



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 8-B-24-RZ **AGENDA ITEM #:** 10  
 8-B-24-PA **AGENDA DATE:** 10/3/2024

POSTPONEMENT(S): 8/8/2024

▶ **APPLICANT:** BENJAMIN C MULLINS

OWNER(S): Julia Anderson DeBord

TAX ID NUMBER: 132 036 [View map on KGIS](#)

JURISDICTION: Commission District 3

STREET ADDRESS: 8801 GROSPPOINT DR

▶ **LOCATION:** West of terminus of Grospoint Dr, east of Ebenezer Rd, south of Kingston Pk

▶ **TRACT INFORMATION:** 6.58 acres

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

ACCESSIBILITY: Access is via a 50-ft wide ingress and egress easement leading to Grospoint Drive, a local street with a 24-ft pavement width within a 58-ft right-of-way

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** SR (Suburban Residential), HP (Hillside Protection) / PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** BP (Business Park), SR (Suburban Residential), HP (Hillside Protection) / OB (Office, Medical, and Related Services), PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** 4 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, this is an extension of the plan designation and zoning.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - SR (Suburban Residential), HP (Hillside Protection) - PR (Planned Residential)

South: Agriculture/forestry/vacant land - SR (Suburban Residential), BP (Business Park), HP (Hillside Protection) - OB (Office, Medical, and Related Services), PR (Planned Residential) up to 4 du/ac

East: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Protection) - PR (Planned Residential) up to 4 du/ac

West: Agriculture/forestry/vacant land - BP (Business Park), HP (Hillside Protection) - OB (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This area has a mix of office and commercial uses along with single-family and multi-family neighborhoods.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the BP (Business Park) place type, as shown in Exhibit C, because it is compatible with surrounding development. The HP (Hillside Protection) area would be retained.**
  
- ▶ **Approve the OB (Office, Medical, and Related Services) zone and the PR (Planned Residential) zone up to 4 du/ac, as shown in Exhibit C, because they are consistent with surrounding development, subject to 1 condition.**
  1. Development within the OB-zoned portion of the lot shall not access Grospoint Drive.

**COMMENTS:**

The applicant is requesting to rezone 3.29 acres comprising the western half of the parcel to the OB (Office, Medical, and Related Services) district and PR (Planned Residential) zoning up to 4 du/ac on the remaining 3.29 acres to the east. The OB zoning requires a place type amendment from SR (Suburban Residential) to BP (Business Park). Maps of these boundaries can be found in Exhibit C. The lot area in this report has been revised to reflect the acreage provided in a recent survey, as shown in Exhibit D.

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

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The current SR (Suburban Residential) place type on the subject property reflects the existing residential use of the lot, and it is not the result of an error in the Comprehensive Plan.
2. This request is for the BP (Business Park) place type on the western side of the lot where it abuts an existing BP-designated parcel. The eastern half of the lot would maintain the SR place type designation.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

**CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):**

1. This property is in the middle of an area that has seen numerous rezonings and land use amendments, including an expansion of the BP (Business Park) place type adjacent to the subject parcel in March of 2024. There is also an established office park nearby to the northwest, built in the late 1990s with the BP place type designation.
2. The requested BP place type on the western 3.29 acres of the subject parcel is a minor extension that is compatible with changing and established land use conditions in the area.

**INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. The subject property is in an urbanized area where utility infrastructure can be easily extended.
2. A concept and development plan for 113 single-family lots was recently approved on the abutting parcel to the south. Implementation of this residential development will require capital improvements to Ebenezer Road and its intersection with Kingston Pike, in coordination with Knox County Engineering and Public Works. These improvements may also benefit the subject property, which will likely access Ebenezer Road per the rezoning condition.

**NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:**

1. There is no new data specific to this request for the BP place type that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND

CRITERIA OF THE PLAN:

1. The BP place type is generally aligned with the Comprehensive Plan's Implementation Policy 2 to ensure that development is sensitive to existing community character. The BP land use is a minor expansion of permitted land uses in this area, and it is compatible with the Hanna Place Office Park to the northwest.

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

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

1. This area of Southwest Knox County bordering the City jurisdiction has seen rapid commercial and residential development over the past 10 to 15 years. Nearby properties to the northwest along Kingston Pike were converted from pasture and forest to retail commercial centers between 2008 and 2020. Similarly, large areas to the south and southeast have seen an ongoing conversion to single-family and multi-family residential communities since 2000.
2. In March of 2024, the parcel abutting the subject property to the south and west was approved for a rezoning to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac, which connects to this current rezoning request. A development plan for 113 single-family lots on that property was approved in June (6-SD-24-C/6-H-24-DP).
3. The proposed rezoning to OB for the western half of the lot, and the PR zone up to 4 du/ac for the eastern half is a logical minor extension from the south, east and west, and it is compatible with existing and proposed surrounding development.

