uses for small-acreage sites.

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 TCMU (Town Center Mixed-Use) in the Knox County Comprehensive Plan. The TCMU place type is intended for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods.
2. The PR zone is partially related to the TCMU place type. Partially related zones must meet additional review criteria, and the proposed rezoning meets the first criterion, as the allowable housing types in the PR zone align with secondary uses of the TCMU place type. However, partially related zones should be reviewed on a case-by-case basis, as they may be appropriate in some areas and not in others. As previously mentioned, the subject property is part of a cohesive block of CA zoning on the western and eastern sides of Byington Beaver Ridge Road.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact pattern of development and offering a wide range of housing types. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 88 (average daily vehicle trips)

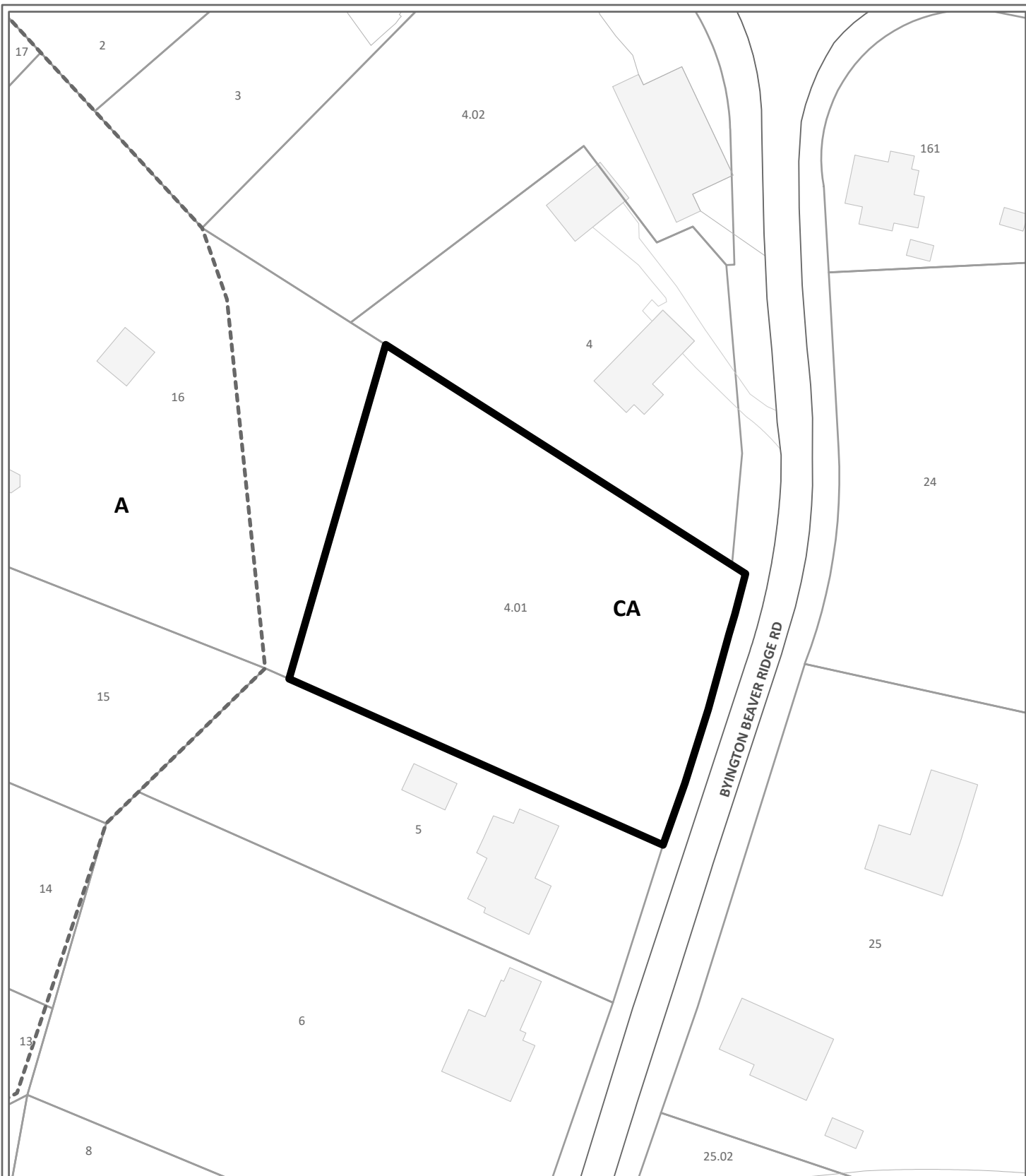
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Karns Elementary, Karns Middle, and Karns 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 8/24/2026. 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

7-L-26-RZ

Petitioner: Michael Girard

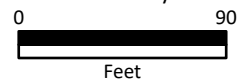


From: CA (General Business)

To: PR (Planned Residential) up to 12 du/ac

Map No: 90

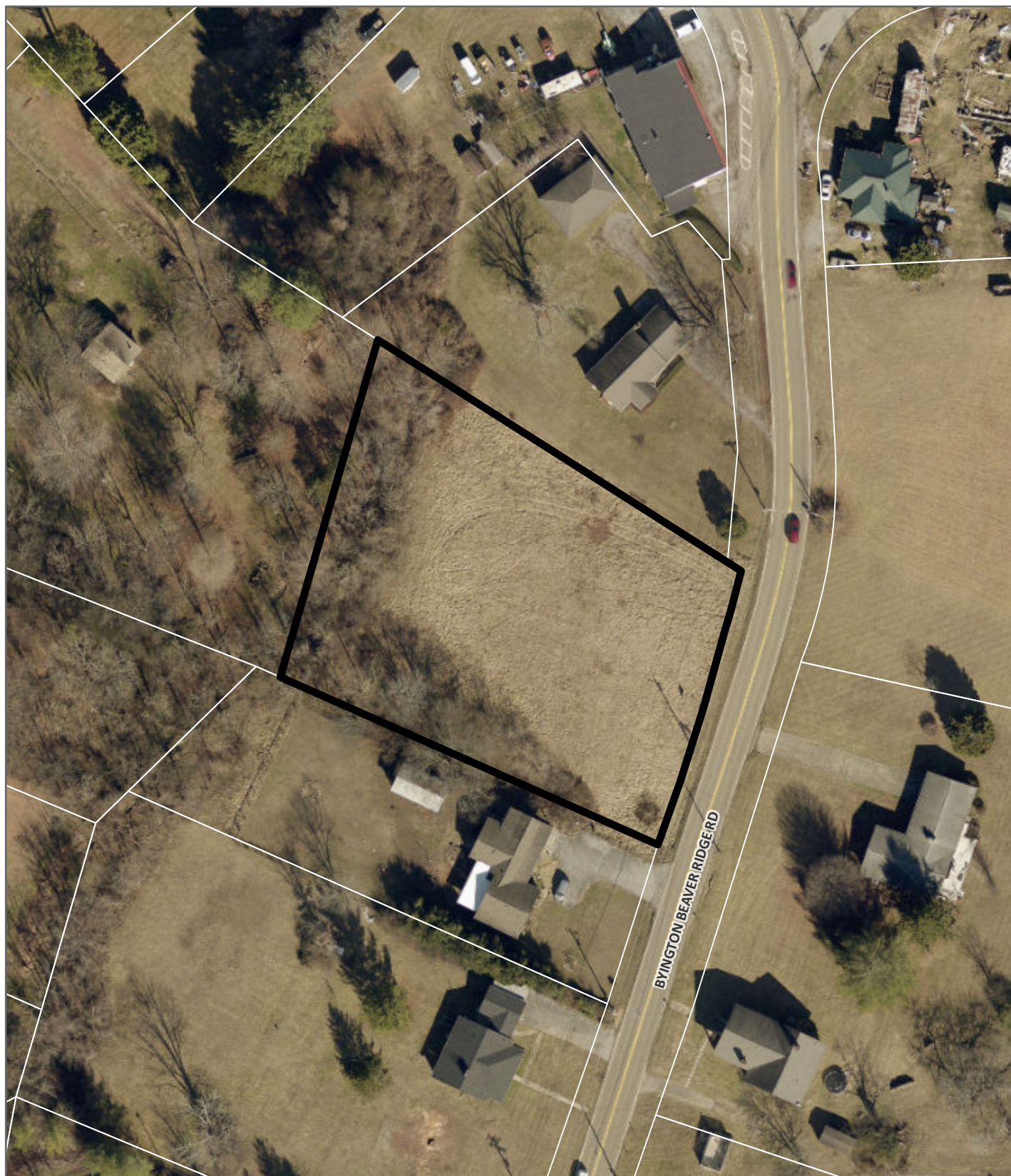
Jurisdiction: County



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



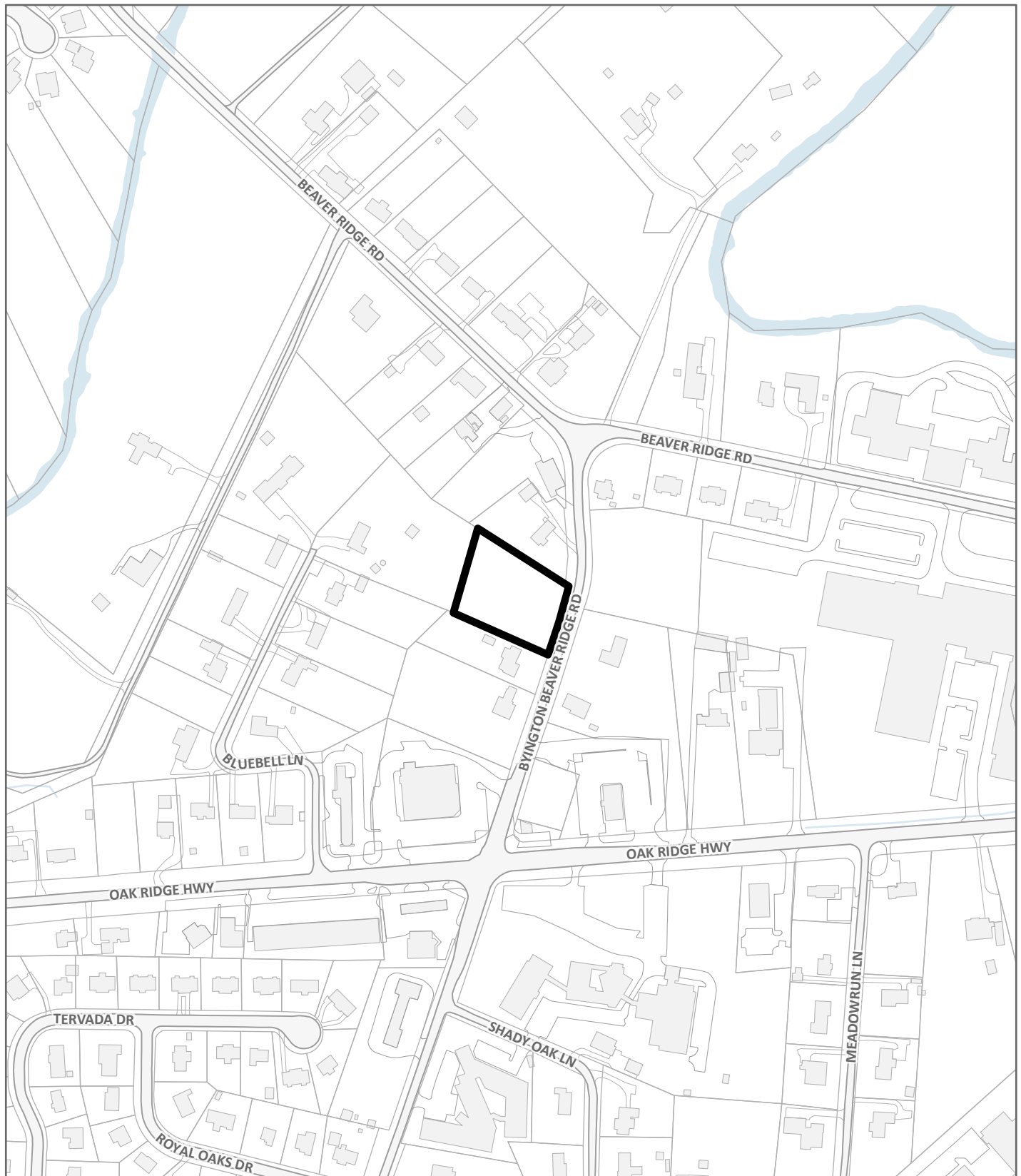
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-L-26-RZ



Case boundary

0 360
Feet



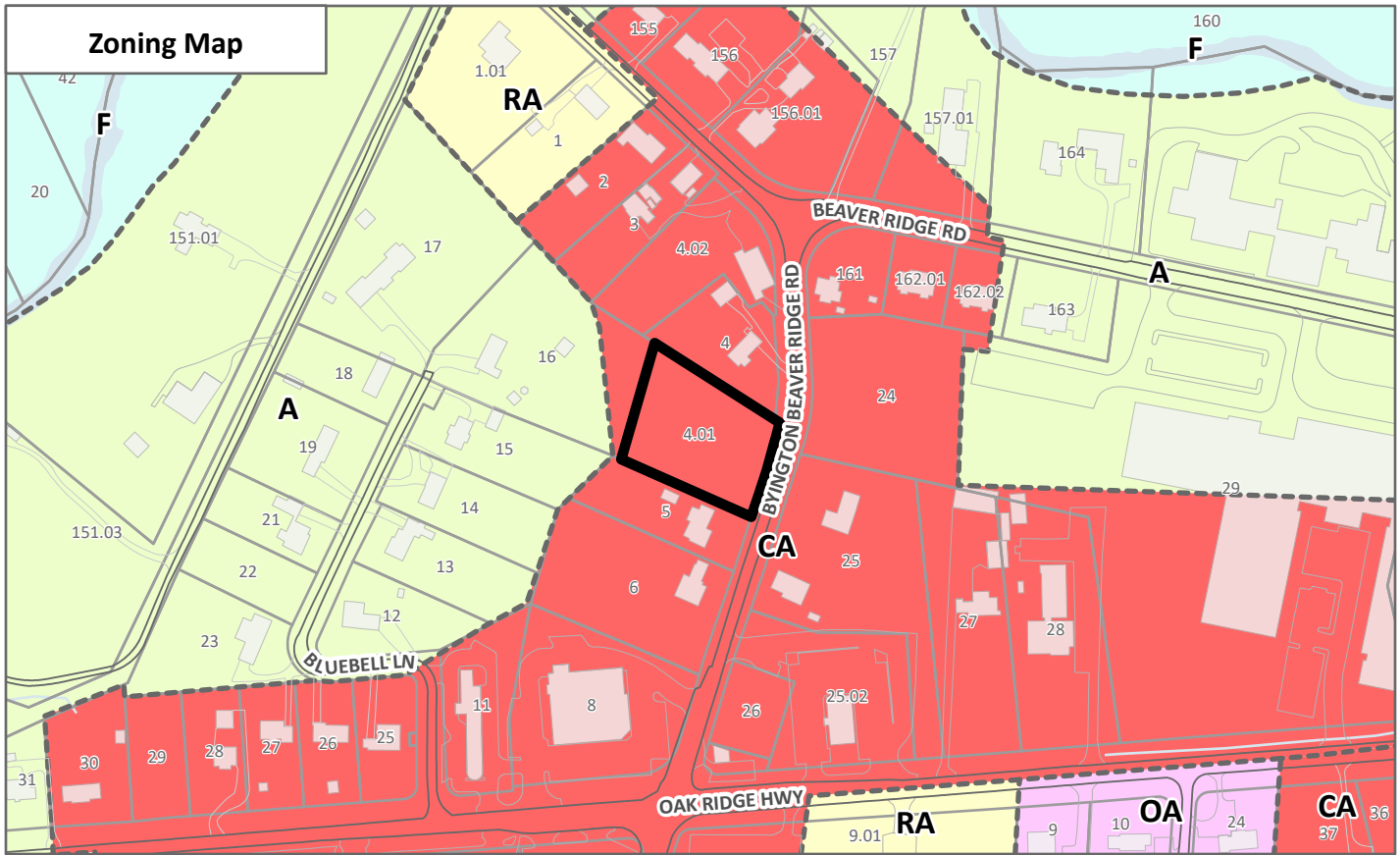
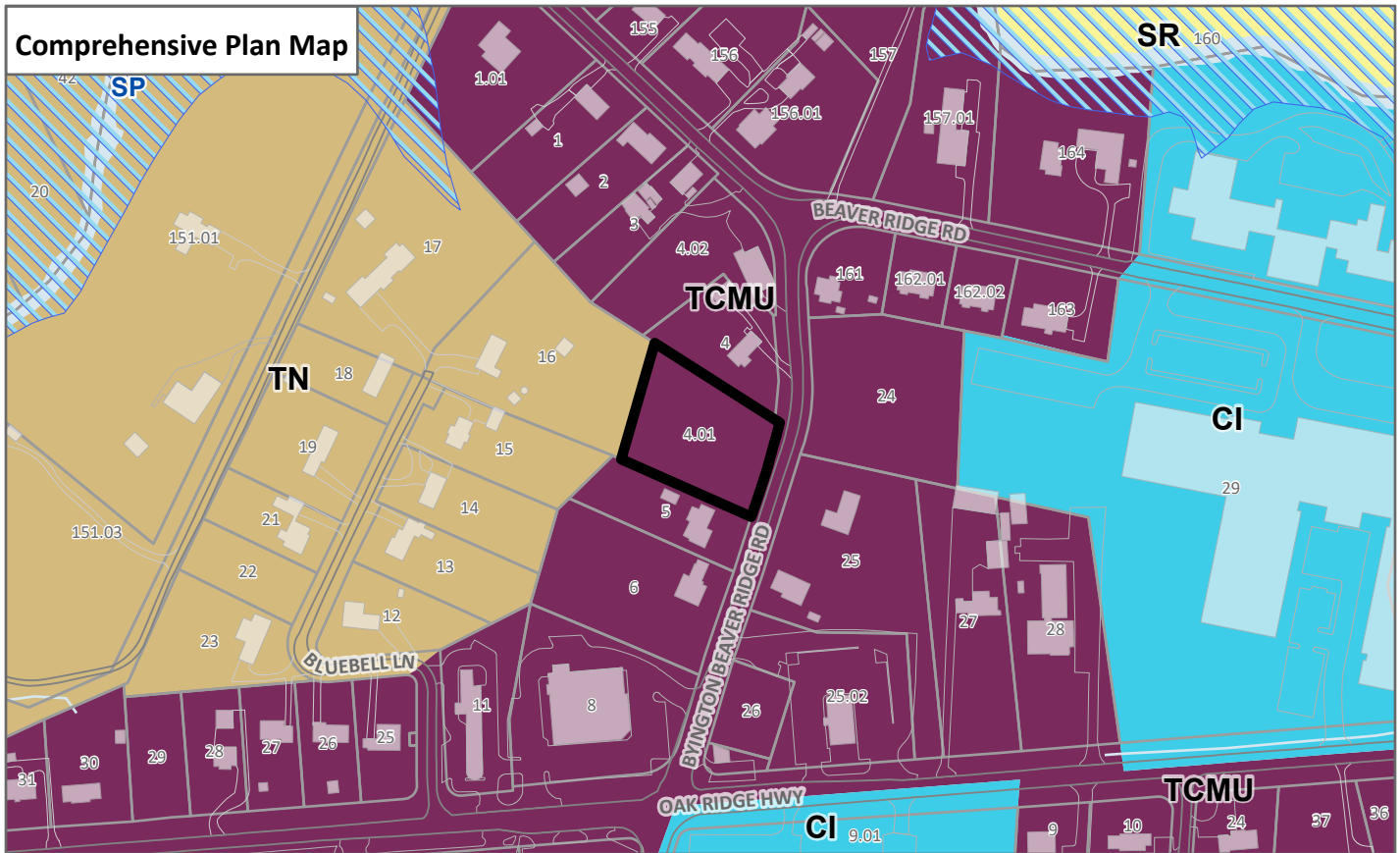