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

1. The OB zone is intended for professional and business offices designed in a way where buildings are surrounded by landscaped yards and open areas. A wide range of residential development may also occur, since any use permitted in the RB (General Residential) zone is also permitted in the OB zone.
2. The requested OB zone is consistent with adjacent zoning, where there is an existing office park. It is also a short distance from Kingston Pike and the extensive commercial activity along that corridor. This context is consistent with the intent of the OB zone.
3. The PR zone is intended for residential development of areas with environmental challenges. It permits residential development that is concentrated in the optimal area of a lot to avoid more sensitive areas, such as steep slopes, streams or sinkholes. The PR zone also emphasizes compatibility with adjacent zones.
4. The subject parcel is in the HP (Hillside Protection) area, and it has steep slopes exceeding 25% in some places. These conditions support consideration of the PR zone to provide development flexibility in response to these environmental constraints. The PR zone here is also a minor extension that is compatible with the adjacent zones.

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 recommended condition for approval states that future development under the OB zone should be prohibited from accessing Grospoint Drive. This addresses the concern that more intensive office, commercial and/or residential development could bring undue traffic onto that winding, residential street.
2. There are no other adverse impacts anticipated to occur with the proposed rezonings, which permit development that is compatible with the surrounding area.

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

1. The requested PR zone is partially related to the SR place type that exists on the property. The requested OB zone is partially related to the recommended BP place type amendment on part of this parcel. Both zones meet the additional criteria in the Comprehensive Plan for considering partially related zones by being compatible with the current zoning of adjacent sites.
2. The rezonings are consistent with the Comprehensive Plan's Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity. Both zones permit consideration of a range of housing forms and are supported by the service-oriented commercial amenities along the Kingston Pike corridor to the north.
3. The rezonings are consistent with the parcel's inclusion in the Urban Growth Boundary of the Growth Policy

Plan. The Urban Growth Boundary is designed to support a reasonably compact pattern of development to expand the economy and offer a wide range of housing choices in coordination with the provision of adequate infrastructure.

ESTIMATED TRAFFIC IMPACT: 143 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

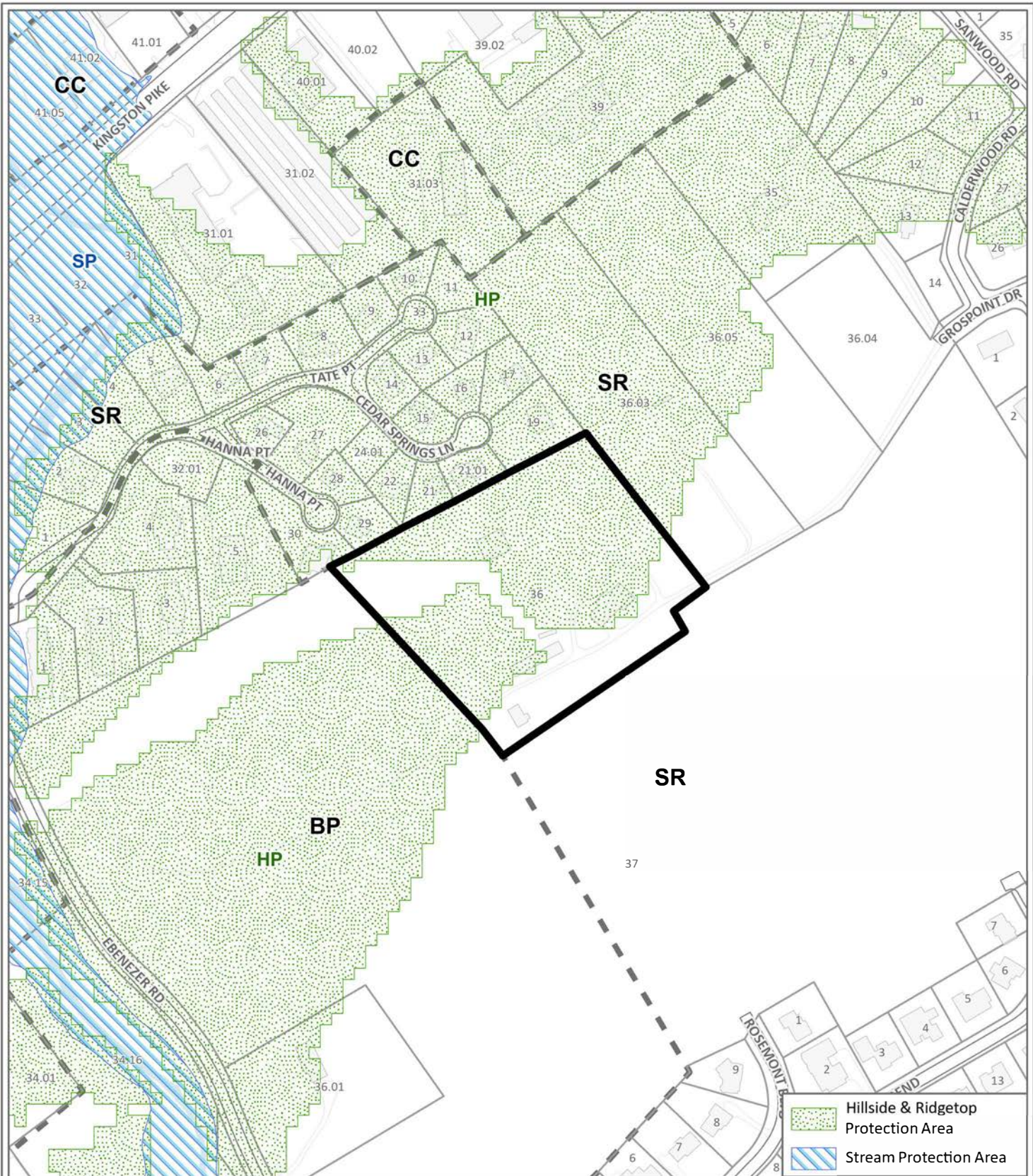
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

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

If approved, this item will be forwarded to Knox County Commission for action on 11/12/2024. 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.





**8-B-24-PA  
COMPREHENSIVE LAND USE PLAN MAP**

**Petitioner:** Benjamin C Mullins



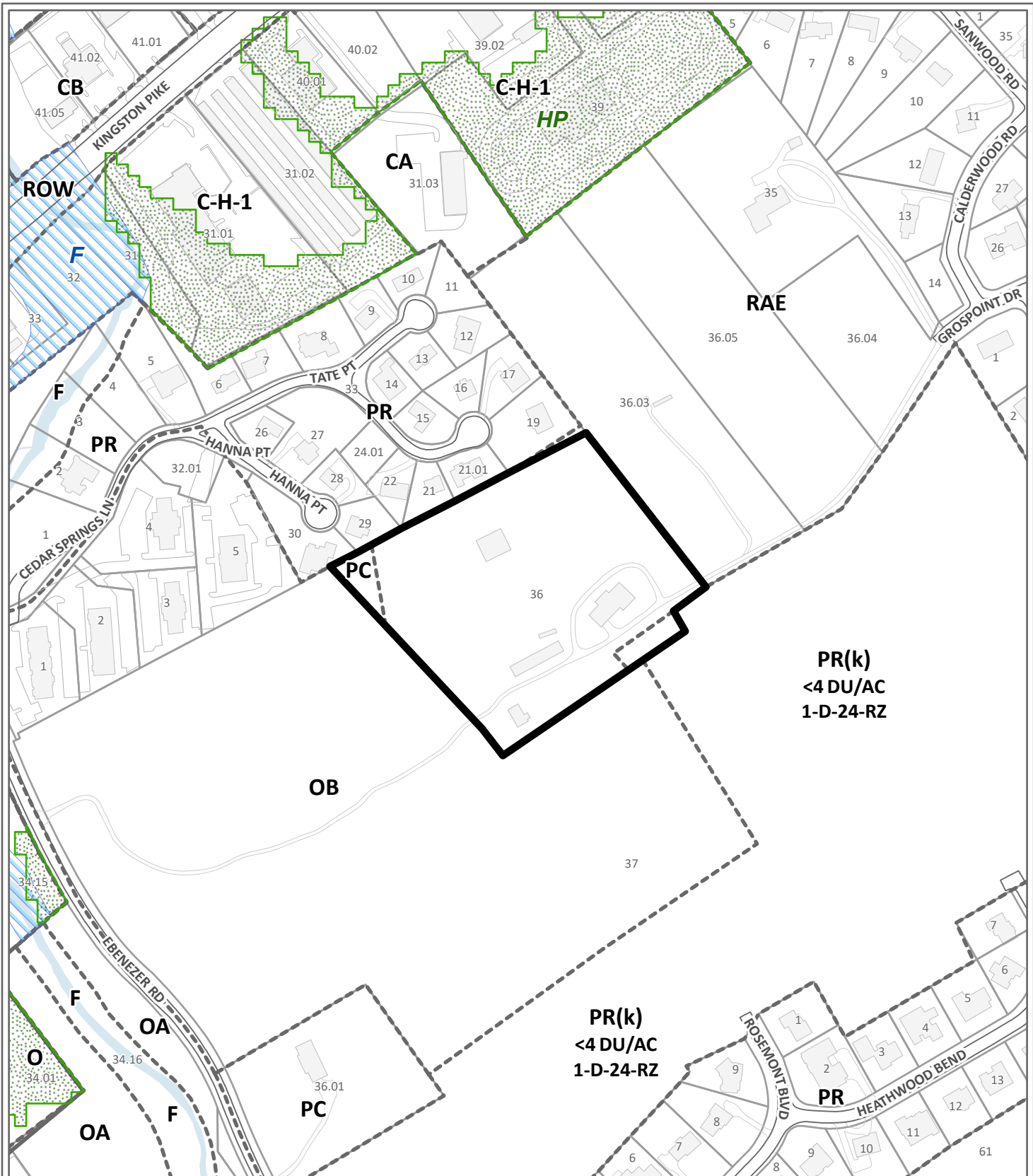
**From:** SR (Suburban Residential), HP (Hillside Protection)  
**To:** BP (Business Park) (partial), HP