EXHIBIT A, CONTEXTUAL MAPS		7-L-26-RZ	 0 360 Feet	 N
 Case boundary				

Existing Land Use Map

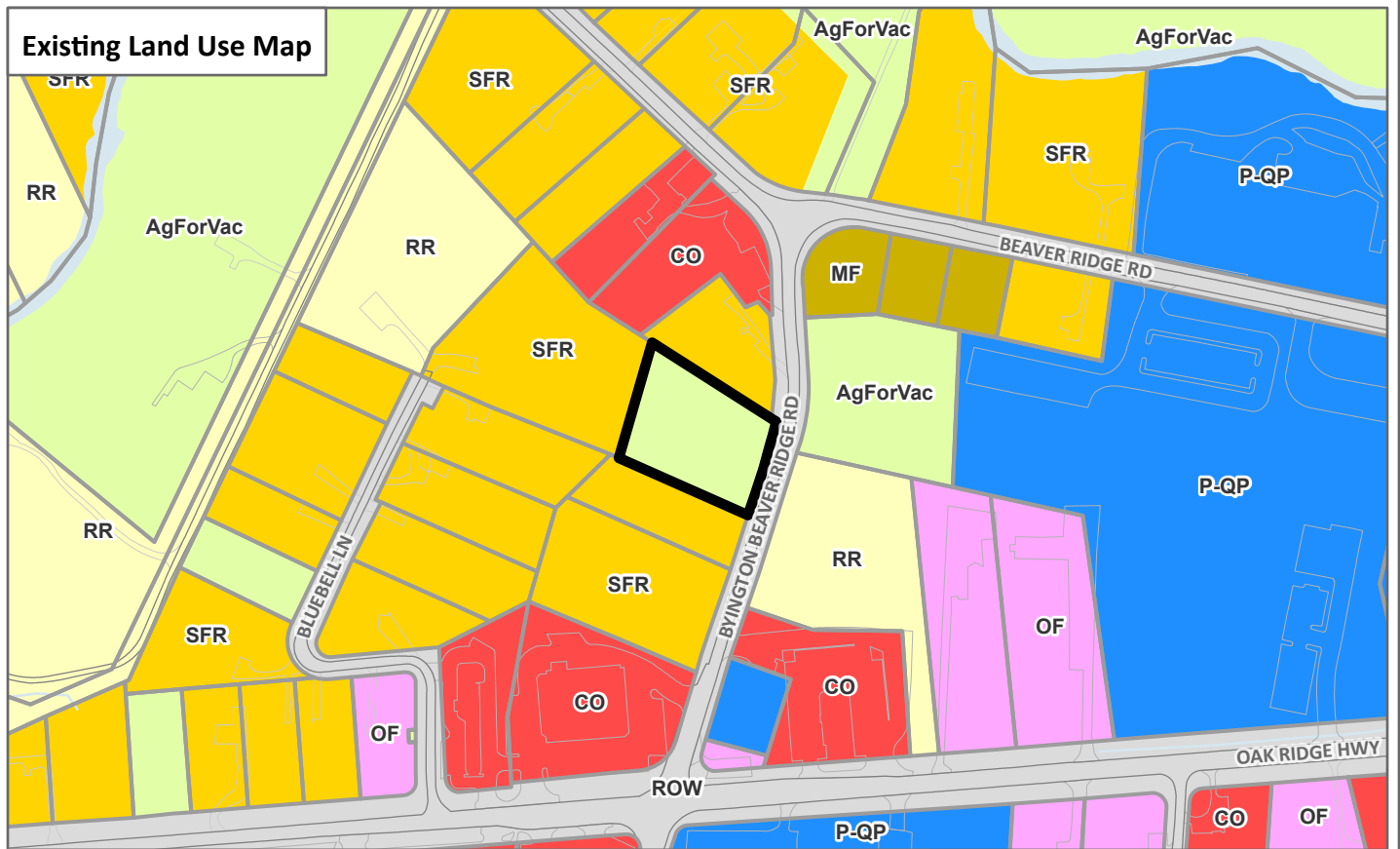


EXHIBIT A, CONTEXTUAL MAPS

7-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.

6/27/26

7/10/26

Date to be Posted

Date to be Removed

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

☐ Yes ☒ No

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



Applicant Signature

Michael Girard

Applicant Name

May 26, 2026

Date

July 9, 2026

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

The Planning Commission met in regular session on July 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		

Present, not voting: Rich Levenson, Wala Habiby

35. MICHAEL GIRARD

7-L-26-RZ

0 Byington Beaver Ridge Road / Parcel ID 090DA00401,
Commission District 6. Rezoning from CA (General Business) to PR
(Planned Residential) up to 12 du/ac.

Scott Davis, PO Box 11315, Knoxville, TN 37939
Darla Watson, 3328 Bluebell Ln., Knoxville, TN
Paul Holmby, 3316 Bluebell Ln., Knoxville, TN
Jamie Griffin, 3321 Bluebell Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 12
du/ac because the subject property does not meet the

Item No.**File No.**

intent of the zoning district and is not supported by changing conditions.

2. **MOTION (BROWNING) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 12 DU/AC BECAUSE IT DOES MEET THE INTENT OF THE ZONING DISTRICT AND IS SUPPORTED BY CHANGING CONDITIONS.**

MOTION CARRIED UNANIMOUSLY 10-0. 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:
LOKR0559467

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
214.56

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
July 17, 2026 9:48:40 AM EDT

Amount:
214.56

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05594670

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on August 24, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

6-A-26-RZ – LEMAY & ASSOCIATES – 0 Harbor Crest Way. Proposed rezoning. Property located southeast side of Harbor Crest Way, east of S Northshore Dr. Planning Commission Action: Approve RA (Low Density Residential).

7-C-26-RZ – LANDMARK ENGINEERS SURVEYORS LLC – 7843 Old Clinton Pike. Proposed rezoning. Planning Commission Action: Approve RB (General Residential).

7-E-26-RZ – REECE VALERIANO – 0 Andrew Johnson Highway; 0 Sherrod Drive. Proposed rezoning. Property located south side of Andrew Johnson Hwy, northeast of Pleasant Hill Rd. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac, with 2 conditions.

7-F-26-RZ – JOE DAVIS – 0 Strawberry Plains Pike. Proposed rezoning. Property located south side of Strawberry Plains Pike, north of McCubbins Ln. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with one condition.

7-H-26-RZ – NED FERGUSON – 8322 Collier Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

7-I-26-RZ – KEN BOWMAN – 9664 Middlebrook Pike. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

7-L-26-RZ – MICHAEL GIRARD – 0 Byington Beaver Ridge Rd. Proposed rezoning. Property located northwest side of Byington Beaver Ridge Rd, north of Oak Ridge Hwy. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

7-M-26-RZ – DAVID AND BRENDA SIMMONS – 6700, 6918, 7115 Roberts Road. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) up to 2 du/ac, with two conditions.

ORDINANCE AMENDMENTS

3-A-26-OA – KNOXVILLE-KNOX COUNTY PLANNING – Consideration of amendments to the Knox County Code, Appendix B, Article 6, to align public noticing requirements with recent state law changes.

July 21 2026
LOKR0559467

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

SCHEDULE FOR AD NUMBER LOKR05594670

July 21, 2026

Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **August 24, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

Defer to
September

Drucilla Stills

From: Tara Matlock <tmatlock980@gmail.com>
Sent: Monday, August 24, 2026 10:33 AM
To: Commission
Cc: Mike Girard; swd444
Subject: [External]Re: Planning Meeting 8.24.26_ ATTN Gina Oster



Dear Madam Chair,

I would like to request a postponement for tonight's planning meeting in reference to **7-L-26 R2 for 0 Byington Beaver Ridge**

Thank you for your accommodation. I respectfully request that this item be placed on the agenda for the **next scheduled session**.

Sincerely,
Mike Girard

>>>CAUTION<<<

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

Withdraw

Drucilla Stills

From: Tara Matlock [REDACTED]
Sent: Tuesday, September 22, 2026 1:38 PM
To: Commission
Cc: Mike Girard
Subject: [External]Zoning Meeting Agenda change

To whom it may concern:

Please remove item # 7-L-26-RZ from the upcoming agenda meeting. Thank you for your assistance.
Please reach out if there are any issues.

Thank you,
Mike Girard

>>>CAUTION<<<

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



RLA-18876

8-G-26-RZ

ZONINGS

Meeting Date: 10/19/2026

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 Daniel Humphreys for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Conner Road / Parcel ID 047 01007, 012. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent.**
(Commission District 7)

Attachments

Daniel Humphreys 8-G-26-RZ

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

9/14/2026 01:16 PM

FILE NUMBER: 8-G-26-RZ

APPLICANT: DANIEL HUMPHREYS

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: RA (Low Density Residential)

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

COMMISSION VOTE COUNT: 13-0 Consent

LOCATION: 0 CONNER RD / Parcel ID 47 01007, 012

ACREAGE: 1.82 acres

DISTRICT: Commission District 7

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

COMMISSION HEARING ON: 9/10/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/6/2026

LEGISLATIVE HEARING ON: 9/21/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 9/15/2026

APPLICANT'S ADDRESS: Daniel Humphreys Beginning Point Land Surveying
234 Ladd Ridge Rd. Rd.
Kingston, TN 37763

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 #:	8-G-26-RZ	AGENDA ITEM #:	20
POSTPONEMENT(S):	8/13/26	AGENDA DATE:	9/10/2026
► APPLICANT:	DANIEL HUMPHREYS		
OWNER(S):	Douglas and Kimberlin Smelcer Living Trust		
TAX ID NUMBER:	47 01007, 012	View map on KGIS	
JURISDICTION:	County Commission District 7		
STREET ADDRESS:	0 CONNER RD		
► LOCATION:	West side of Conner Rd, east side of I-75, south of E Copeland Dr		
► APPX. SIZE OF TRACT:	1.82 acres		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Conner Road, a minor collector with 18-21 ft of pavement width within a 50-ft-right-of-way.		
UTILITIES:	Water Source: Hallsdale-Powell Utility District Sewer Source: Hallsdale-Powell Utility District		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Beaver Creek		
► CURRENT ZONING:	A (Agricultural)		
► REQUESTED ZONING:	RA (Low Density Residential)		
► EXISTING LAND USE:	Agriculture/Forestry/Vacant Land		
►			
EXTENSION OF ZONING:	No, it is not an extension.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - A (Agricultural) South: Rural residential - A (Agricultural) East: Single family residential, agriculture/forestry/vacant - A (Agricultural) West: I-75 right-of-way		
NEIGHBORHOOD CONTEXT:	The subject property is in an area that predominantly features rural residences, forested land, and single family houses in subdivisions. Commercial and office uses are concentrated along E Emory Road. North Knoxville Medical Center is 0.65 miles to the south.		

STAFF RECOMMENDATION:

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

COMMENTS:

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

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

1. This section of Conner Road has remained mostly unchanged since 1999 when Conner Road was widened and realigned 0.25 miles south toward E Emory Road. Also, a mile south is the I-75 Interchange at Emory Road where TDOT is undergoing a major construction project to convert this diamond interchange into a Diverging Diamond in order to move high volumes of traffic.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with use on review approval by the Planning Commission. Without sewer, the minimum lot size is 20,000 sq ft for houses and duplexes.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential 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 AMENDMENT.

1. Conner Road is a minor collector road, so no additional traffic will be routed through neighborhoods.

2. While the surrounding properties on Conner Road are zoned A (Agricultural), many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted.

3. The Hillside Protection area covers the entirety of the property. The recommended disturbance budget, based on the steepness of the slopes, is 1.54 acres of this 1.82-acre property.

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

1. The property is within the SR (Suburban Residential) place type and is considered directly related, meaning the zoning district is appropriate to consider in this place type.

2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.

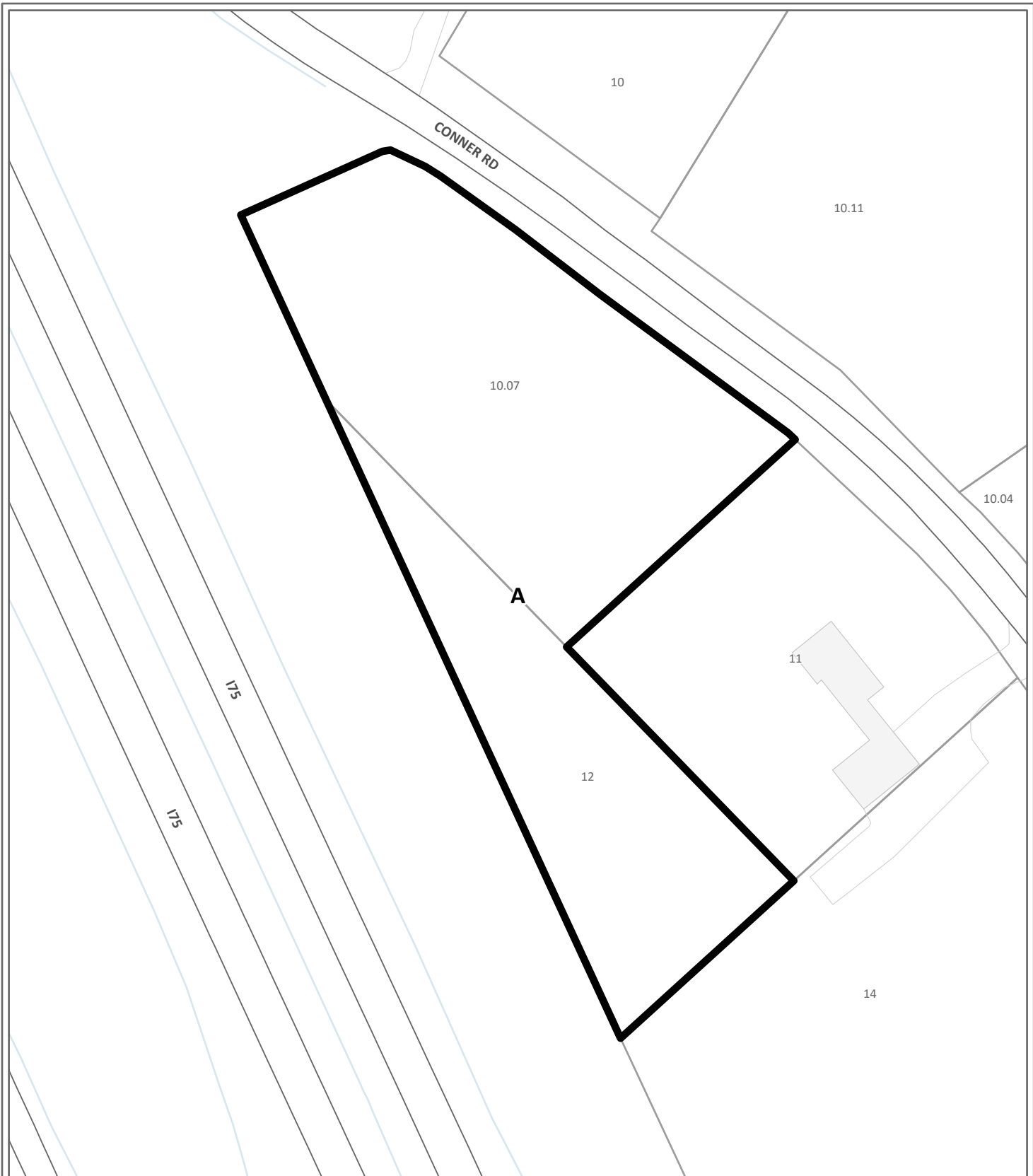
3. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 9/21/2026. 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

8-G-26-RZ

Petitioner: Daniel Humphreys

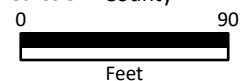


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 47

Jurisdiction: County



Original Print Date: 7/1/2026

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

Exhibit A. Contextual Images



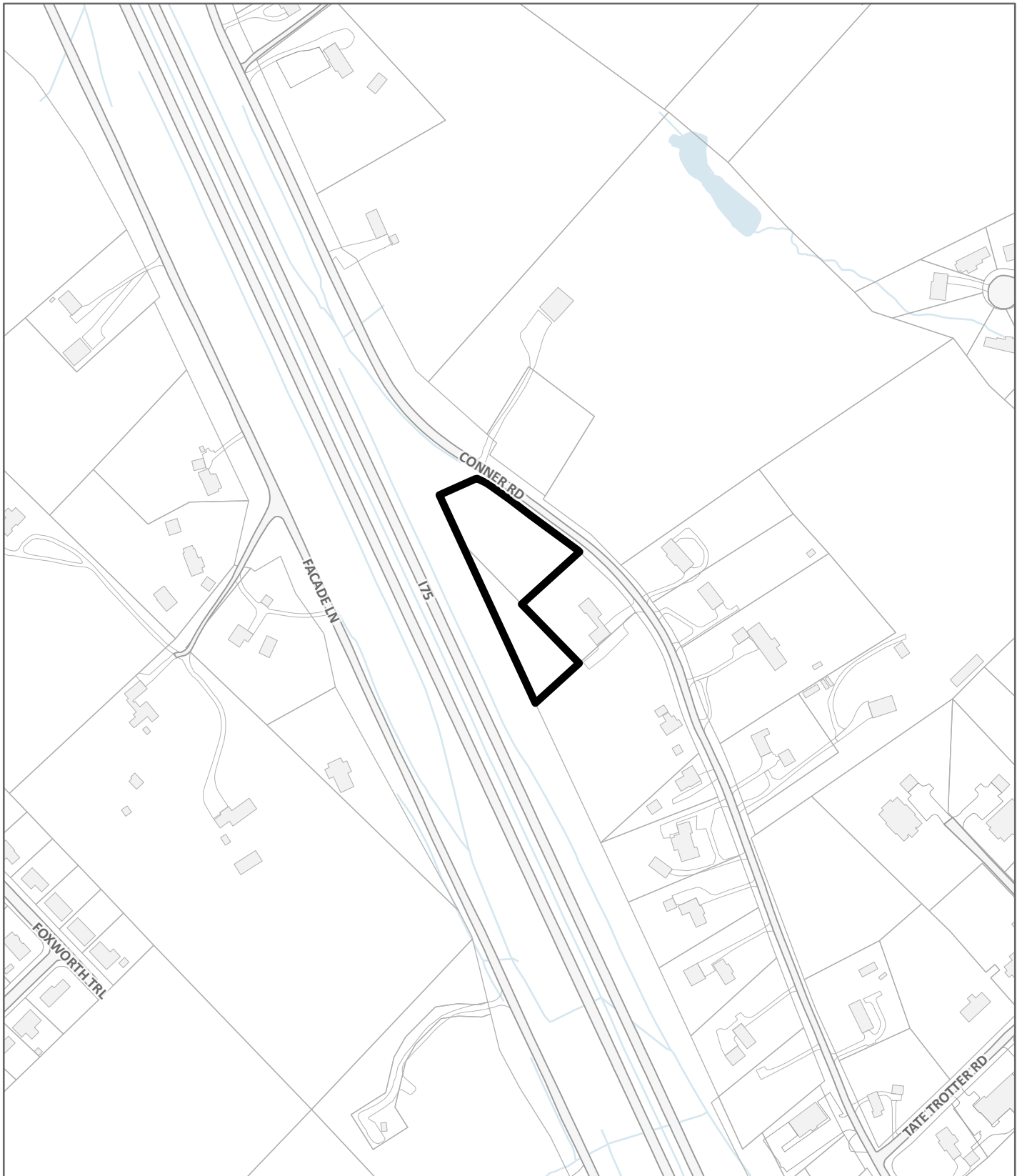
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