**Map No:** 132  
**Jurisdiction:** County

**Original Print Date:** 7/10/2024  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







**PR(k)**  
**<4 DU/AC**  
**1-D-24-RZ**

**PR(k)**  
**<4 DU/AC**  
**1-D-24-RZ**

**REZONING**

**8-B-24-RZ**

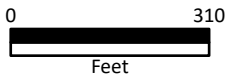
**Petitioner:** Benjamin C Mullins



**From:** PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)  
**To:** OB (Office, Medical, and Related Services), PR 4 du/ac

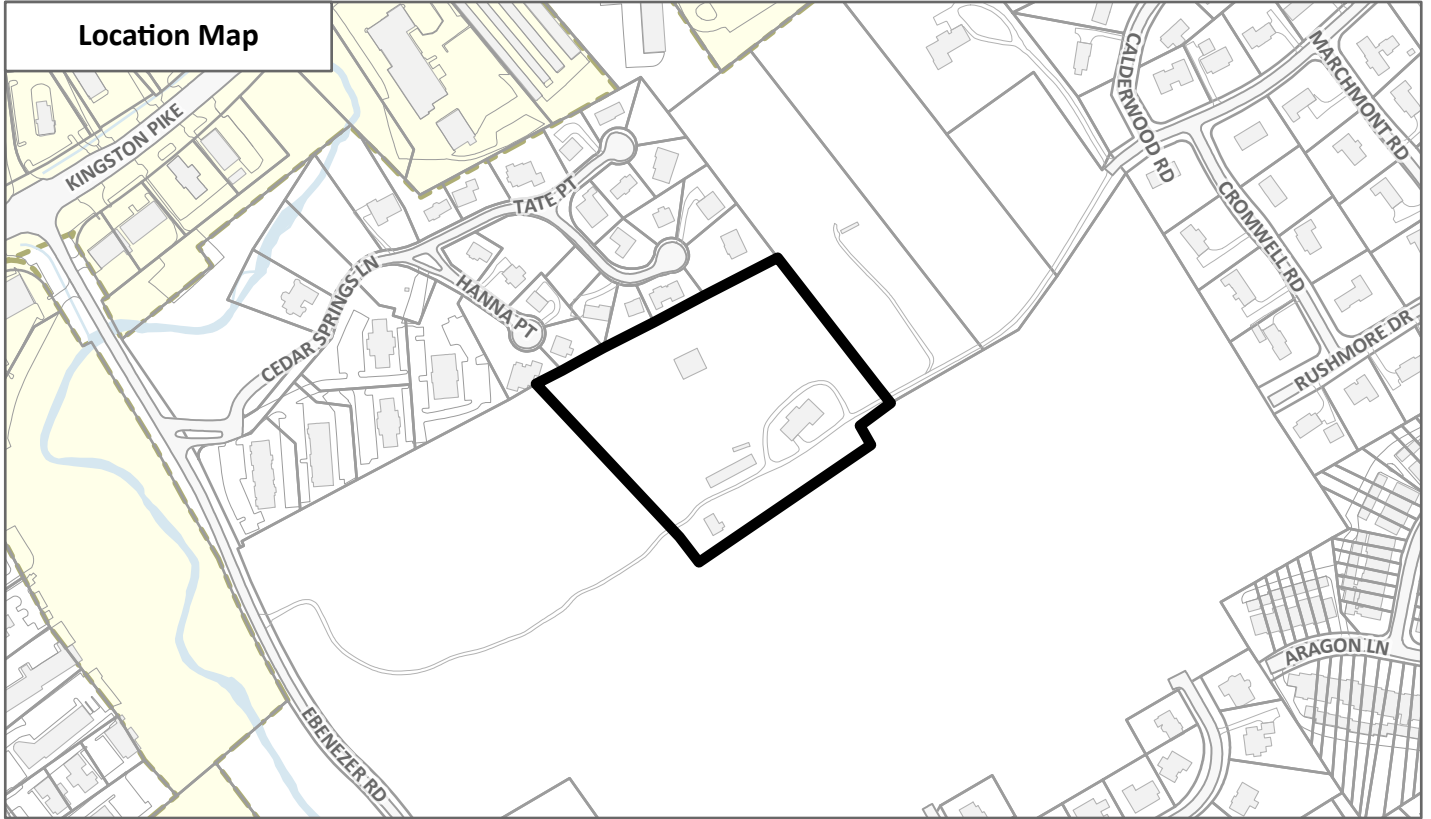
**Map No:** 132  
**Jurisdiction:** County

**Original Print Date:** 7/10/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

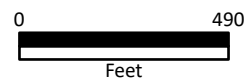


CONTEXTUAL MAPS 1

8-B-24-PA / 8-B-24-RZ

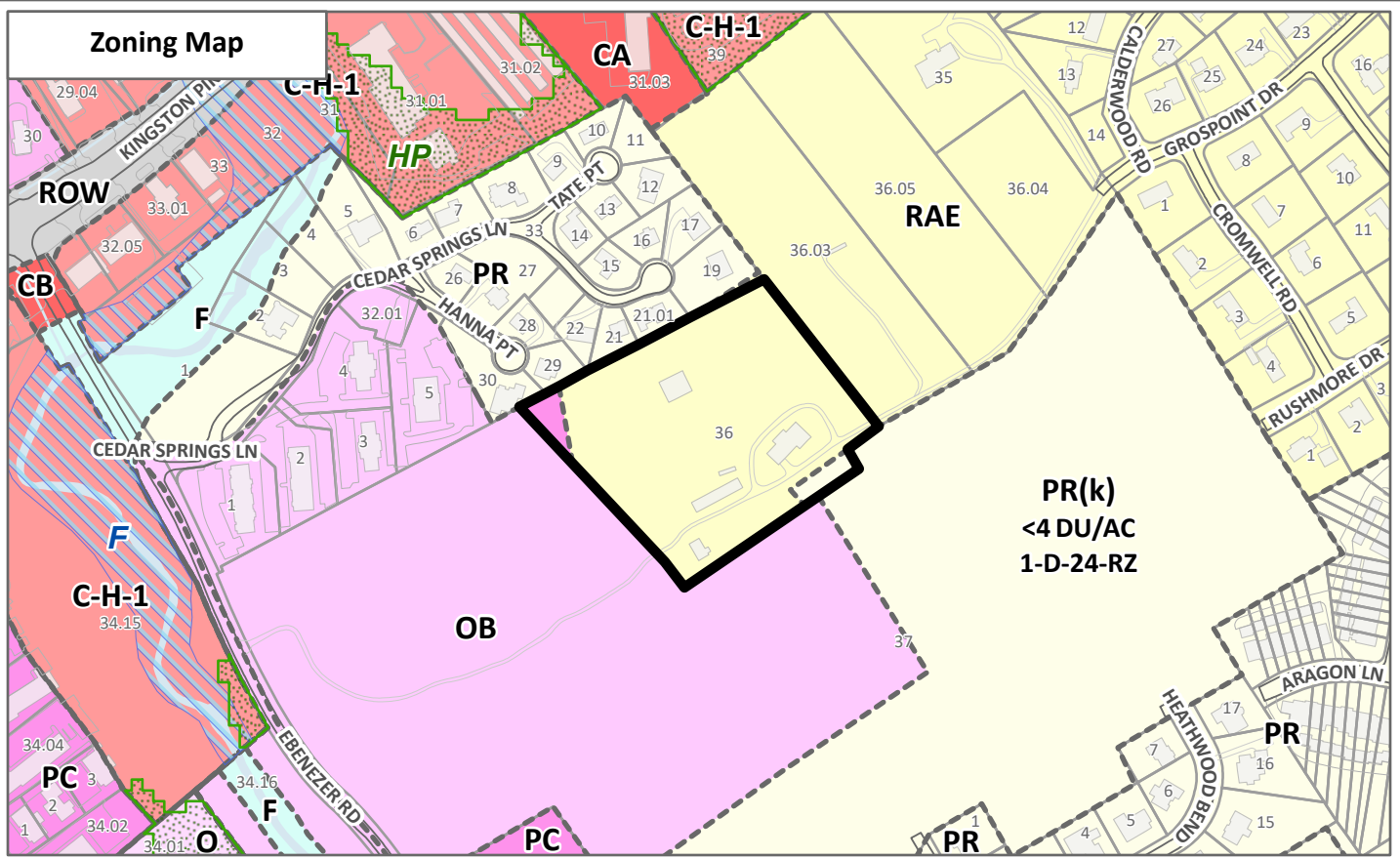


Case boundary



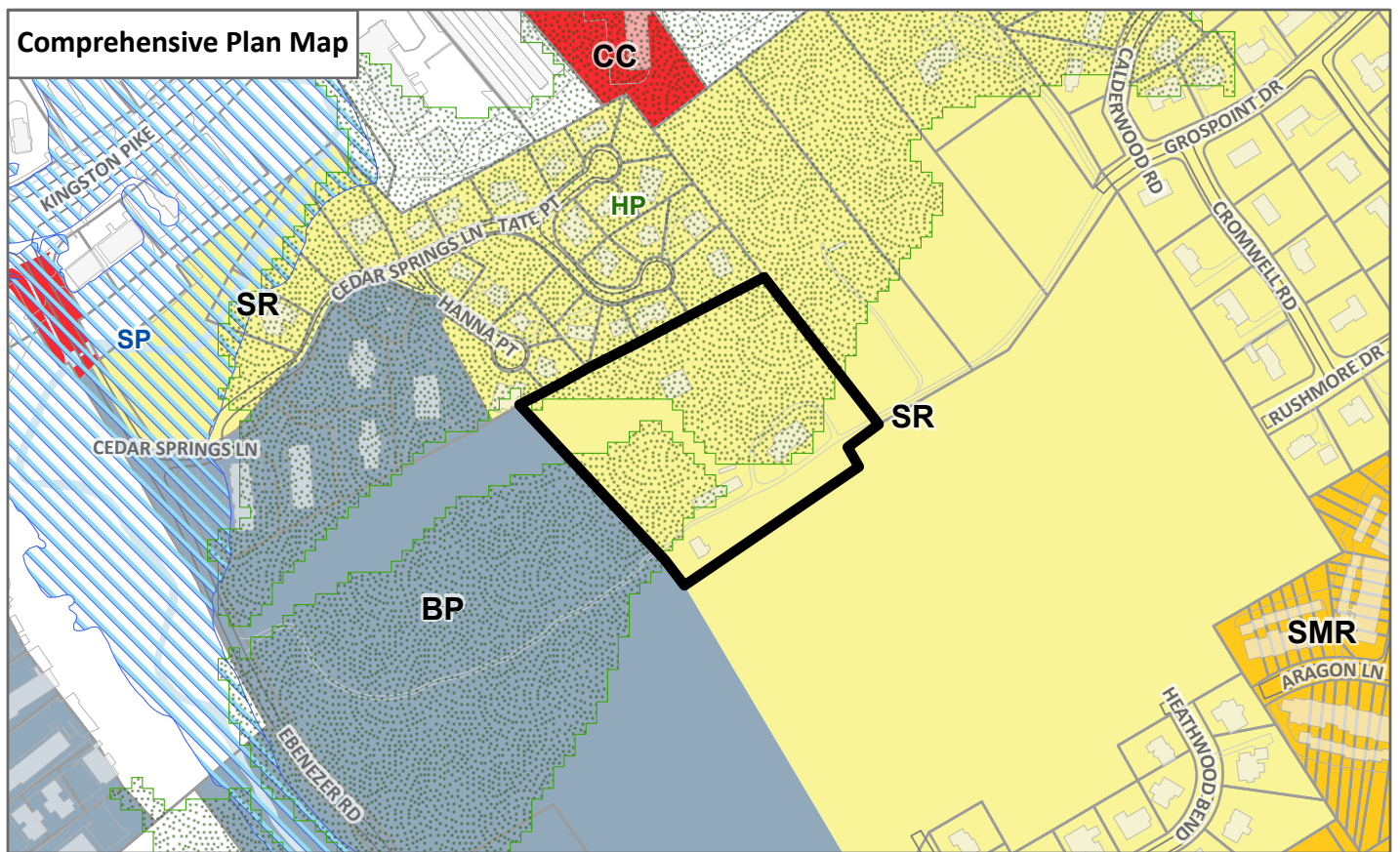