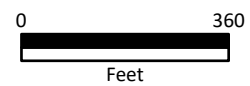


LOCATION MAP

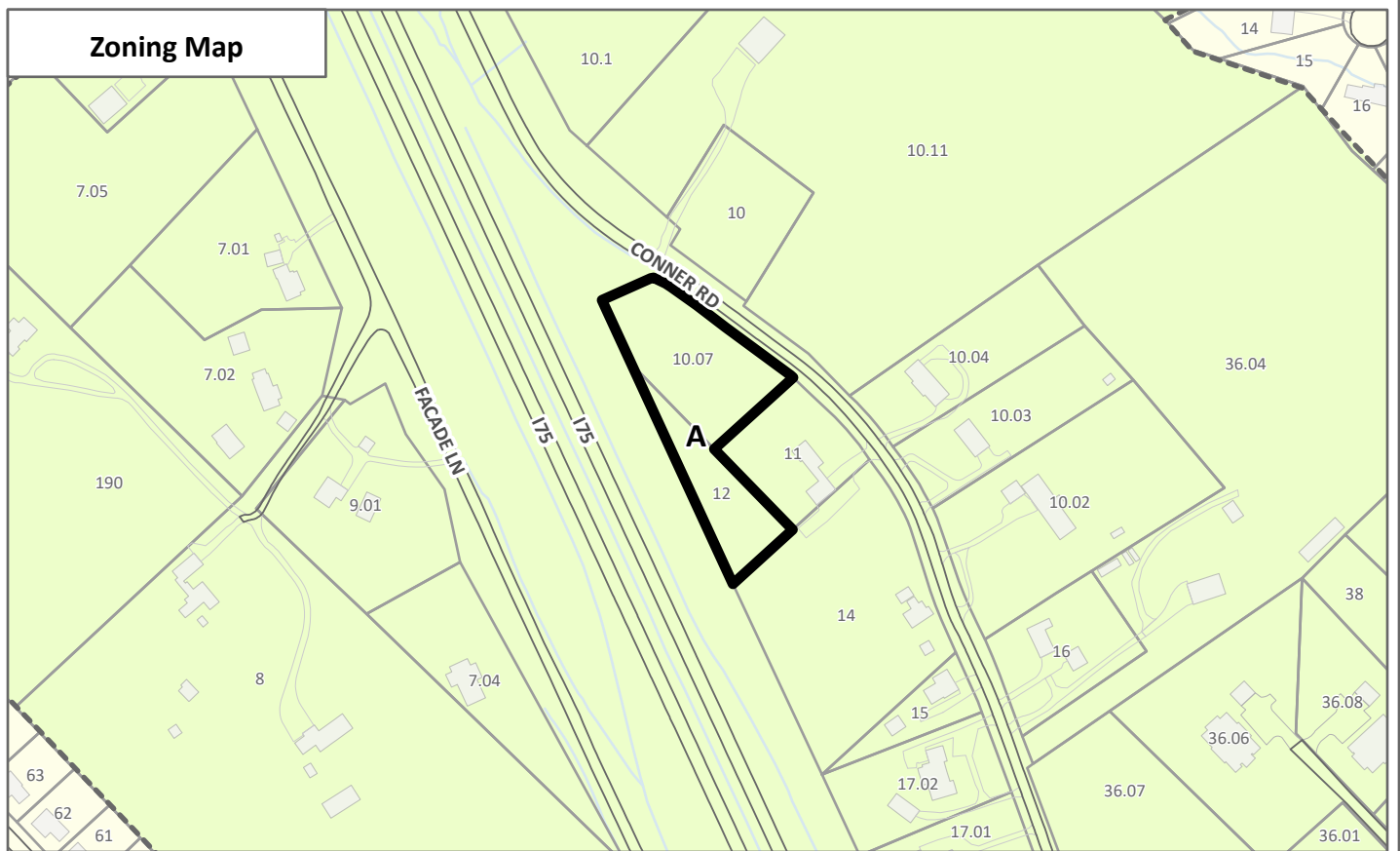
8-G-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

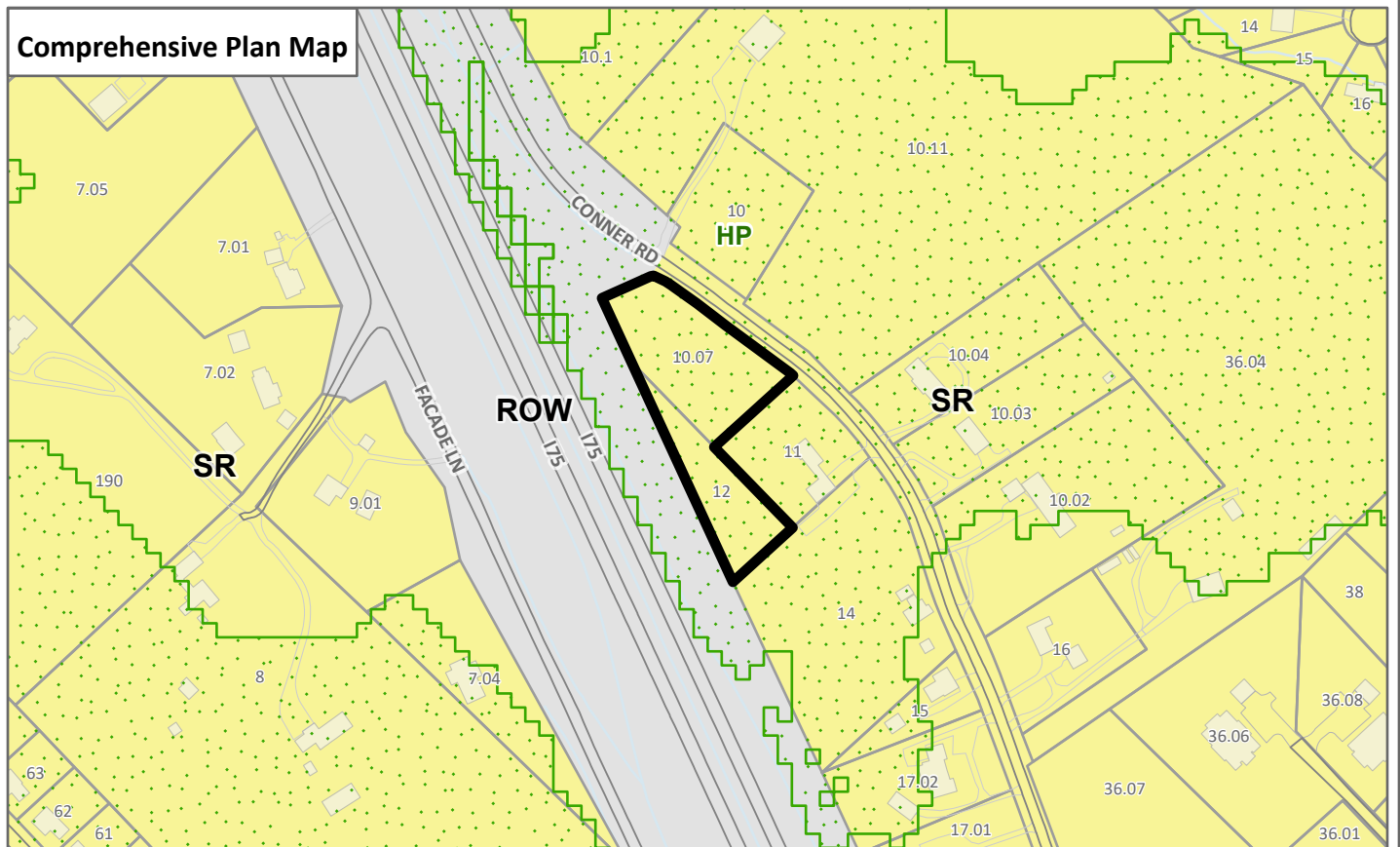
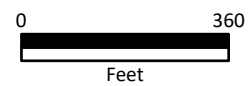


EXHIBIT A, CONTEXTUAL MAPS

8-G-26-RZ



Case boundary



Existing Land Use Map

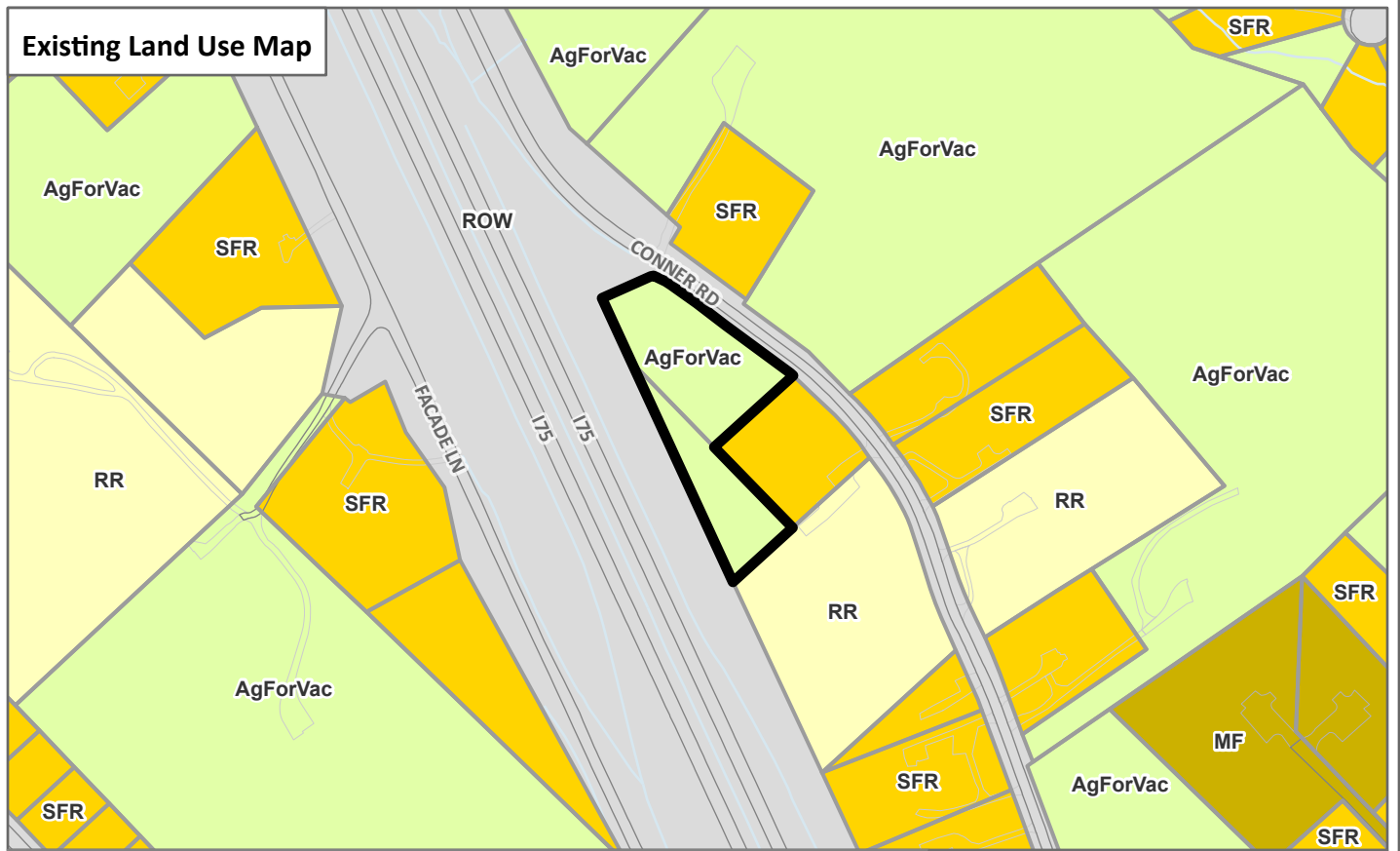


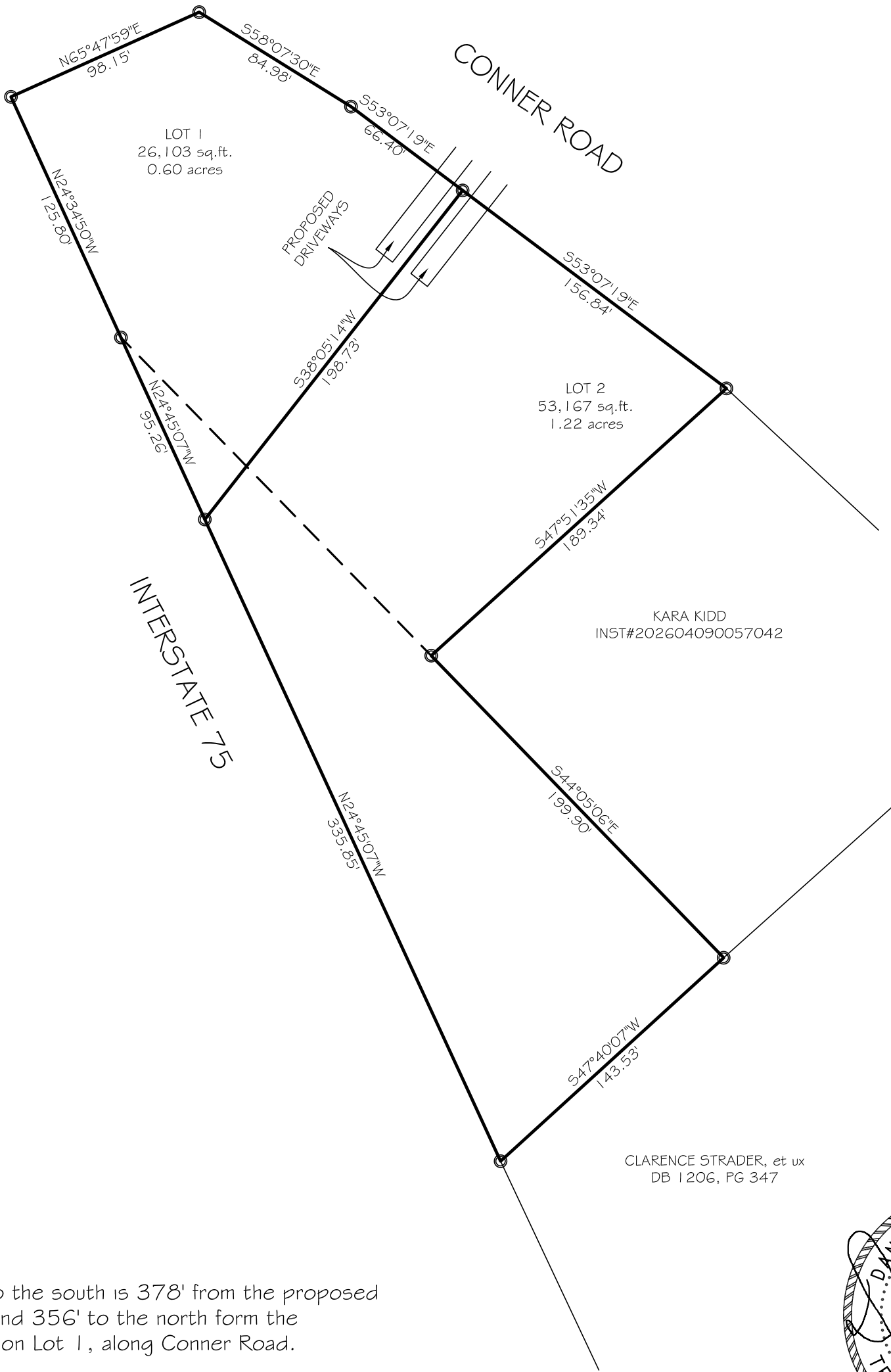
EXHIBIT A, CONTEXTUAL MAPS

8-G-26-RZ



Case boundary





The site distance to the south is 378' from the proposed driveway on Lot 2 and 356' to the north from the proposed driveway on Lot 1, along Conner Road.



CERTIFICATION OF SURVEY
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS ARE LOCATED AS SHOWN HEREON. I HEREBY CERTIFY THAT THIS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

OWNER:
DOUGLAS & KIMBERLIN
SMELCER LIVING TRUST
227 WINDSTONE BLVD
POWELL, TN 37849

SIGHT DISTANCE EXHIBIT
DOUGLAS & KIMBERLIN SMELCER LIVING TRUST
CONNER ROAD
POWELL, TENNESSEE 37849
CLT. MAP 047, PARCELS 010.07 & 012.00

COUNTY: KNOX
CITY:
DISTRICT: 6th
PLAT REFERENCE:
DEED REFERENCE: INST#202504070052460

DATE: 7-20-2026
SCALE: 1"=60'
CITY BLOCK:



234 Ladd Ridge Road
Kingston, TN. 37763
PH. (865) 696-4613

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FILE NUMBER: 2026093EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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.

8/1/26

Date to be Posted

8/14/26

Date to be Removed

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

☒ Yes ☐ No

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

Daniel
Humphreys

Applicant Signature

Digitally signed by Daniel
Humphreys
Data: 2026.06.23 06:48:37 -04'00'

Daniel Humphreys

Applicant Name

6/23/26

Date

September 10, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on September 10, 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. DANIEL HUMPHREYS

8-G-26-RZ

0 Conner Road / Parcel ID 047 01007, 012, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

THANK YOU for your submission!

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

ORDER DETAILS

Order Number:
LOKR0595529

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
133.36

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
September 11, 2026 3:06:54 PM EDT

Amount:
133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05955290

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on October 19, 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

8-G-26-RZ - DANIEL HUMPHREYS - 0 Conner Road. Proposed rezoning. Property located west side of Conner Rd, north of Tate Trotter Rd. Planning Commission Action: Approve RA (Low Density Residential)

8-J-26-RZ - HOMESTEAD LAND HOLDINGS LLC - 7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with two conditions

9-H-26-RZ - JENNY MIRANDA - 339 Fox Rd. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services)

STREET NAME CHANGE

9-A-26-SNC - BRAD ANDERS (KNOX COUNTY E-911) - Change "Lobetti Road" to "Lobetti Ridge Lane" between Schaad Road and the terminus of Lobetti Road, north of railroad. Planning Commission Action: Approve name change as requested
September 15 2026
LOKR0595529

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

SCHEDULE FOR AD NUMBER LOKR05955290

September 15, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **October 19, 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-18877

8-J-26-RZ

ZONINGS

Meeting Date: 10/19/2026

Requested By: Dallas DeArmond, METROPOLITAN PLANNING
COMMISSION

Department: METROPOLITAN PLANNING COMMISSION

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

Appropriation Required: NO

CAPTION

Request of Homestead Land Holdings LLC for rezoning from PR (Planned Residential) up to 5 dwelling units per acre and A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located 7741, 7753, 785, 7809 Heiskell Road; 0 Granville Conner Road / Parcel ID 046 237, 23701, 10402, 10403, 056 103. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3 dwelling units per acre because it is consistent with adopted plans, subject to two conditions, by a vote of 13-0.**
(Commission District 7)

Attachments

Homestead Land Holdings LLC 8-J-26-RZ

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

9/14/2026 01:17 PM

FILE NUMBER: 8-J-26-RZ

APPLICANT: HOMESTEAD LAND HOLDINGS, LLC

APPLICANT'S REQUEST: REZONING

FROM: PR (Planned Residential) up to 5 du/ac, A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 3 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with adopted plans, subject to two conditions.**

COMMISSION VOTE COUNT: 13-0

LOCATION: 7741, 7753, 785, 7809 HEISKELL RD; 0 GRANVILLE CONNER RD
Parcel ID 46 237, 23701, 10402, 10403 056 103

ACREAGE: 29.25 acres

DISTRICT: Commission District 7

PLACE TYPE: SR (Suburban Residential)

COMMISSION HEARING ON: 9/10/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/6/2026

LEGISLATIVE HEARING ON: 10/19/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 9/15/2026

APPLICANT'S ADDRESS: Homestead Land Holdings LLC
122 Perimeter Park Dr
Knoxville, TN 37922

LEGISLATIVE BODY: Knox County Commission

Consistent with Comp. Plan? Yes, PR (Planned Residential) at 3 du/ac is partially related to the Suburban Residential place type.

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

REZONING REPORT

► FILE #:	8-J-26-RZ	(REVISED)	AGENDA ITEM #:	21
	POSTPONEMENT(S):	8/13/26	AGENDA DATE:	9/10/2026
► APPLICANT:	HOMESTEAD LAND HOLDINGS, LLC			
	OWNER(S):	Laura Bailey		
<hr/>				
	TAX ID NUMBER:	46 237, 23701, 10402, 10403 056 103	<u>View map on KGIS</u>	
	JURISDICTION:	County Commission District 7		
	STREET ADDRESS:	7741 HEISKELL RD (7753, 7805, 7809 HEISKELL RD, 0 GRANVILLE CONNER RD)		
► LOCATION:	West side of Heiskell Rd, east side of Granville Conner Rd, north of E Emory Rd			
► APPX. SIZE OF TRACT:	29.25 acres			
	GROWTH POLICY PLAN:	Planned Growth Area		
	ACCESSIBILITY:	Access is via Heiskell Road, a minor arterial with 20 ft of pavement width within a right-of-way width that varies from 63-82 ft. Access is also available via Granville Conner Road, a local street with a pavement width which varies between 16-19 ft within a 50-ft right-of-way.		
	UTILITIES:	Water Source: Hallsdale-Powell Utility District Sewer Source: Hallsdale-Powell Utility District		
	FIRE DISTRICT:	Rural Metro Fire		
	WATERSHED:	Beaver Creek		
<hr/>				
► CURRENT ZONING:	PR (Planned Residential) up to 5 du/ac, A (Agricultural)			
► REQUESTED ZONING:	PR (Planned Residential)			
► EXISTING LAND USE:	Rural Residential, Single Family Residential			
► DENSITY PROPOSED:	up to 3 du/ac			
	EXTENSION OF ZONING:	No, it is not an extension.		
	HISTORY OF ZONING:	In 2016 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. (1-E-16-RZ). In 2025 a request to rezone part of the property from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was withdrawn at the Planning Commission meeting (12-I-25-RZ). A request to rezone part of the property from A to PR up to 5 du/ac was withdrawn in July 2026 (7-G-26-RZ).		
	SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), A (Agricultural) South: Rural residential, single family residential - A (Agricultural) East: Single family residential - PR (Planned Residential) up to 2.5 du/ac West: Rural residential, single family residential, public/quasi public land (church) - A (Agricultural), RA (Low Density Residential)		
	NEIGHBORHOOD CONTEXT:	This area has a residential character comprised of single-family dwellings on a range of lot sizes and townhouse developments. Commercial, office, and multi-family development is concentrated along E Emory and W Emory		

STAFF RECOMMENDATION:

- **Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with adopted plans, subject to two conditions:**

- 1) Granville Conner Road must be improved to 20 feet from the subject property's frontage to W Emory Road at the expense of the developer.**
- 2) A Traffic Impact Study (TIS) must be included with the submission of a development plan application. The TIS must identify the western segment of Granville Conner Road, spanning to Collier Road. Any roadway improvements to this segment identified in the TIS must be implemented at the expense of the developer, subject to review and approval 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to RA (Low Density Residential) and PR (Planned Residential) ranging from up to 2.5 to 15 du/ac along Heiskell Road. Zoning along Granville Conner Road has also gradually transitioned from the A (Agricultural) zone to the RA, RAE (Exclusive Residential), and PR zones with densities ranging from 1.22 to up to 3 du/ac.
2. Commercial zoning has been concentrated south of the subject property along W Emory and E Emory Roads, consisting of properties zoned CA (General Business) and SC (Shopping Center) in the County and C-R-2 (Regional Commercial) in the City.
3. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road improvement project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also provide a connection between the disjointed sidewalk system between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.