**Zoning Map**



**PR(k)**  
**<4 DU/AC**  
**1-D-24-RZ**

**Comprehensive Plan Map**

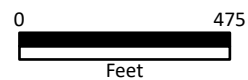


**CONTEXTUAL MAPS 2**

**8-B-24-PA / 8-B-24-RZ**

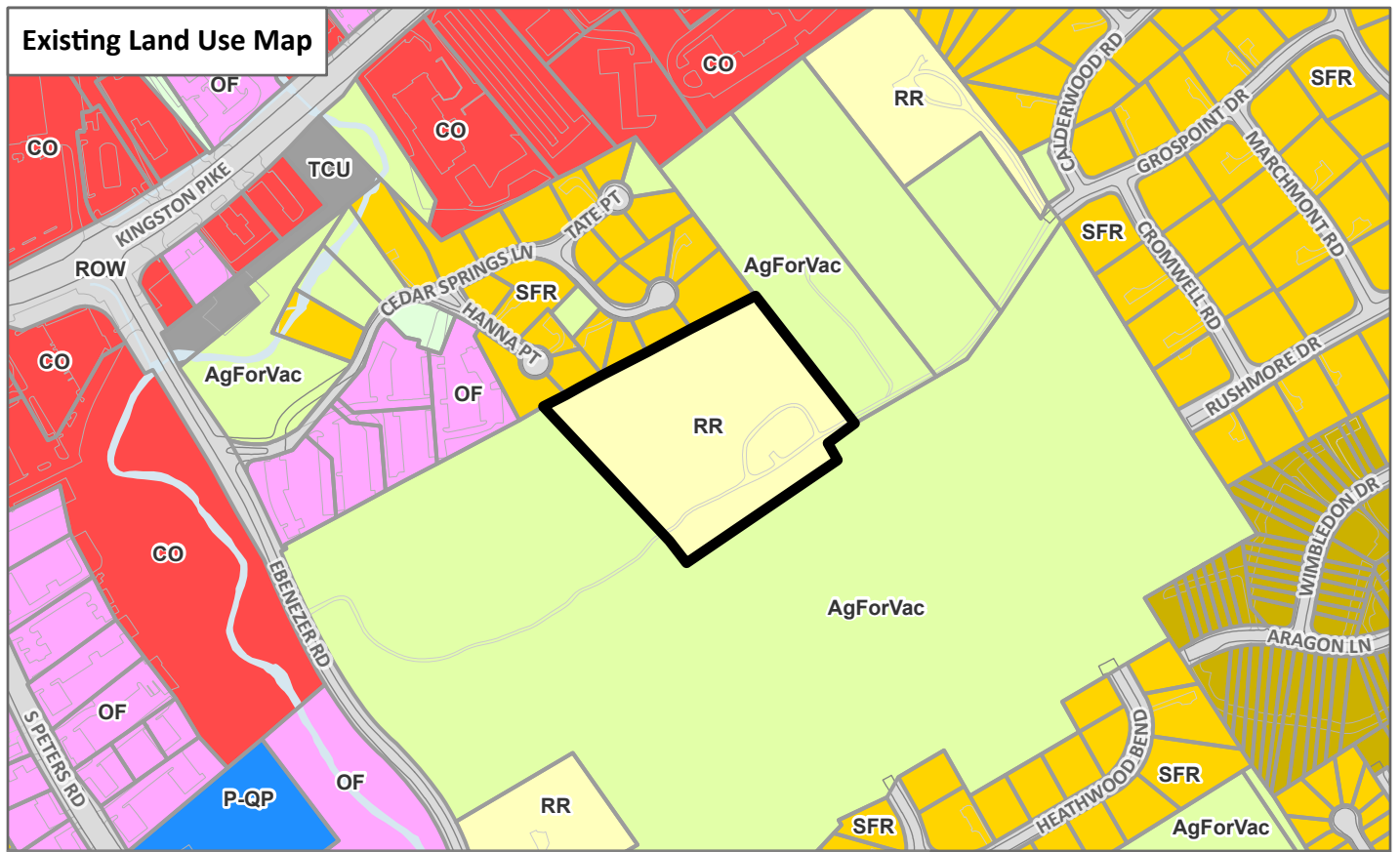


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

8-B-24-PA / 8-B-24-RZ



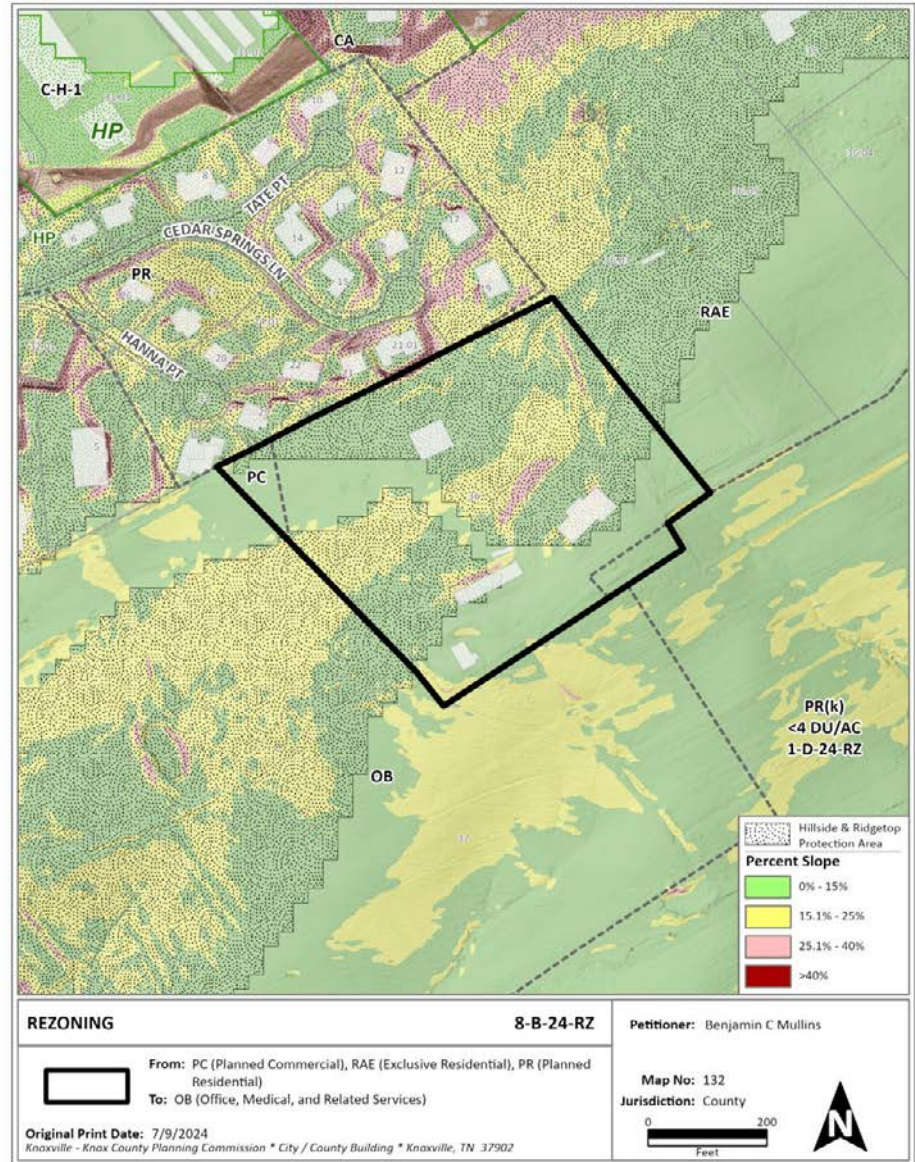