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

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The northern section of 0 Granville Conner Road (parcel 056 103) contains slopes in the 15-25% and 25%-40% ranges and a blue line stream. The PR zone would be appropriate to consider here, as it would allow development to be clustered away from the stream and slopes on flatter, more optimal sections of the site.
3. A non-disturbance buffer would be required along the blue-line stream, which restricts development and any alteration of the land near the stream.

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. Granville Conner Road is a local street with an uneven pavement width ranging between 16 and 19 ft. The road is wider near its intersection at W Emory Road; however, traveling north it begins to narrow to 16 and 17 feet. A condition of approval is recommended to widen Granville Conner Road to 20 feet between the subject property and W Emory Road in order to address transportation capacity concerns associated with the potential development of this site.
2. The subject property's points of access on Heiskell Road do not meet minimum sight distance standards due to a bend in the road and a vertical curve. Future access to Heiskell Road may be limited or restricted to alleviate safety concerns and would be determined during the design phase.
3. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.

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

1. The subject property is designated SR (Suburban Residential) in the Knox County Comprehensive Plan, which recommends primarily residential uses such as single-family and attached residential.

2. The PR zone is partially related to the SR place type. Partially related zones must meet additional review criteria. The PR zone with up to 3 du/ac meets the first criterion, as the allowable uses in the PR zone align with the secondary uses of the SR place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is within 0.4 miles of the Powell Public Library, the Collier Nature Preserve, and the commercial corridor along W and E Emory Roads, which features an array of retail and service-oriented uses and the North Knoxville Medical Center.
4. The recommended conditions to improve Granville Conner Road are consistent with Implementation Policy 9: Coordinate infrastructure improvements with development and Implementation Policy 9.5: Avoid approving isolated developments where infrastructure is inadequate or not yet planned.
5. The subject property is in the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The rezoning supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 888 (average daily vehicle trips)

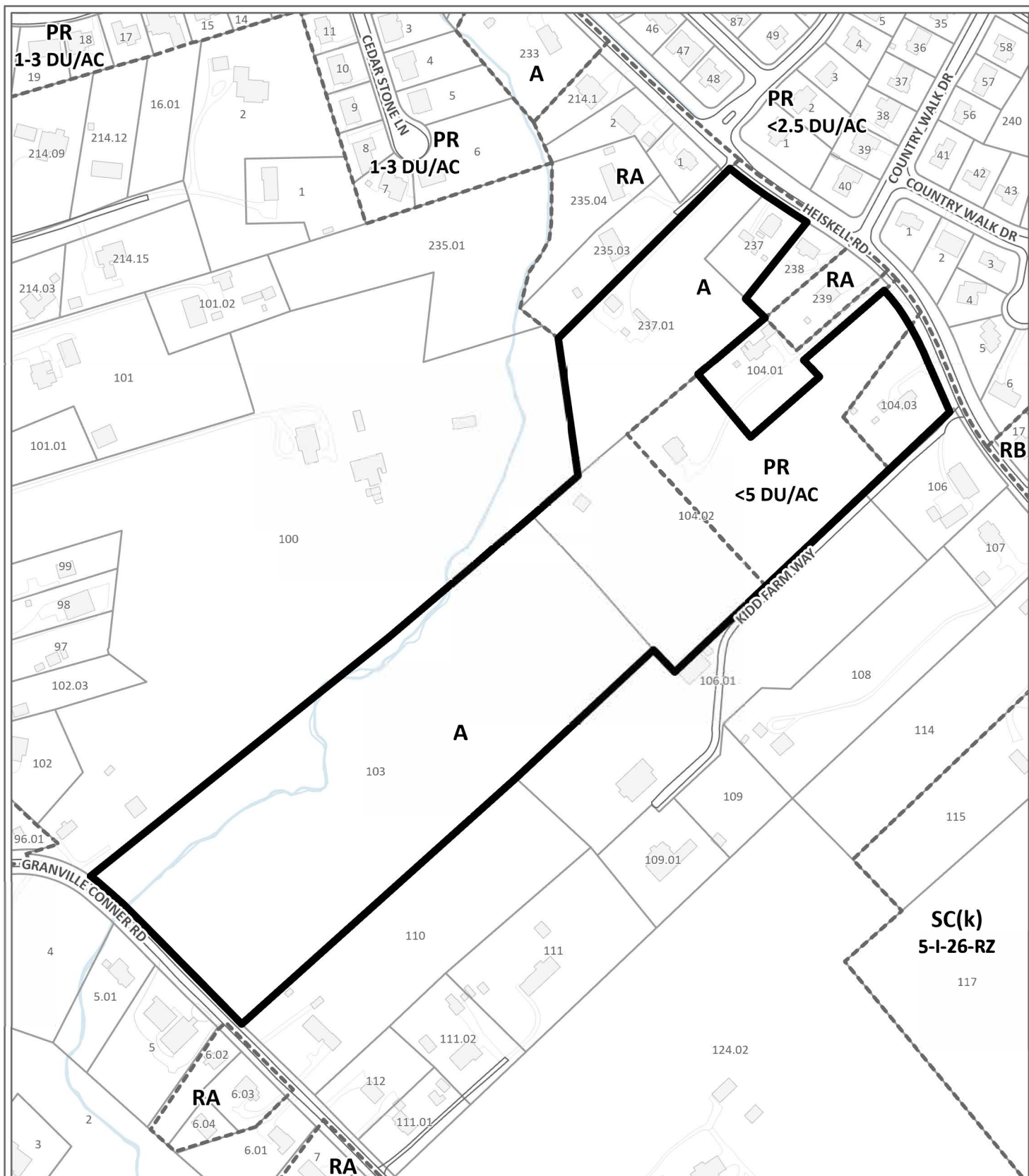
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 32 (public school children, grades K-12)

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

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

If approved, this item will be forwarded to Knox County Commission for action on 10/19/2026. 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

8-J-26-RZ

Petitioner: Homestead Land Holdings, LLC



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

To: PR (Planned Residential) up to 3 du/ac

Map No: 46

Jurisdiction: County



Original Print Date: 7/24/2026

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

Exhibit A. Contextual Images



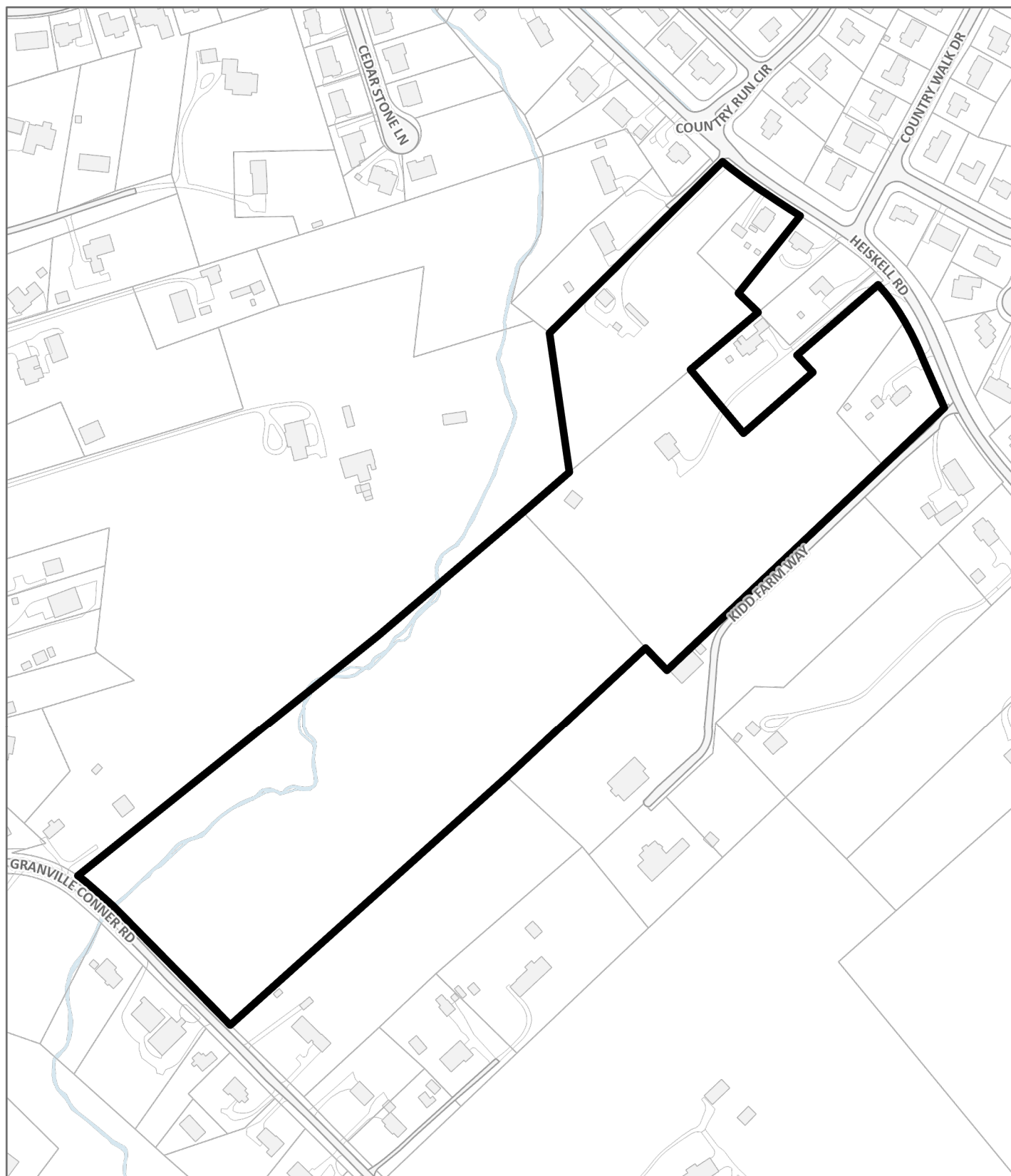
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-J-26-RZ



Case boundary



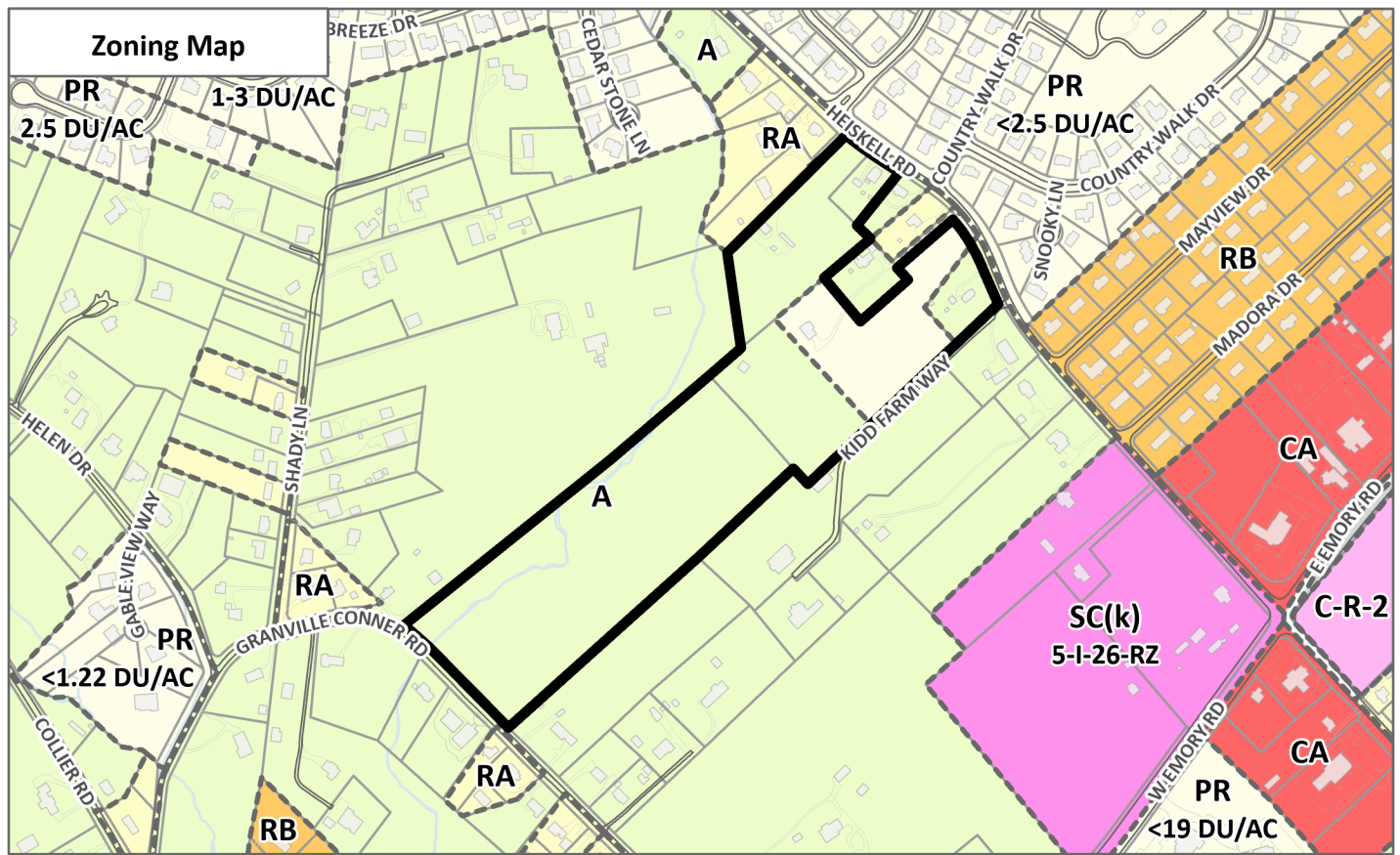
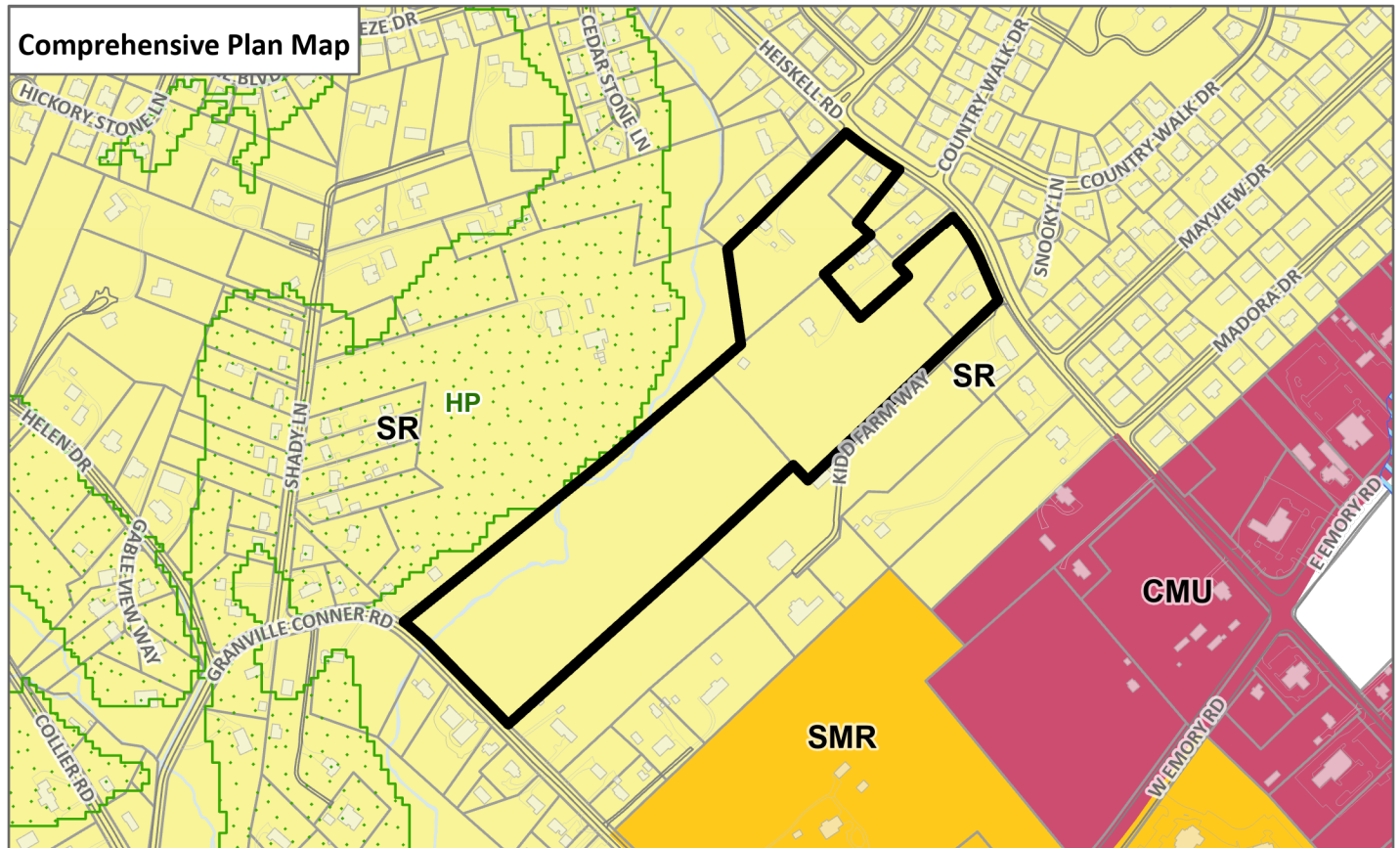


EXHIBIT A, CONTEXTUAL MAPS

8-J-26-RZ



Case boundary



Existing Land Use Map

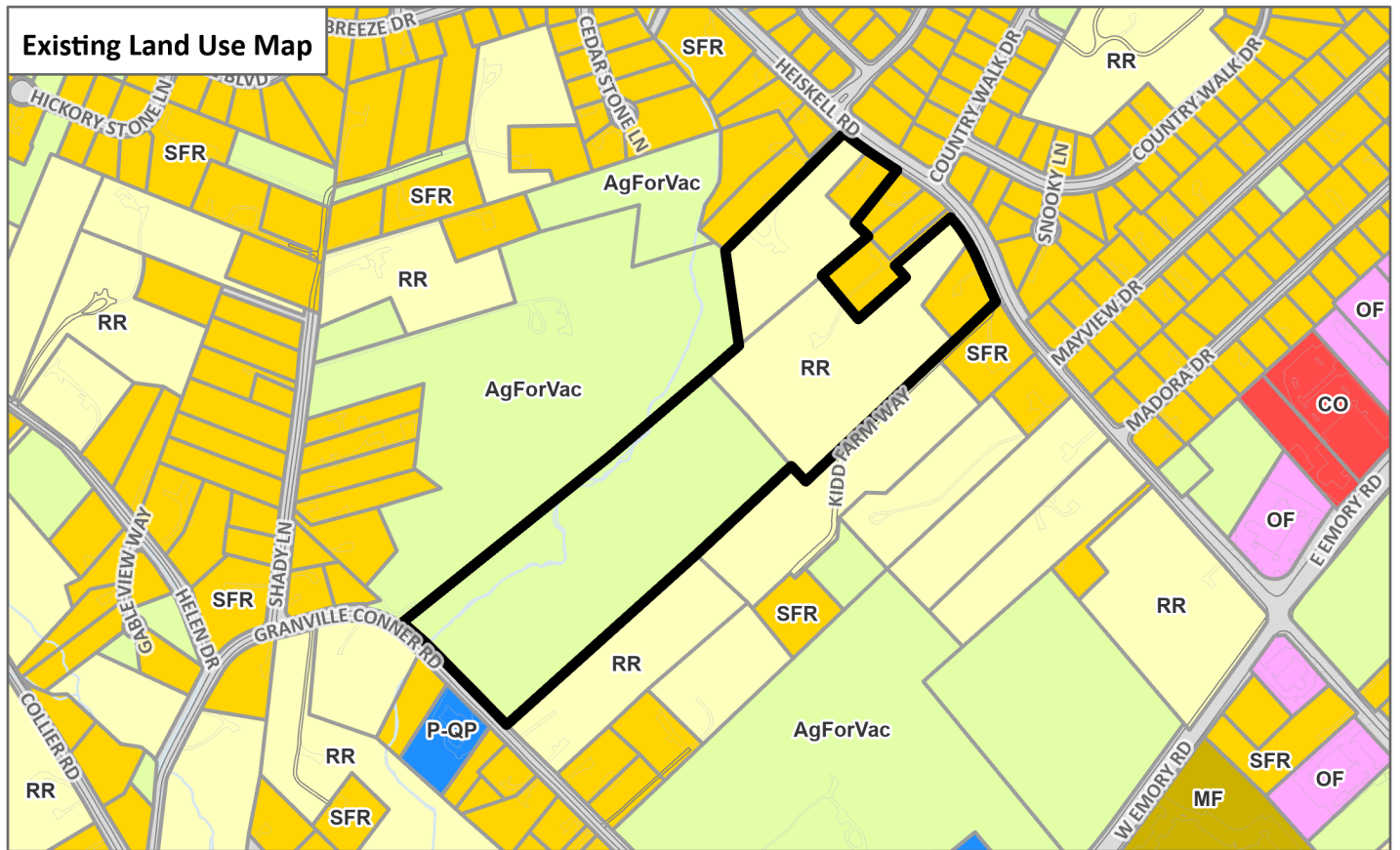


EXHIBIT A, CONTEXTUAL MAPS

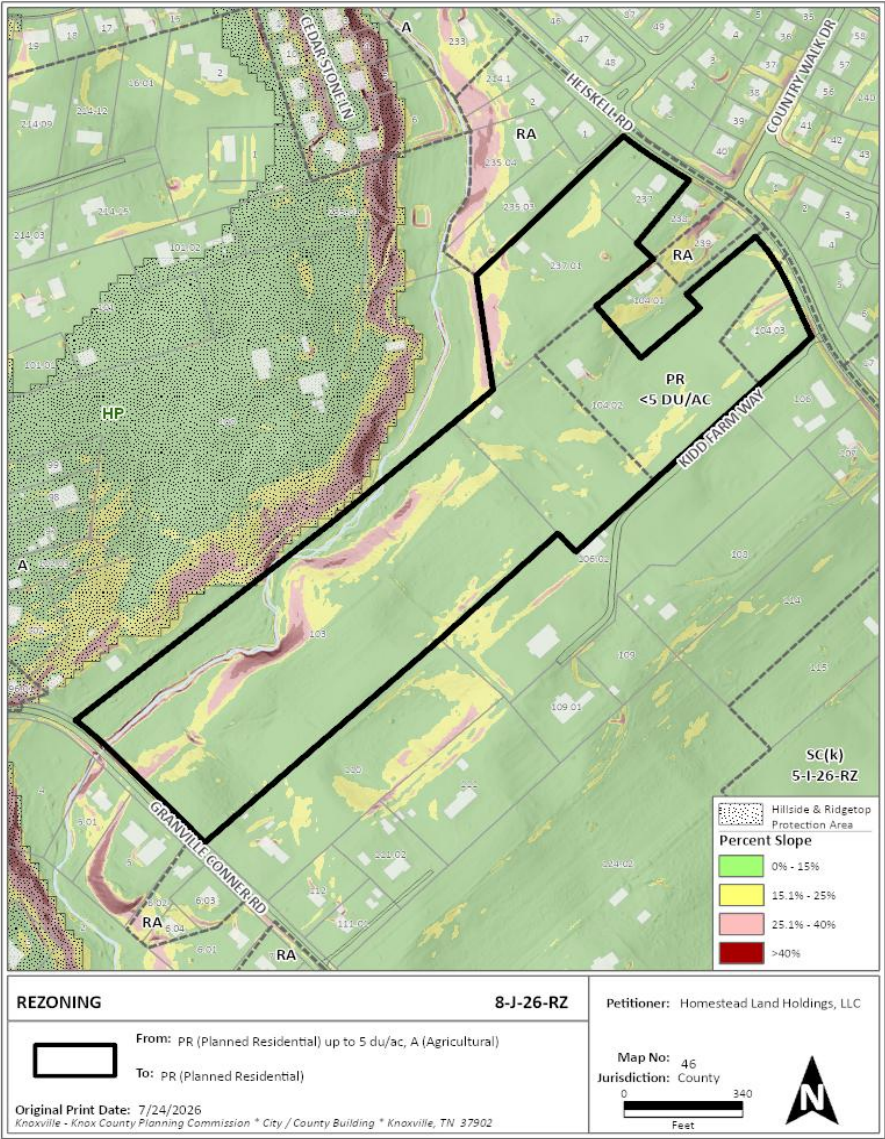
8-J-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.2561		
Non-Hillside	29.2503	N/A	
0-15% Slope	0.0004	100%	0.0004
15-25% Slope	0.0038	50%	0.0019
25-40% Slope	0.0016	20%	0.0003
Greater than 40% Slope	0.0000	10%	0.0000
Ridgetops			
Hillside Protection (HP) Area	0.0058	Recommended disturbance budget within HP Area (acres)	0.0026
		Percent of HP Area	45.7%



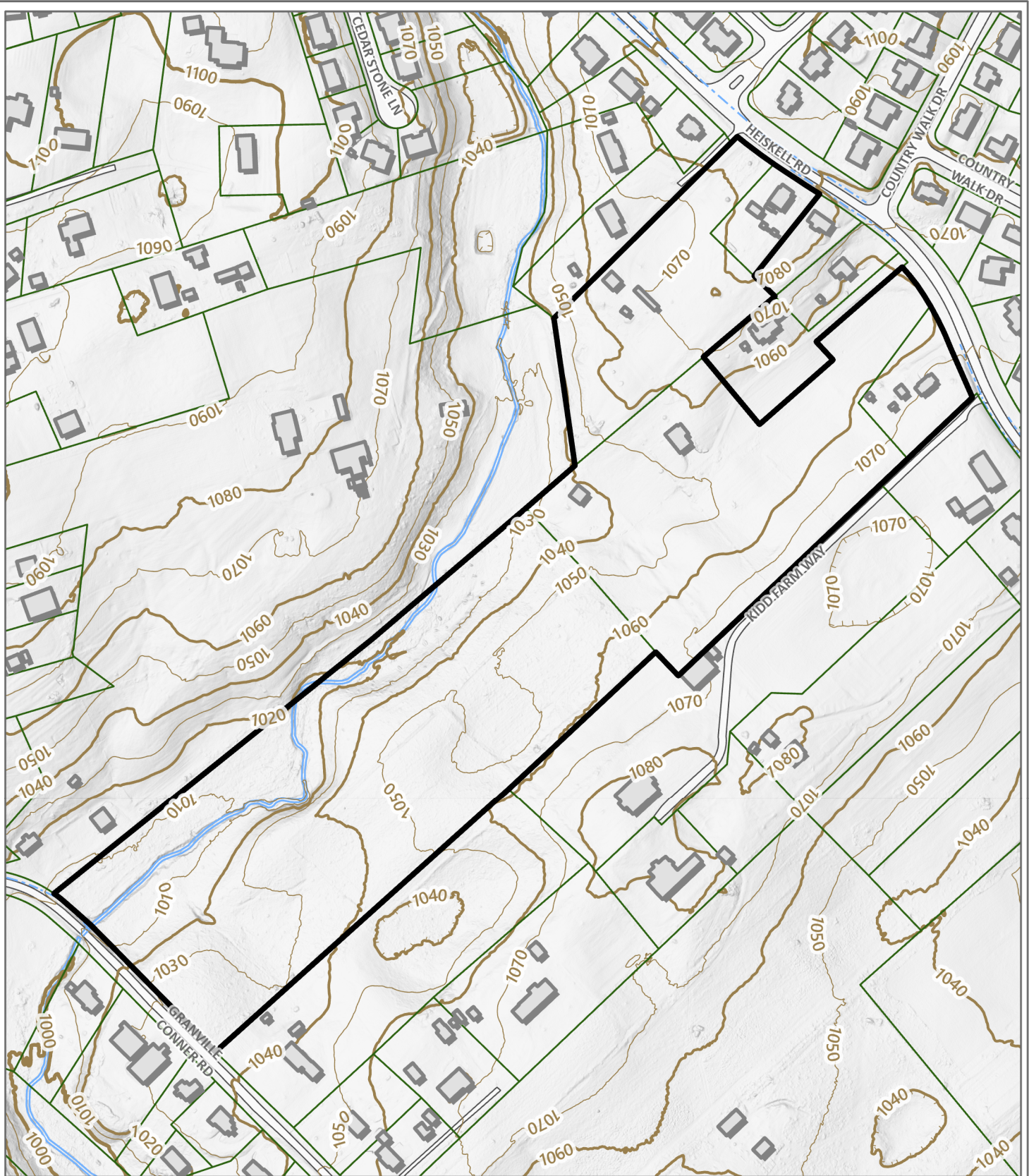


Exhibit B: Contour Map

8-J-26-RZ

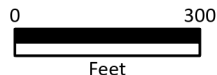
Petitioner: Homestead Land Holdings, LLC

Contour Interval: 10 feet

 Case Boundary

Map No: 46

Jurisdiction: County



Original Print Date: 7/24/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

Aug 1

Aug 14

Date to be Posted

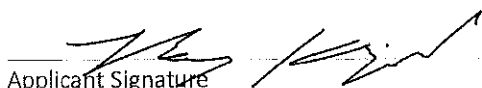
Date to be Removed

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



Thomas Krajewski

Applicant Name

06.26.26

Date

September 10, 2026
Planning Commission meeting

Public Comments

3 Comments for 8-J-26-RZ and

Summer (37849), August 11, 2026 at 11:58 PM

Some concerns need to be addressed before approving. As a neighbor, living next to the location, I'd like to bring up considerations. First, the land is a water shed , retention pond, when there is rain. The pasture becomes flooded after downpour. Where would water go? Flood new properties? If land is built up to level it out, would water not be forced to run into adjacent properties? If built in the sunken field, water will still settle. If members visit after rain, presence of high water will be visible. Who wants to have a neighborhood in a flood zone? My second topic is about HEISKELL ROAD. As residents, it's necessary to accelerate quickly out of our driveways or risk getting hit by oncoming traffic. We are in the path of a dangerous part of this road, with sign stating that Hill blocks view, near the entrance of the parcel. Visibility is limited. There have been car accidents in this location due to lack of visibility. Imagine many new residents in this development, turning, within an already dangerous stretch of road, potentially causing more risk & accidents. Traffic is challenging when cars turn into the neighboring Country Walk or one of our homes. If school bus, trash truck, or mail truck are stopped, traffic gets congested. Water retention , traffic and road visibility concerns, and cramming a multi dwelling community in a rural setting where a hill blocks views should be researched before approving.

Richard (37849), August 12, 2026 at 9:09 PM

This property has now been combined with the property at 7809 Heiskell Rd., which had a filling number 12-I-25-RZ. There were several comments tied to the additional traffic. This combined with the water shed issue mention by the previous commenter are valid concerns that need to be taken into consideration.

Thank you

Joe (37849), September 10, 2026 at 10:45 AM

Granville Conner Rd is narrow and not suited for additional traffic without road improvements. It is particularly narrow at a culvert as the stream on the property passes under Granville Conner. This has been the location of several vehicle accidents over the years. Being the lowest point on Granville Conner, it forms a blind hill for residents at 501, 503, 505, 507, and 520. There is another particularly narrow section in the curve between Shady Lane and Helen Dr as they intersect Granville Conner. Granville Conner also serves as a cut through for traffic from Collier Rd to W Emory and then turning east. Over the years speed has also become an issue. Through traffic regularly exceeds the posted 30 mph limit. Widening Granville Conner would help. Traffic calming speed humps would help. Radar feedback signs would help.

The stream on the property has a significantly sized watershed extending past Heiskell Rd. During heavy rains this stream floods. Downstream of Granville Conner it causes flooding along Gill Rd. At the steepest part of the property there is a sharp turn in the creek and a high bank at least 30 feet high. This has been the location of natural erosion for decades. My concern is development of the property will exacerbate the erosion and have negative impact on recreation improvements and/or wildlife in and along Beaver Creek.

September 10, 2026

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

The Planning Commission met in regular session on September 10, 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

21. HOMESTEAD LAND HOLDINGS, LLC

8-J-26-RZ

7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd / Parcel ID 046 237, 23701, 10402, 10403; 056 103. Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac, A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN
Joe Pile, 520 Granville Connor Rd., Knoxville, TN

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

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

2. MOTION (LEVENSON) AND SECOND (BARGER) 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:
LOKR0595529

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
133.36

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
September 11, 2026 3:06:54 PM EDT

Amount:
133.36

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05955290

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on October 19, 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

8-G-26-RZ - DANIEL HUMPHREYS - 0 Conner Road. Proposed rezoning. Property located west side of Conner Rd, north of Tate Trotter Rd. Planning Commission Action: Approve RA (Low Density Residential)

8-J-26-RZ - HOMESTEAD LAND HOLDINGS LLC - 7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac, with two conditions

9-H-26-RZ - JENNY MIRANDA - 339 Fox Rd. Proposed rezoning. Planning Commission Action: Approve OB (Office, Medical, and Related Services)

STREET NAME CHANGE

9-A-26-SNC - BRAD ANDERS (KNOX COUNTY E-911) - Change "Lobetti Road" to "Lobetti Ridge Lane" between Schaad Road and the terminus of Lobetti Road, north of railroad. Planning Commission Action: Approve name change as requested
September 15 2026
LOKR0595529

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

SCHEDULE FOR AD NUMBER LOKR05955290

September 15, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on **October 19, 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-18680

7-F-26-RZ

ZONINGS

Meeting Date: 10/19/2026

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 Joe Davis for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 7-3. (DEFERRED FROM SEPTEMBER AT REQUEST OF APPLICANT)** *(Previously Deferred from August to September at Request of Applicant)*
(Commission District 8)

Attachments

Joe Davis 7-F-26-RZ

Letter to Defer to September

Letter to Defer to October

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

7/20/2026 10:21 AM

FILE NUMBER: 7-F-26-RZ

APPLICANT: JOE DAVIS

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 5 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition.**

COMMISSION VOTE COUNT: 7-3

LOCATION: 0 STRAWBERRY PLAINS PIKE / Parcel ID 62 269, 26901, 26902, 26903, 26904

ACREAGE: 13.62 acres

DISTRICT: Commission District 8

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

COMMISSION HEARING ON: 7/9/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 6/7/26

LEGISLATIVE HEARING ON: 8/24/2026

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 7/21/26

APPLICANT'S ADDRESS: Joe Davis Axiom Properties
7808 Asheville Hwy
Knoxville, TN

LEGISLATIVE BODY: Knox County Commission

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

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

REZONING REPORT

► **FILE #:** 7-F-26-RZ

AGENDA ITEM #: 31

AGENDA DATE: 7/9/2026

► **APPLICANT:** JOE DAVIS

OWNER(S): Joe Davis Axiom Properties

TAX ID NUMBER: 62 269, 26901, 26902, 26903, 26904

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 STRAWBERRY PLAINS PIKE

► **LOCATION:** South side of Strawberry Plains Pike, north of Mccubbins Ln

► **APPX. SIZE OF TRACT:** 13.62 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial road with a pavement width of 23 ft within a right-of-way which varies from 77 ft to 82 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Lyon Creek

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

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

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

► **DENSITY PROPOSED:** up to 5 du/ac

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential -A (Agricultural)

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

East: Rural residential - A (Agricultural)

West: Rural residential, single family residential, public/quasi public land (cemetery) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on a mix of large rural lots and small suburban lots. Industrial and commercial uses are concentrated at the intersection of Asheville Highway, Strawberry Plains Pike, and Andrew Johnson Highway, and consist of warehousing, service, and retail uses. Carter elementary is directly to the east of the subject site.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition.**

1. At least 50% of the subject parcel shall be left as undisturbed natural area, per the RC (Rural

Conservation) place type.

COMMENTS:

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

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

1. Changes in conditions in the area include the opening of, Carter Elementary School in 2013 0.25 miles to the east.
2. Since 2006, surrounding properties have been transitioning from the A zone to the RA and PR zone with densities ranging from 2-5 du/ac. The surrounding subdivisions are single family residential and townhomes.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. Two blue line streams are shown on the USGS quad map and the property is within the Hillside Protection area, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures and developments are permitted in the PR zone, and these uses are compatible with the surrounding 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 property has access to Strawberry Plains Pike, a minor arterial road, so no additional traffic will be added through neighborhoods.
3. The plat from 2024 shows 2 blue line streams and a TVA easement running through the property. A stream buffer is required along blue line streams, but this will be resolved during permitting. No structures are allowed within the TVA easement, but a road may be built under the TVA power lines.
4. The slope analysis shows 2.18 acres are within the HP area and recommends a maximum land disturbance of 1.1 acres of this 13.62-acre property.
2. This parcel is in the School Parental Responsibility Zones of Carter Elementary School. Sidewalks may be required along the front of the property along Strawberry Plains Pike.
5. A historic cemetery is located on the adjacent property next door. High-visibility fencing will be required during permitting to ensure there is no disturbance of the property.
6. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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

1. The property is within the RC (Rural Conservation) place type and HP (Hillside Protection) area on the Future Land Use Map. The PR zone is listed as an indirectly related area to the RC place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is consistent with the secondary uses of the subject site's place type. Attached residential dwellings in a conservation pattern are secondary uses in the RC place type and this is consistent with the uses and development pattern of the PR zone.
2. Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance and require single family subdivisions to be clustered in a pattern that preserves 50% of more open space on a given site. This place type also specifies that, these areas generally conserve between 50-70 percent of a site as natural open space. There is a condition added to ensure that at least 50% of the property will be left undisturbed.
3. The East County Community Plan identifies Strawberry Plains Pike as a development corridor intended for more intense development, and the Asheville Highway, Strawberry Plains Pike, and Andrew Johnson Highway intersection as a rural crossroads potential development site (Exhibit B).
4. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. The PR zone provides flexibility for different types of residential development and is approximately a quarter mile from the Carter Elementary school and 1 mile from the crossroads of Asheville Highway, Strawberry Plains Pike, and Andrew Johnson Highway.

5. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 708 (average daily vehicle trips)

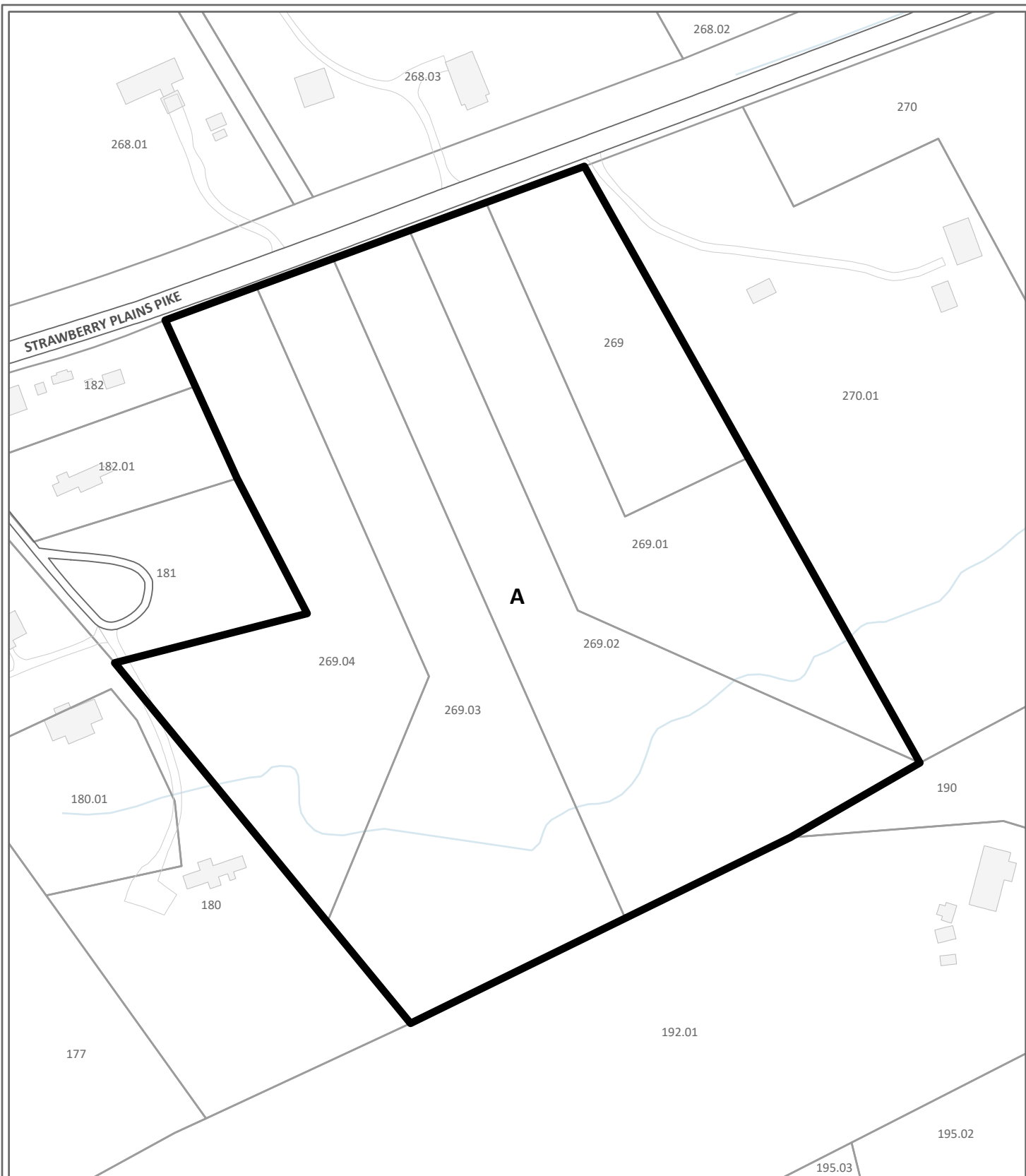
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2026. 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

7-F-26-RZ



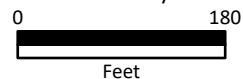
From: A (Agricultural)

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

Petitioner: Joe Davis

Map No: 62

Jurisdiction: County



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

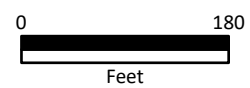
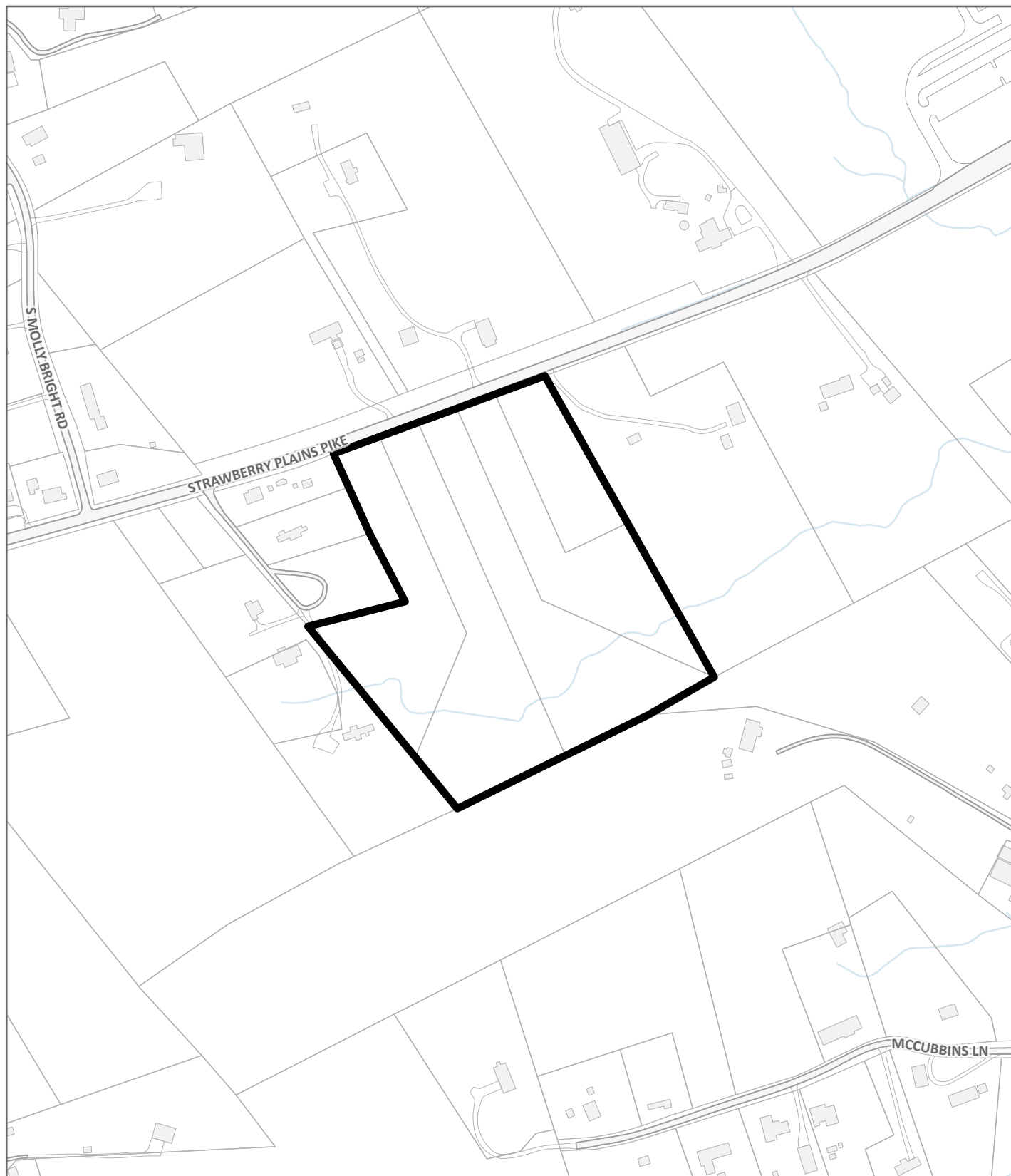


Exhibit A. Contextual Images



LOCATION MAP

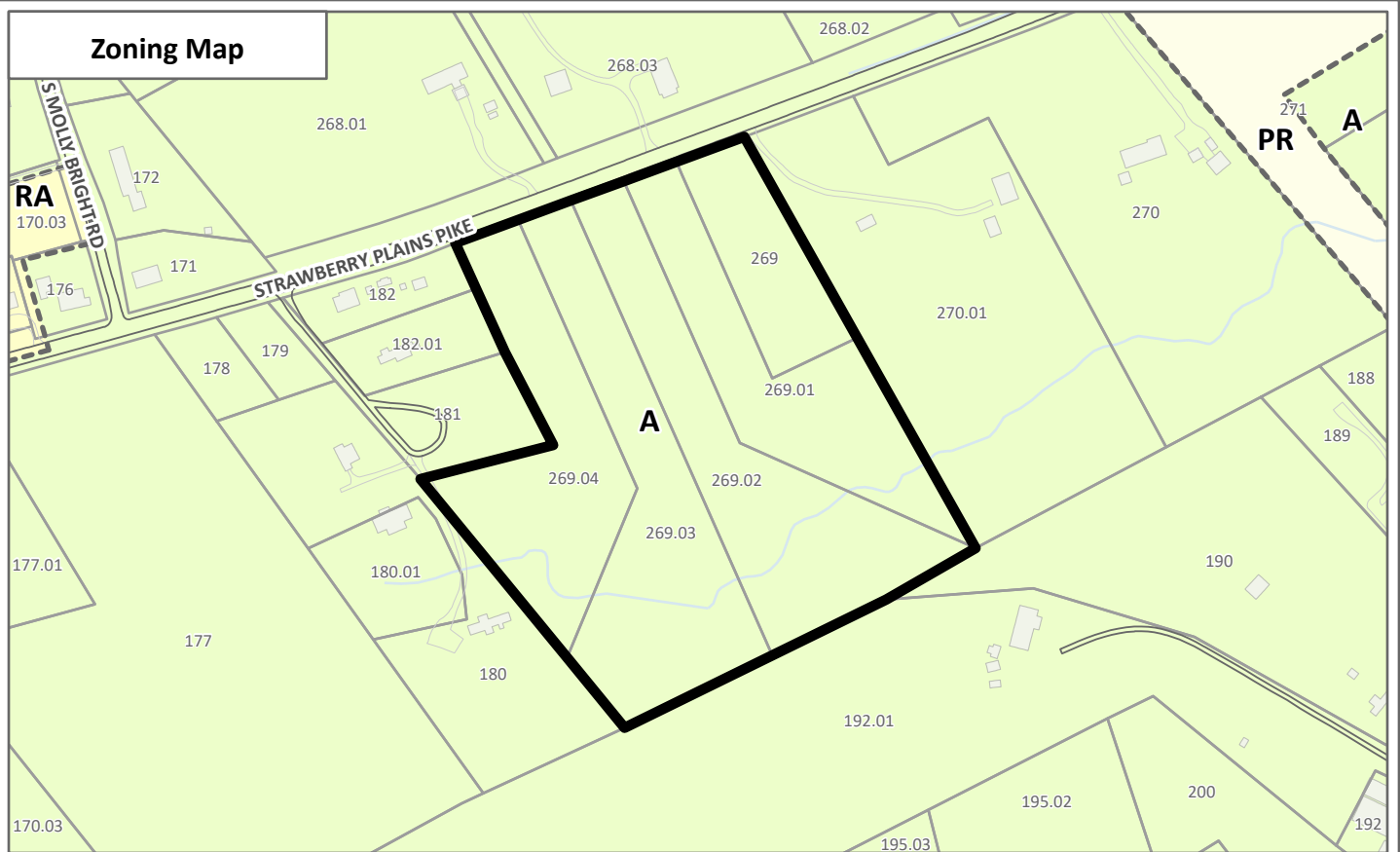
7-F-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

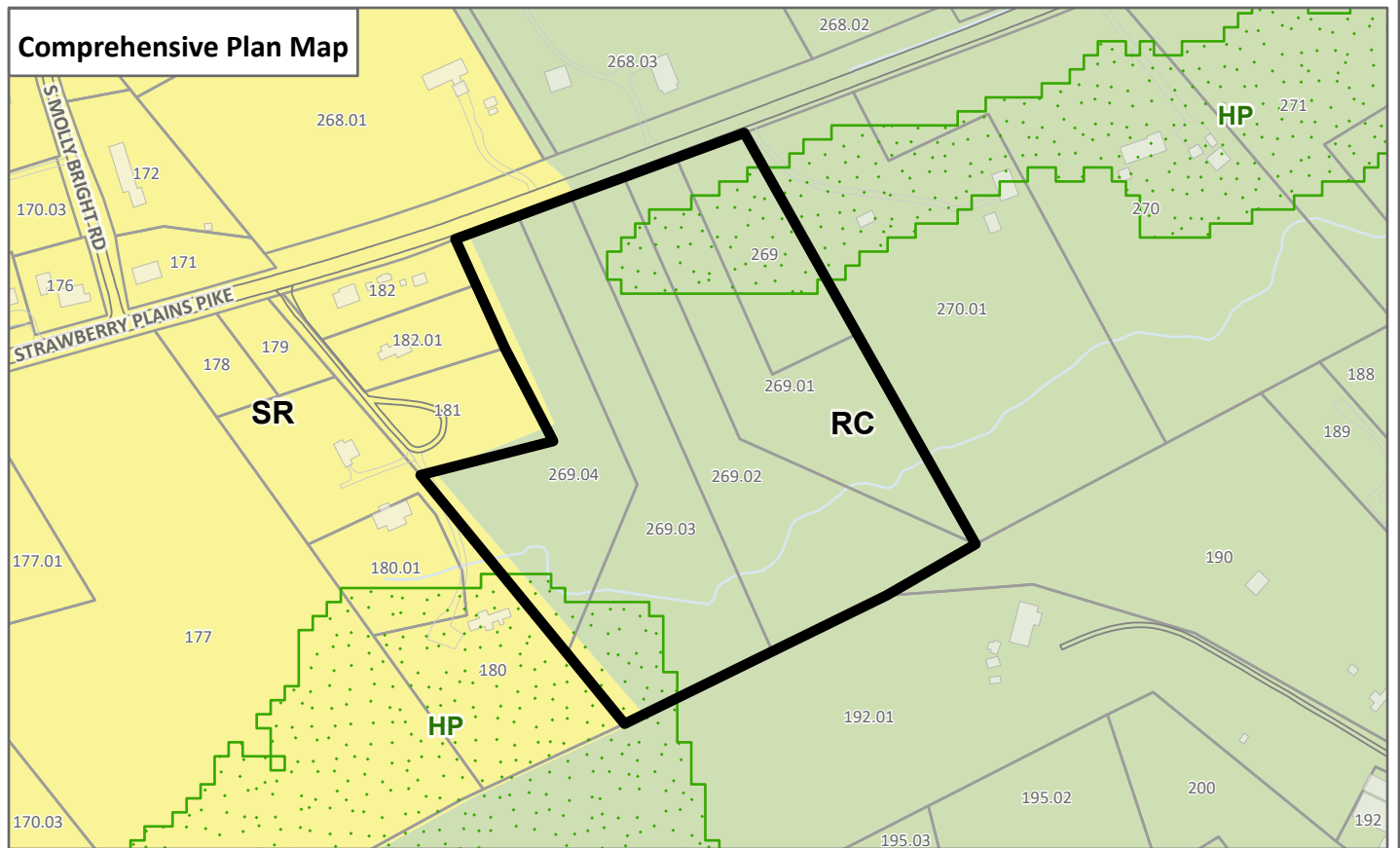
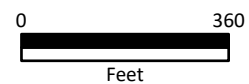


EXHIBIT A, CONTEXTUAL MAPS

7-F-26-RZ



Case boundary



Existing Land Use Map

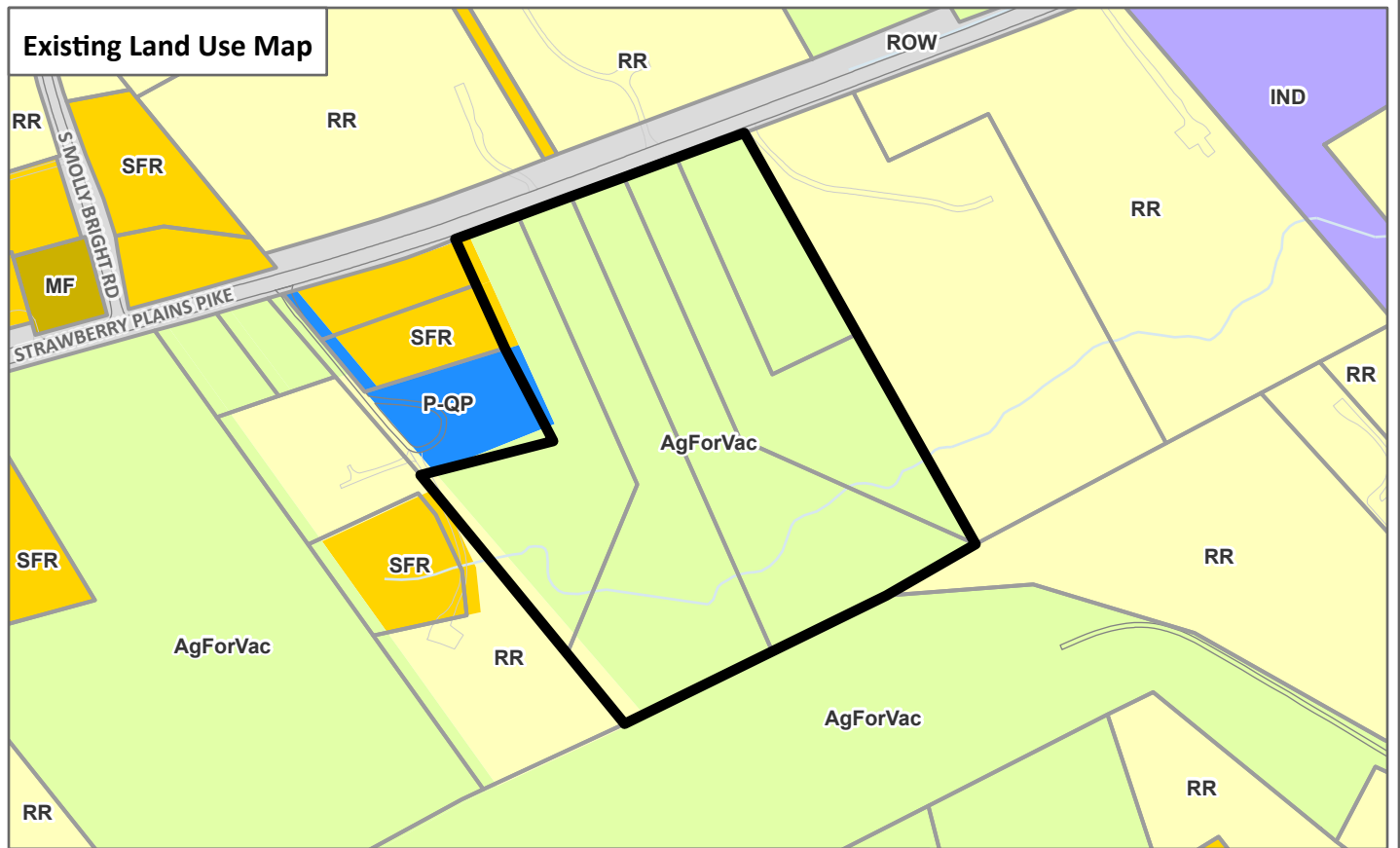


EXHIBIT A, CONTEXTUAL MAPS

7-F-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	13.62		
Non-Hillside	11.44	N/A	
0-15% Slope	0.57	100%	0.6
15-25% Slope	0.78	50%	0.4
25-40% Slope	0.73	20%	0.1
Greater than 40% Slope	0.11	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.18	Recommended disturbance budget within HP Area (acres)	1.1
		Percent of HP Area	51.1%

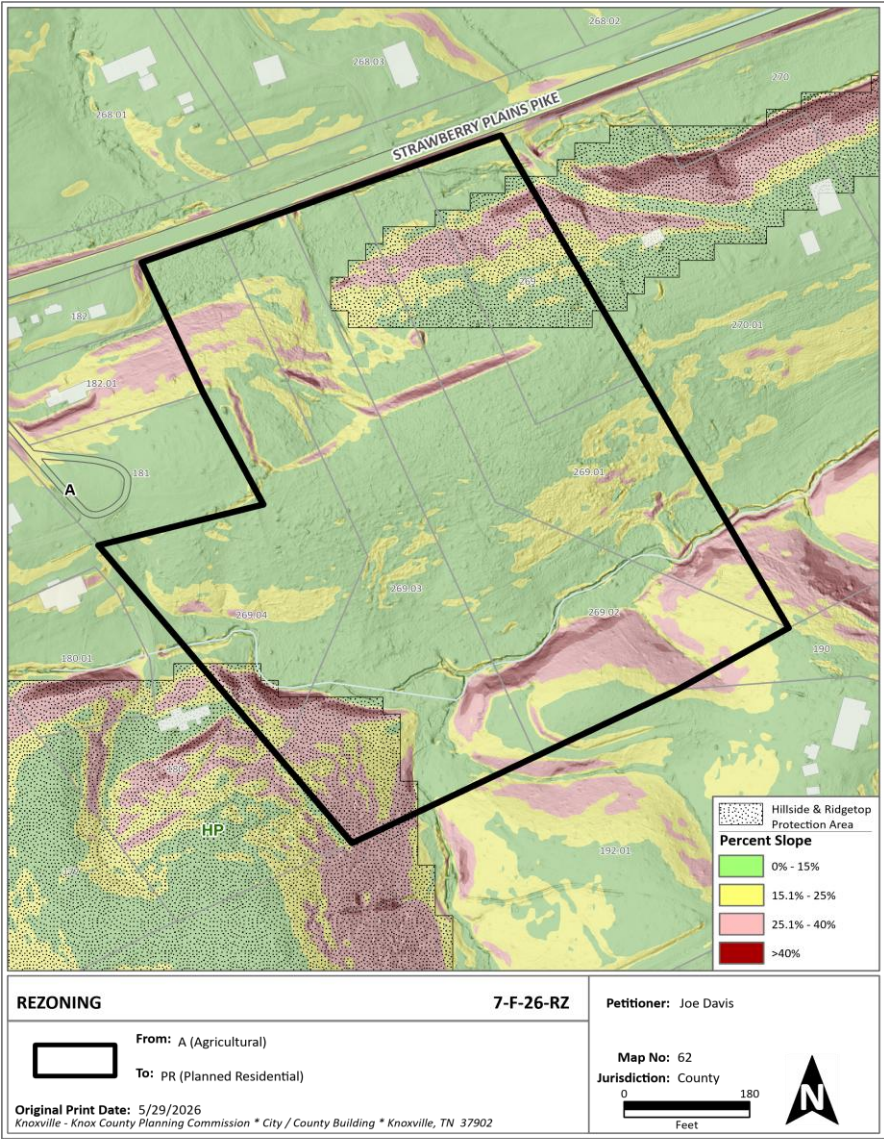
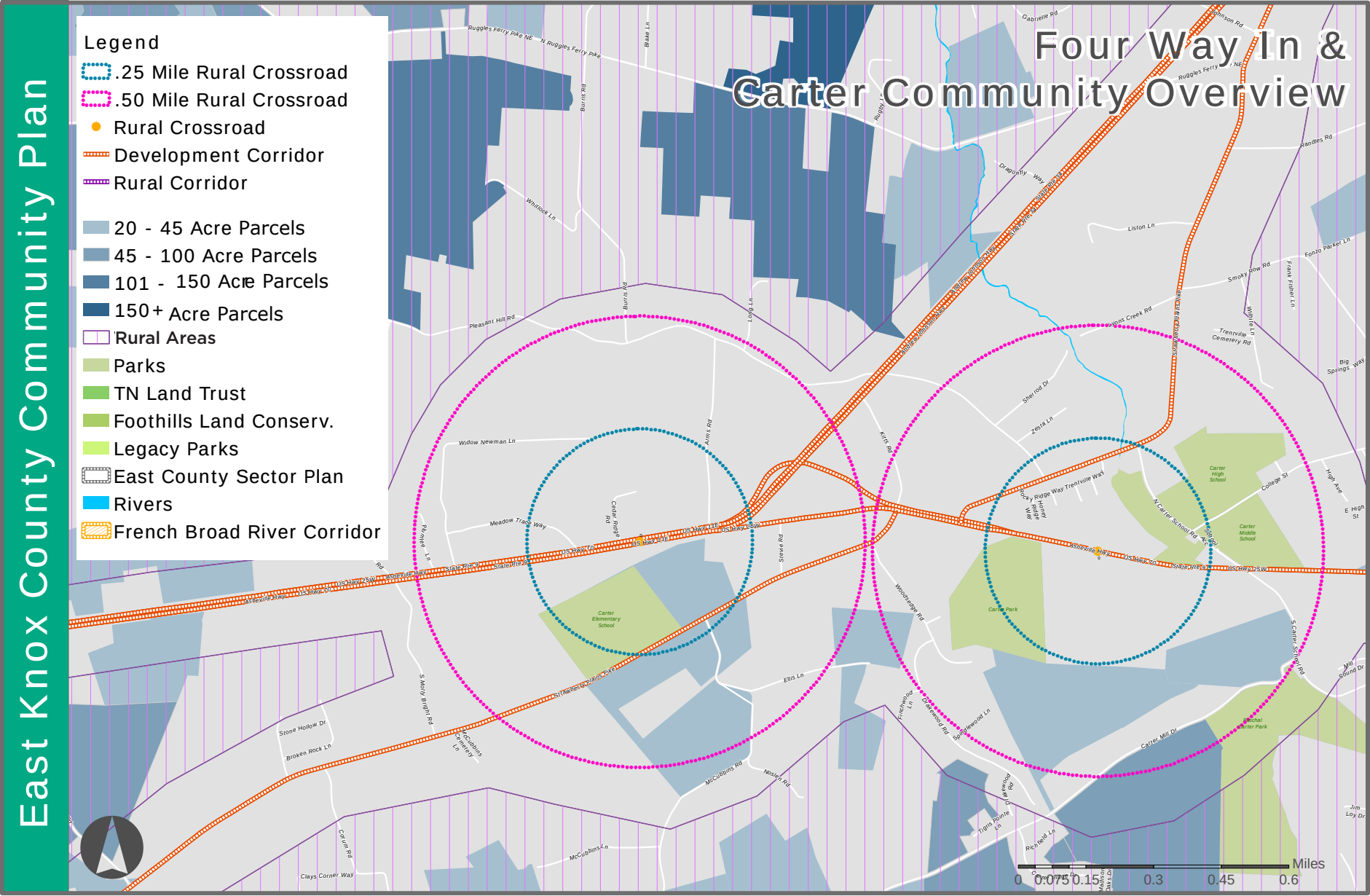


Exhibit B

Figure 40: Four Way In & Carter Community Nodes



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.

06/27/2026

07/10/2026

Date to be Posted

Date to be Removed

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

☐ Yes ☒ No

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

Joe Davis

Digitally signed by Joe Davis
Date: 2026.05.13 15:29:48
-04'00'

Joe Davis

05/13/2026

Applicant Signature

Applicant Name

Date

July 9, 2026

Planning Commission meeting

Public Comments

67 Comments for 7-F-26-RZ and

Linda (37924), June 15, 2026 at 8:52 PM

I have lots of concern with this rezoning so close to the historical cemetery. This cemetery is my husband's family cemetery.

Plus, Strawberry Plains Pike already gets backed up in this same area due to the elementary school.

We only have one grocery store in the area. Lots of concern with bringing lots more families into this area.

Please stop this project. Not the area for that much growth!

Kathy (37924), June 17, 2026 at 11:11 AM

This is protected Rural Conservation land. This property has so many problems that must first be addressed before any blanket approval can even be considered. It has a 150 foot TVA easement that runs straight down the middle of the property. TVA must be involved. There is a creek and wetland on the front of the property. Another creek on the back with a spring. All that must be studied for environmental impacts. There has been many car wrecks right in front of this site that makes it dangerous to even imagine a subdivision coming out of it. There must be a traffic study. It is hillside protected and the lay of the land is a huge hill. That protection must be considered. All around this property is 3rd & 4th generation single family homes. It is completely out of character for this area to drop a subdivision with 68 homes right in the middle of this neighborhood. The land could never fit that kind of development in because of the problems it has. Rezoning this would take away the protection that we were told we would have with the new land use plan. Please deny this rezoning and uphold that plan and the neighbors rights. The Commission should not grant a major density entitlement first and ask the hard questions later. Once density is approved, the process shifts toward forcing the site to accommodate that density. That is backwards. The constraints should be identified first, and only then should the Commission determine whether any increase in density is appropriate.

Lauren (37918), June 17, 2026 at 1:24 PM

Please stop allowing greedy developers destroying Knox County to continue. By allowing this, youre saying youre alright with ruining our community and do not care about the residents.

Lauren L.

Jamie (37924), June 17, 2026 at 5:10 PM

This rezoning is a few feet away from my family cemetery McCubbins and is just through the woods from my 24 acre farmland. The land is hillside and has a creek running through it . Carter elementary is on the opposite side of straw plains pk, where there are traffic backups daily. This community is tired of having large developments ruin 4-way in. We have one grocery store amd one school. Our roads are narrow and filled past capacity. Please do not approve this rezoning.

Beverly (37920), June 17, 2026 at 9:02 PM

Please stop this madness! Knox County is being overdeveloped. This property should be left alone as it is

currently zoned. A big majority of the Commissioners should be thrown out of office, along with the folks in MPC.

Priscilla (37721), June 18, 2026 at 10:27 AM

There is no reason new development should go here. Adding more development to our rural community is dangerous - the infrastructure cannot support it. The roads are small, there are no sidewalks or streetlights, there are food deserts, blind curves, and county planning needs to do better. There is no support for this many new homes, and we are losing too much forest and rural land currently.

Alexis (37924), June 18, 2026 at 1:00 PM

Please do not let developer build these houses. A family graveyard near by does not need this. Strawberry Plains Pike has so much traffic now. Speed limit 45, most cars are doing at least 60 mph. When I go to my mailbox I pray I don't get hit.
SAY NO to this

Tanya (37924), June 18, 2026 at 11:16 PM

This land is currently zoned RC (Rural Conservation) and HP (Hillside Ridgetop Protection), and changing it to PR (Planned Residential) would invite development that does not fit the site or the needs of our community. The proposal for 68 new houses would be on a steep hillside with two creeks/wetland area and a TVA easement running through the middle of the property. This is not a good location for that kind of buildout. The terrain, water features, and protected hillside conditions make this property especially sensitive, and pushing development here would risk damaging the character and stability of the area. Our community is already carrying too much. We do not have the infrastructure in place for more growth like this. We have one grocery store, our schools are already overflowing, and traffic is already horrible on the interstate, Asheville Highway, and Strawberry Plains Pike. During school hours, Strawberry Plains Pike is already difficult to move through. I can't believe that this would pass without additional studies being done and I think a traffic study while school is in session (not during the summer) would immediately stop this. We ask officials to protect this land, respect the current zoning, and reject this rezoning request. Our community deserves planning that does not make daily life harder for the people who live and travel through this area.

Steve (37924), June 19, 2026 at 11:10 AM

Please reconsider all development in east Knox county. With the current increases in housing and the volume of vehicles coming from Jefferson and Hamblen county the roads are just too crowded. I sometimes wait in line for 2 miles at the Holston river bridge redlight heading west now. It's become a miserable experience traveling on strawberry plains pike and Asheville hwy. Adding more housing will just add to the traffic problems. Then you also have the convenience center volume problems we currently have that will increase along with schools. Please do not approve any more housing.

Andrew (37924), June 19, 2026 at 11:44 AM

I am writing in opposition to this rezoning. The traffic is already horribly too dangerous on Strawberry Plains Pike to allow for this. Twice this month I have nearly been run off the road while turning into my driveway, which happens to be only half a mile from this proposal. This road and this area cannot handle the additional traffic until significant infrastructure updates are made. It is far too dangerous for me to turn in and out, so how much more dangerous will it be for me but also for all of the new homeowners in this development with the additional traffic. Please vote no on this rezoning.

Donna (37912), June 19, 2026 at 11:56 AM

Please deny this request for rezoning that 13.64 land. It is protected land that needs to be left as intended. This area is very congested now. When Carter School pick up time happens it backs up. There have been so

many wrecks right in front of there that it is dangerous. Adding a entry at that location for a subdivision across the creek & wetland needs to be studied first. The families that live all around that property have been there for a very long time and this will determinedly impact their property. It would be a shame to force this type of development on the old established neighbors while the plan is in place to protect them. Also there are many problems with the land. It has wetlands and creeks that must be considered. That 150 foot TVA easement will limit much of any desired development to even be considered. That would be like a puzzle trying to fit houses in. It is hillside protected also. Please vote no to this bad request and honor the zoning in place. They knew what the property was zoned before they bought it. They now want to forget about the people that live there and take advantage of them.

Stephanie (37871), June 19, 2026 at 12:22 PM

We do not need anymore housing in this area. One reson is the roads can't handle anymore traffic, as well as the Carter community Schools are already overcrowded. We have one good store and that's food city that barely enough to handle the people we have, then there is Priceless which is a extremely small store that doesnt have half of what the food city does. We don't have many pharmacies and the few we have are already fairly loaded with patients. We just don't have it for all these new homes. Theres already so many more going in. What will the builders and developers, and government officials rather us never have any farm lands or beautiful green pastures. Many of the farm lands are still working farms, and yet new developments keep trying to push them out. We just don't have the room for anymore housing complexes no matter the size or style. Quit trying to take all the fresh air we have and polite it with all the new traffic.. Plus you are also running all the dears out of their home and they have no where else to go to. Just someone grow a pair and stop all this nonsense please.

Kelly (37871), June 19, 2026 at 6:02 PM

To whom it concerns. I am writing to you on behalf of my family and myself. McCubbins Cemetery has been my family's personal cemetery since dating back to the 1800s. I would like to personally invite you to come see our cemetery on the hill. I believe you would find after looking at the property line and the fact some graves only have a piece of slate rock for a headstone that this new construction is not a proper fit. Knox Co is not responsible for any thing to do with the cemetery it is all taken care of by family. The property line is about 15 feet from the last row of graves. Putting homes close is a problem waiting to happen. There will be adults and children that will have no respect for my loved ones final resting place. Once some of the slate rocks are removed or broken we will have no way of knowing who or where it goes. I do hope you will consider this historic family graveyard in making your vote. Strawberry Plains Pike is a 2 lane road. You already have Carter Elementary basically across the street and traffic is horrible every morning getting through that add more cars and it will be a disaster. We would like to see East Knox County grow some but not at the expense of our community. We have 1 red light 1 grocery store 1 drugstore and a hardware store a lot of 1 lane hills and curves roads. I would like to thank you considering a NO vote in our future. Kelly

Guy (37924), June 19, 2026 at 10:24 PM

Enough already, your rubber stamping these subdivisions with any concern for the infrastructure is absolutely ridiculous!!!?

Heather (37924), June 20, 2026 at 12:41 AM

We don't have the infrastructure for everything that is being added out here. We have one grocery store, the schools are overflowing, and the traffic is horrible on Asheville Highway, the interstate, and Strawplains Pike especially when school is in session so we don't need this almost across the street from the elementary school. This particular property is under Hillside Ridgetop Protection. Protect the family cemetery that has been there for decades.

Chris (37924), June 20, 2026 at 8:53 AM

Please deny this rezoning request. The proposal raises serious environmental and infrastructural concerns,

including the presence of protected wetlands, encroachment by TVA powerlines, and inadequate road infrastructure - all of which would directly impact the area across from Carter Elementary. Additionally, a historic family cemetery sits adjacent to the property. While we recognize that growth is inevitable in East Knox County, we urge the commission to require a proactive, community-driven approach before any approval. Specifically, we request a formal community meeting with the developer to review a detailed site plan, ensuring that the proposed placetype is compatible with the surrounding neighborhood and its unique constraints.

Danielle (37871), June 20, 2026 at 9:29 AM

Please stop with the developments in our area. Our community can not handle the amount of people this would bring. Things have already gotten worse from the development that already has occurred. Traffic is horrible, more wrecks than ever, and food city is the only major grocery store we have to accommodate everyone..Carter elementary was rebuilt to because the old school couldn't handle the amount of kids we have now. I foresee portable classrooms again if this continues. Please stop development.

Alexis (37924), June 20, 2026 at 11:07 AM

StrawPlains Pike does not need any more traffic. Please DO NOT CHANGE ZONING

Sarah (37924), June 20, 2026 at 1:43 PM

I strongly oppose this rezoning request. Strawberry Plains Pike is already experiencing increased traffic, congestion, and noise, and the existing two-lane road infrastructure is not adequate to support the additional vehicles that could result from approximately 68 new homes. Multiple apartment and condominium developments have already been built or approved within a mile of this location, further increasing density and placing added demands on local infrastructure.

Our community's services have not kept pace with this growth. Residents are served by limited commercial amenities, including only one nearby grocery store. This proposal could also place additional strain on local schools, including Carter Elementary, by bringing more school-age children into an area where educational resources, staffing, and classroom capacity must already meet the needs of a growing population.

The proposed rezoning is inconsistent with the established character of the surrounding community and undermines the purpose of the Rural Conservation designation. I urge the MPC and County Commission to deny this request and preserve the current zoning.

A pdf letter has been attached.

[View Attachment](#)

Kelly (37871), June 21, 2026 at 2:47 PM

To whom it may concern, I am writing this on behalf of the rezoning on StrawPlains Pike. My family has a family cemetery McCubbins with graves dating back to the 1880s to present. A lot of the headstones are just slabs of slate rock. The cemetery is no financial burden to Knox County it is maintained by family. If this rezoning is passed a part of the property line will be about 20 feet from the last row of graves. I invite all of you to come see our cemetery and how close to the property line it will be. With the building of 68 or more houses comes adults and children that will show no respect for our loved ones final resting place. There is no ledger of information on each person. The family just knows who is where by the slate rock. The final resting place for my loved ones is on the hill and is quiet and very peaceful. I am asking you to let it stay that way. Please place one family's history before one mans greed. Just vote NO

Harold (37871), June 22, 2026 at 2:28 PM

We literally just voiced our concerns about a different area being rezoned, and thank God we stopped it. We don't want our community to become overcrowded with houses and/or apartments. We don't want or need our schools to be overcrowded either.

We don't want any more growth than what has already happened. We don't want our beautiful country community ruined like we've watched happen in Sevier County because of all the development.

Michael (37924), June 22, 2026 at 2:46 PM

I would just like to voice my concern on 7-F-26-RZ. This is highly inappropriate to go against all of the codes put in place to protect this land and should NOT be rezoned for commercial building purposes for a developer. This land holds immense value and importance to the community and the wildlife that inhabits its with its two creeks and a wetland. The vote should be NO to rezoning this property. Thank you for hearing comments. I will be at the meeting to be heard on this matter as well.

Brenda (37924), June 22, 2026 at 6:45 PM

This area is the last part of Strawberry Plains Pike before you get to the elementary school that has not been rezoned for subdivisions. It still has the charm of the country. The homes all the way around the property are single family homes. Many have been there for generations. It is completely out of character to rezone this Agriculture property. Even if you look forward to the new place types that were to protect the land it is not compatible. No way can 40 or 50 percent of that land be open space. The property has wetlands on the front and back. It is hillside protected and has a TVA easement that dominates the use because it runs straight down the middle. Placing any more than one house per acre would be wrong for this property. It needs to remain the zoning that matches everything around it. These people knew what the zoning was when they bought it. For them to just decide that they can rezone it and completely change the established character of the neighborhood is beyond wrong. Please see this for what it is and deny this request and preserve the character of the community.

Diane (37924), June 24, 2026 at 9:42 AM

This is one of the worse cases of rezoning of a property that I have ever seen. The neighborhood all the way around this property is nothing but single family homes. This would completely change the intended plan for this area. The new planning that we have been hearing about was to protect areas just like this one. It makes NO sense to change this zoning so drastically to accommodate the developer against the neighborhood and the zone. It would destroy the last part of Strawberry Plains Pike all the way from the interstate, that does not have a new subdivision, before you pass the school to the end of Four Way Inn. The last look of a rural countryside. Everything else has already been changed. Please do not approve this rezoning. Just because someone owns a property does not give them a right to expect they can completely change a neighborhood. They bought it as Agriculture and it should stay that way. They have all the same rights that every other property owner has. They do not have more. Please see these facts and vote no.

Jan (37924), June 24, 2026 at 10:02 AM

This is a bad attempt for rezoning property that has so many things wrong with it that it should not even be considered. Hillside & wetland protected. Large TVA easement running the full length of the property. Any construction on that hill will impact those neighbors drastically with run off. One person said that the developer has already rutted and marred up a historically old family burial ground dragging out old forest trees from the back of the property. On the other side there is a old house that dates back to the 1800s. This was one of the first places settled in this area. I heard that the spring in the back of that property ,up for rezoning, was a main source of water for the early settlers of this area. All that needs to be considered and protected. Allowing the rezoning would be wrong. Please do not even consider doing anything but straight out denial. Thank you for protecting what is left of this area. It should remain the zone just like the surrounding area.

James (37924), June 24, 2026 at 10:16 AM

This land on Strawberry Plains Pike is not appropriate for rezoning and should remain zoned as Agriculture. It is steep hillside with wetlands and creeks running at the front and back of the property. High density housing

in the middle of this community would be detrimental to the residents who have lived here for decades. This would damage our local ecosystem and negatively impact our surrounding farmlands.

Aaron (37924), June 24, 2026 at 10:23 AM

This is a horrible location for a subdivision. Strawberry Plains Pike is already very dangerous and congested in this area. There have been several fatal wrecks right in front of this property because the road is so bad. It would be careless to allow a developer to build a subdivision here. Please vote no and protect our community!

Erwin (37924), June 24, 2026 at 10:38 AM

This is not an appropriate site for a subdivision. This is agricultural land surrounded by old family farms and historic homesteads. A subdivision does not fit the character of the area.

There is a history of many fatal accidents in front of this property. A pedestrian was run over and killed on Strawberry Plains Pike near here not long ago. This is not a suitable location.

Please listen to the longtime residents and farmers that have lived on and worked the surrounding land for generations and say NO to this developer.

Melony (37924), June 24, 2026 at 11:14 AM

Please do not rezone this property ! This is completely out of character for this area and will ruin it. It is unfair to expect to have a property like this with so many outstanding problems create more for the neighborhood.

The road is dangerous right in front of it and I have come up on many accidents right there. It is a parental zone so the kids have to walk to school with no sidewalks. That is a scary thought on its own !

Nicky (37924), June 24, 2026 at 11:26 AM

This is so out of character for this area. No way should this even be considered. Just because someone decides to try and profit off the neighborhood does not mean that they have the right to change the zoning to get it. This is just greed. That landowner that is really behind this lives far away from this area. They have a beautiful spread that no one can even get close to doing what they are trying to do against our neighbors. They even want it named after them. Please vote no and preserve the intended protection of the rural neighborhood. Once the land is gone its gone. Thank you

Neil (37924), June 24, 2026 at 11:34 AM

This location should not even be considered for rezoning because it is right in the middle of single family homes. It would stick out like a sore thumb and ruin the rural community there. The protection is written in the zoning. Please stick to it. Over 500 homes are being built within a mile of this property right now. The neighborhood need protection. Please see this for the mess it will create and vote no.

Jessica (37924), June 24, 2026 at 11:36 AM

I am writing to ask the Planning Commission to vote no on rezoning 0 Strawberry Plains Pike, Case 7-F-26-RZ. I travel through this area daily. This road and surrounding area cannot safely handle another subdivision. Traffic is already becoming a problem in this part of East Knox County, especially with all the new growth happening nearby. Strawberry Plains Pike is not a road that needs more driveways, more turning traffic, more school traffic, and more runoff problems added to it.

I am also concerned that once agricultural land like this is rezoned, the character of the area is permanently changed. This property is not flat open land. It has steep terrain, drainage concerns, and sits near older homes and a cemetery. That should matter.

Growth in this area is already more than enough. Every piece of land is not suitable for a subdivision. This particular property should stay agricultural.

Please vote to deny this.

Alexandria (37924), June 24, 2026 at 1:37 PM

This tract is not an appropriate place for increased residential density. It has remained A/Agricultural because that zoning fits the physical character of the land and the surrounding rural-residential area. The property is steep, includes sensitive drainage conditions, and is designated Hillside/Ridgetop Protection. There are creeks, wetlands, and stormwater concerns at both the road frontage and rear portions of the property, and the tract is also adjacent to long-established rural settlements and McCubbins Cemetery.

This should not be treated as a simple 'more housing is needed' case. MPC records already show substantial residential growth in this same immediate area surrounding Strawberry Plains Pike with well over 900 residential units/lots already under construction, approved, or moving through development review in the immediate surrounding area before adding this proposed rezoning.

Given the amount of residential development already being added nearby, general housing demand should not be used to justify rezoning this specific constrained parcel. The question is not whether housing should exist somewhere in East Knox County. The question is whether this particular steep, environmentally sensitive, historically rural agricultural tract should be rezoned from Agricultural to Planned Residential. For this parcel, the answer should be no.

Please vote to deny the rezoning.

[View Attachment](#)

Sandra (37871), June 26, 2026 at 10:42 AM

Please stop changing our agricultural land and trying to convert it to being city, we do not need more housing in the strawberry plains area, the traffic is horrible and our schools are over crowded.

ellen (37924), June 26, 2026 at 4:31 PM

WE DO NOT NEED MORE SUBDIVISIONS IN THE CARTER COMMUNITY!!!! Stop this madness. We do not want this in our community.

Jacob (37924), June 26, 2026 at 4:43 PM

Why would the MPC approve such an obviously bad plan against this neighborhood. If this is approved SOMETHING IS VERY WRONG. Please listen to that community and do the right thing.

Ruby (37924), June 26, 2026 at 4:55 PM

This is not the right fit for this location. I am very concerned that too much development is being pushed through without enough thought for the people who already live here. Please deny this rezoning.

Chris (37924), June 26, 2026 at 5:07 PM

This is clearly a terrible place to put a subdivision RIGHT NEXT TO THE ELEMENTARY SCHOOL where traffic is already awful. Please listen to our community and deny this request for rezoning. This is a BAD LOCATION.

Paul (37924), June 26, 2026 at 5:27 PM

I oppose this rezoning request. Increased density is not compatible with the surrounding historic homesteads, farms, and family cemetery adjacent to this property. Please listen to the overwhelming number of longtime residents telling you to deny this.

Randy (37924), June 26, 2026 at 5:52 PM

Four-way inn can't stand to absorb any more high-density housing. It is not the right of any and every developer that can buy a few acers of woods to come and get a blank check to destroy the rural character of our neighborhood and throw up massive seas of ticky tacky houses. We do not want this developers project in

the carter community. Please stand with us and deny this rezoning. This land needs to stay zoned agriculture because that is what is appropriate. Over development is destroying our neighborhood.

jeremiah (37924), June 27, 2026 at 8:56 AM

This land is zoned agricultural and is under hillside/ridgetop protection. This property cannot accommodate high density housing. It is STEEP with numerous streams, wetlands, and springs. It is RIGHT NEXT TO McCubbins cemetery with the graves of some of the first original settlers in this area. There are old historic homesteads with 4th generation residents abutting this land. It dumps right into Strawberry Plains Pike next to Carter Elementary which is a two-lane road with no shoulders that is very heavily congested as is. This land is in the parental responsibility zone for Carter. It is dangerous trying to pull in and out of my road on to Strawberry Plains Pike right down the road from this property. There are no sidewalks on this side of the school and a history of lots of wrecks. I have to put my turn signal on way in advance just to go home turning off of Strawberry Plains Pike. It is scary looking in my mirror at what semi-trucks might be coming and hearing them lock up the breaks and slide. Please deny this rezoning. Keep this property agricultural.

Katherine (37924), June 29, 2026 at 2:13 PM

Spot zoning in Tennessee is the practice of reclassifying a small parcel of land to a zoning category that fundamentally differs from the surrounding area. Because it often singles out one property owner for special financial benefit while harming neighbors, it is generally illegal in Tennessee. These are 5 separate parcels that Axiom is wanting to rezone as a whole. 062269, 0622691, 06226902, 06226903 & 06226904. They are separate and should be seen that way. This is spot zoning right in the middle of a rural neighborhood surrounded entirely by single family homes. The laws are there to protect the landowners from this type of development. The MPC should honor that. The MPC should see that this is a terrible attempt to take financial profit where it is not allowed from that land use. Please follow this protection and vote no to the rezoning request. This area should remain Agriculture just like ALL the surrounding properties. Do not spot zone. This is just wrong!

Todd (37924), June 29, 2026 at 5:50 PM

I am deeply against changing the zoning from a Rural Conservation property into a Planned Residential. Morally , it is wrong changing zoning for ANY CONSERVATION land for the sake of developers. This is the absolute wrong approach and path any Planning Commission can do. Once that happens then there is no stopping ruining Rural Conservation and preserving land. Once these areas are gone that is it. SAY NO to this rezoning and do the right thing.

Sabrina (37924), June 29, 2026 at 9:45 PM

Please do not rezone this! Not only is it right next to a school, there is a historic cemetery there also. There is NOT enough infrastructure for the current community population. Strawberry plains is only a 2 lane road. McCubbins is barely 2 lanes. Not to mention, there is no support system close by for any treatment for the mentally ill or more family housing. All the schools are full. In addition, it's not accessible to foot traffic to get to stores and places to work.

Frank (37924), June 30, 2026 at 11:44 AM

This is an attempt to get parcel specific spot zoning for financial gain by a developer. This would benefit a developer and shift the burdens onto the surrounding property owners and community. The developer has five parcels on that property that they want to be looked at as one. Whole or divided this is still spot zoning. They can try and meet the same requirements as every other property owner under the Agricultural Zone for their development. Because of all the outstanding problems with the land that must be held for one house per acre. If not possible under the code, then they must reduce that because of the hillside protection, wetlands protection, and that huge TVA easement. Tennessee courts define spot zoning as singling out a small parcel for a use classification different from the surrounding area, for the benefit of the owner and detriment of others. "The very antithesis of planned zoning" (See Grant v. McCullough case). Approving this isolated parcel specific upzoning would create a record of arbitrary and capricious spot zoning rather than lawful

comprehensive planning. This rezoning cannot be justified. In a meeting last night with the neighborhood and an attorney we have decided that if approved we will take it to court. Please see this for what it is and deny the rezoning. Protecting this rural neighborhood is your job.

[View Attachment](#)

Erick (37924), July 1, 2026 at 9:24 PM

Please deny this request outright. Do not create extra benefits that are not already associated with the agriculture zone. This developer should not be granted favoritism or special variances from the MPC just because he recently bought a piece of property. This is an old established neighborhood on all 4 sides of this property with farms and wildlife. GIVE NO VARIANCES FOLLOW THE ZONING LAWS. This is a classic case of a greedy developer wanting spot zoning. You are not entitled to a blank check with any zoning you want just because you buy a piece of property. Hold this owner to the zone he bought into. Protect the comprehensive neighborhood plan for saving our farmlands.

Francis (37924), July 1, 2026 at 9:38 PM

This is not a good idea for so many reasons. Use your intelligence and see this for the very bad idea that it is. Reject this developers attempt to completely change the vision of a whole neighborhood. Protect the property rights of this rural neighborhood because it is the right thing to do.

Nan (37924), July 1, 2026 at 9:48 PM

I urge the MPC commissioners to remember that once the farmland is developed, it is gone forever. Your job is to protect as much as possible for future generations. Rezoning this property would ruin the rural characteristics of this area. That would be a travesty against the people, and it also goes directly against the comprehensive plan that we were told was put in place to protect us.

Todd (37924), July 1, 2026 at 9:59 PM

This property should remain agriculture. There is no reason why this should even be considered.

Jeff (37924), July 2, 2026 at 8:16 AM

Vote NO to rezoning this property. This request should not be considered. This property has many sensitive ecological issues and is on a very congested dangerous 2 lane pike right next to our already overcrowded elementary school. This community cannot handle increased density in this location.

Andrew (37924), July 2, 2026 at 8:35 AM

Did some basic math on this property that the developer seeks to rezone. So there are 5 parcels to consider here. Each parcel has its own number and identity.

First one 062269 is....1.45 acres that's 1 house

0622691 is 2.65 acres..... 2 houses

0622692 is 3.35 acres..... 3 houses

0622693 is 3.59 acres..... 3 houses

0622693 is 2.65 acres..... 2 houses

That adds up to 10 houses allowed on these Agriculture zoned lands and he wants 68! That is if he can get around the hillside protection, wetland protection, & the large TVA easement. He should be held strictly to that number. This developer should not get any special treatment of any kind to profit off that neighborhood.

Allowing rezoning will raise serious questions because it would fail in a court of law. Study the zoning law on spot zoning and vote no because it goes against the plan.

Andrew (37924), July 2, 2026 at 11:33 AM

*Sorry, that is 11 possible houses. I left out the one right in the TVA easement since you cannot build in the right of way.

Christine (37924), July 4, 2026 at 7:55 PM

Please stop the senseless building in this quiet area. The roads cannot handle it, our neighborhoods cannot handle it and the wildlife has been displaced as it is. This is just greed on the part of these builders. They do not take into consideration what it does to the longtime residents. We moved to this side of town for the quiet, less traffic and less crime. Not infrastructure studies have been done, Strawberry Plains is a 2 lane road, not meant for all this traffic. When the new apt complex opens it is going to be pandemonium with the influx of all the new tenants as it is. Please consider what the residents want and not your pocketbook!!!!!!

Hannah (37721), July 6, 2026 at 7:01 PM

The roads, schools, etc do not have the capacity for this many more homes/apartments nor do we want this in the area

Erin (37871), July 6, 2026 at 7:07 PM

We do not need or want anymore apartments, subdivisions, or huge encroachments in this area. We're already over populated and this will bring in too much traffic, not to mention we are slowly destroying the area.

Sarah (37721), July 6, 2026 at 7:11 PM

The infrastructure can not handle the amount of homes nor does the community want anymore developments. The planning commission must get their pockets lined by these mass developers buying all the land. Locals can not afford the property because it's being mass inflated to line their pockets for greed. This is absolutely ridiculous no community notification! This needs to stop. The schools are over run and can not handle anymore

Monica (37924), July 6, 2026 at 7:58 PM

I live in this community. I don't want this new construction for more buildings in an already crowded area. We have overcrowding in the schools as well as too much traffic for the size of the roads in this community. It's already been determined the prices for these new neighborhoods are too expensive for this area. That the cost doesn't appeal to anyone already living in this community. I've spoken to several different people in our community. Every person I've spoken with despises all the new homes, apartments being built. None of the community members want this. It's like this is being discussed without letting the community know. Well when do we vocalize our dislike for the new construction. We are ignored!! It's our community. We are the actual people having to adjust or try to move in an already extremely unstable economy. Our community would appreciate if whomever could find a different community that is willing as we are not.

Danielle (37871), July 6, 2026 at 8:53 PM

Our community can not handle the amount of development that is purpose. Wrecks have increased. We only have one major grocery store to accommodate everyone. Our Carter schools were just remodeled to get rid of portable class rooms. This development is going to cause the portable class room to be used again. We as a community do not want this. Please respect our wishes, you do not live here we do.

Gary (37924), July 6, 2026 at 9:17 PM

Don't do this to that community. They can't keep taking on thousands more people pouring onto their roads and into their school.

Betty (37924), July 6, 2026 at 9:31 PM

There has been far too many rezonings in the Carter Community lately. No infrastructure to support it. Please slow down and realize that when the Agriculture land is gone it is gone. Subdivisions can go anywhere but when they are allowed to go right in the neighborhoods they destroy the peace and property value. It is unfair to do that to the people that look to you for protection. Weigh carefully when you decide to take away that protection. There are three coming to you right now all in the Carter Community. Save what you can. Protect the people from the greed of the developers that are swooping in to make profit off everyone they can. Uphold the new Comprehensive Land Use Plan and save the Rural Conservative designated lands and do not rezone them. These maps were made by dedicated people who spent a great deal of time and effort to get it right. Please trust that they knew what they were doing. Think hard before you let our rural land go.

Jamie (37924), July 7, 2026 at 11:24 AM

We cannot absorb the consequences of this assault of rapid development. The impacts are being minimized on paper. This area has major traffic, school capacity, infrastructure, and quality of life concerns yet this rezoning is being considered as if our objections are background noise. The Carter Community residents are being treated like an obstacle to be managed by the MPC. We are the people who live with the consequences after the developers leave. These greedy developers won't stop until there isn't a single patch of woods left. Stop giving them blank checks to do whatever they want to us. Stop allowing piecemeal spot zoning that is outpacing the resources we have in our community!

Matt (37924), July 7, 2026 at 9:59 PM

Dear Commissioners, The property FILE #: 7-F-26-RZ will soon come before you to request rezoning. This property is considered special just like all the other Rural Conservative zones are. They were intended to save the rural neighborhoods and farmlands beauty. They are to be conserved. To conserve means to protect something from harm, decay, or waste, and to use resources carefully and efficiently. This new property owner/ developer has the same rights just like all the surrounding properties have. He does not deserve more just because he wants more. He knew the zoning when he purchased it. This is all for one man making commercial profit and nothing for the residents but pain. This is plain wrong and shows preferential treatment. A complete stranger that wants to erase the country atmosphere that those people have lived in, loved and raised their families in. Protect the Agriculture Zone like the New plan directs you to do. Conserve this set aside land for the future because it's the right thing to do. No need to be hasty. Please protect the people. That would be doing a good job.

Jack (37924), July 8, 2026 at 5:56 PM

Please listen to the neighbors and deny this developer's request to rezone these farmlands. The animals & wildlife are the real losers. We are destroying our scenic countryside putting money in developers' pockets. Stop before it's all gone and we just look like the city.

Linda (37924), July 8, 2026 at 7:16 PM

Please deny this request. Developers should not be granted special privileges that other individuals are not granted. This property should remain agriculture. Traffic is already horrible in that area when school is open. We live here, deny this request and show us you care what the neighborhood wants!

Cole (37924), July 8, 2026 at 11:39 PM

Slow down with all these approvals for rezoning. This one is a bad request. Too many things against this one with that TVA easement, wetlands and hillside protection. It's a nightmare on paper and worse to look at it from Strawberry Plains Pike. Right in the middle of an old neighborhood and would destroy the whole character there. Just a shame to imagine it happening to those folks. Greedy uncaring money hungry developers. Do turn this one down please. It would be an unexpected pleasure for you Commissioners to choose to support the neighbors for a change. They really do deserve it.

Ben (37924), July 8, 2026 at 11:52 PM

This is one of the worst attempts to take advantage of a rural country neighborhood that I have ever heard of. I looked up spot zoning, and I am convinced that that is exactly what this amounts to. Why go out of your way to support this kind of raw deal. It would mess up that country neighborhood just to give a greedy developer the green light to use it commercially to make big bucks while he sticks it to the people. Wake up and do the right thing this time Commissioners. Your job is to protect as well as to be conservative about changing the zoning. When the land is given over to ruin then ruined it will be. Do your part to uphold the vision and beauty left in Knox County for all of us.

Douglas (37924), July 9, 2026 at 12:27 PM

We do not have the infrastructure for all of the developments that keep being put in our area and the traffic is horrible. Vote no to this rezoning.

July 9, 2026

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

The Planning Commission met in regular session on July 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		

Present, not voting: Rich Levenson, Wala Habiby

31. JOE DAVIS

7-F-26-RZ

0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

Joe Davis, 9413 Mill Sound Dr., Strawberry Plains, TN

Katherine Atkins, 8408 Strawberry Plains Pike, Strawberry Plains, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County

Item No.

File No.

Comprehensive Plan and the surrounding area, subject to one condition.

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

**MOTION CARRIED 7-3 (NO: GILL, PEREZ, BUTLER).
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:
LOKR0559467

Order Status:
Submitted

Classification:
Public Notices

Package:
General Package

1 Affidavit:
7.50

Total payment:
214.56

Payment Type:
Account Billed

User ID:
L0013876

External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
July 17, 2026 9:48:40 AM EDT

Amount:
214.56

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR05594670

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on August 24, 2026, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit knoxplanning.org/agenda or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.

REZONINGS

6-A-26-RZ – LEMAY & ASSOCIATES – 0 Harbor Crest Way. Proposed rezoning. Property located southeast side of Harbor Crest Way, east of S Northshore Dr. Planning Commission Action: Approve RA (Low Density Residential).

7-C-26-RZ – LANDMARK ENGINEERS SURVEYORS LLC – 7843 Old Clinton Pike. Proposed rezoning. Planning Commission Action: Approve RB (General Residential).

7-E-26-RZ – REECE VALERIANO – 0 Andrew Johnson Highway; 0 Sherrod Drive. Proposed rezoning. Property located south side of Andrew Johnson Hwy, northeast of Pleasant Hill Rd. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac, with 2 conditions.

7-F-26-RZ – JOE DAVIS – 0 Strawberry Plains Pike. Proposed rezoning. Property located south side of Strawberry Plains Pike, north of McCubbins Ln. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac, with one condition.

7-H-26-RZ – NED FERGUSON – 8322 Collier Rd. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential).

7-I-26-RZ – KEN BOWMAN – 9664 Middlebrook Pike. Proposed rezoning. Planning Commission Action: Approve CA (General Business).

7-L-26-RZ – MICHAEL GIRARD – 0 Byington Beaver Ridge Rd. Proposed rezoning. Property located northwest side of Byington Beaver Ridge Rd, north of Oak Ridge Hwy. Planning Commission Action: Approve PR (Planned Residential) up to 12 du/ac.

7-M-26-RZ – DAVID AND BRENDA SIMMONS – 6700, 6918, 7115 Roberts Road. Proposed rezoning. Planning Commission Action: Approve the PR (Planned Residential) up to 2 du/ac, with two conditions.

ORDINANCE AMENDMENTS

3-A-26-OA – KNOXVILLE-KNOX COUNTY PLANNING – Consideration of amendments to the Knox County Code, Appendix B, Article 6, to align public noticing requirements with recent state law changes.

July 21 2026
LOKR0559467

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SCHEDULE FOR AD NUMBER LOKR05594670

July 21, 2026

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This case is scheduled to be heard by County Commission on **August 24, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. The item will be postponed or withdrawn if you are not represented.**

Defer to
September

Drucilla Stills

From: Joe Davis <joedavissellshomes@gmail.com>
Sent: Sunday, August 23, 2026 5:36 PM
To: Commission
Cc: Gina Oster
Subject: [External]Application request to postpone 7-F-26-RZ

Madam Chair,

Please consider my request to postpone 7-F-26-RZ to give me more time to talk with the surrounding community and to understand their concerns.

Thank you,
Joe Davis

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Defer to
October

From: Benjamin C. Mullins <bmullins@fmsllp.com>
Sent: Wednesday, September 16, 2026 2:40 PM
To: Terry Hill; Drucilla Stills
Cc: Joe Davis
Subject: [External]Postponement of Agenda Item 8 (7-F-26-RZ)

Madame Chair,

A couple of Commissioners noted that while this matter was postponed from last month by the applicant to meet with the neighbors, that meeting did not occur. Now that I am involved, it was suggested to me that we should schedule that meeting before the zoning, especially in light of our request to reduce the density from 5 du/ac to 2.5 du/ac. I've spoken with Commissioner Thompson, and he will not oppose the postponement and will also help facilitate the neighborhood meeting.

Please defer this matter from the September 21, 2026 agenda until the October 19, 2026 zoning meeting so that we may conduct a neighborhood meeting relative to the zoning and our amended request.

Please let me know if you have any questions.

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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