Case boundary



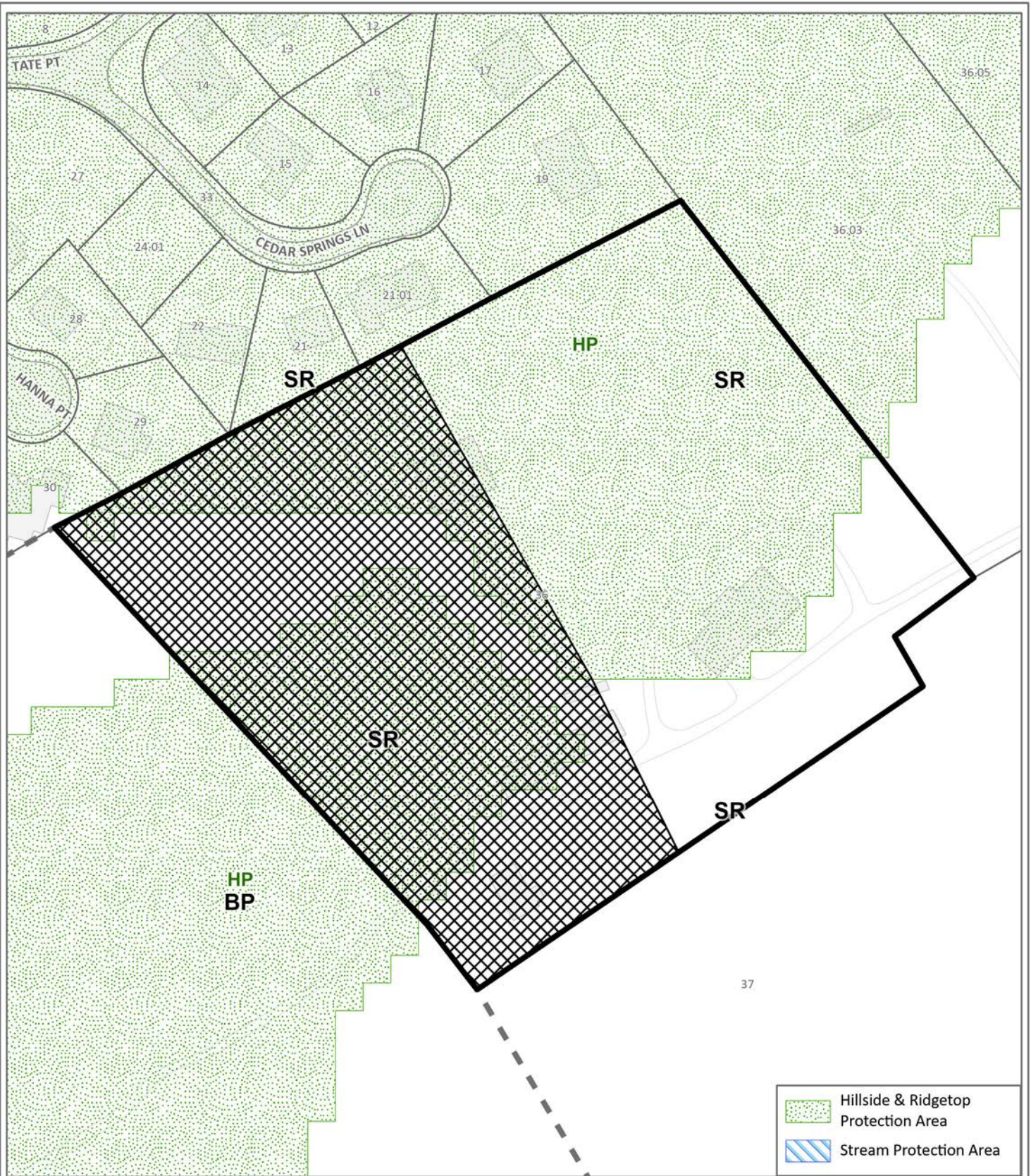
# Exhibit B: Slope Analysis

Case: 8-B-24-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>7.12</b>		
Non-Hillside	2.46	N/A	
0-15% Slope	2.98	100%	2.98
15-25% Slope	1.54	50%	0.77
25-40% Slope	0.13	20%	0.03
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>4.66</b>	Recommended disturbance budget within HP Area (acres)	<b>3.78</b>
		Percent of HP Area	<b>81.0%</b>







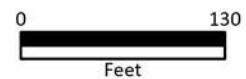
**Exhibit C: Plan Amendment Request Map 8-B-24-PA**

-  Case Boundary
-  Plan Amendment to BP (Business Park) & HP (Hillside Protection)

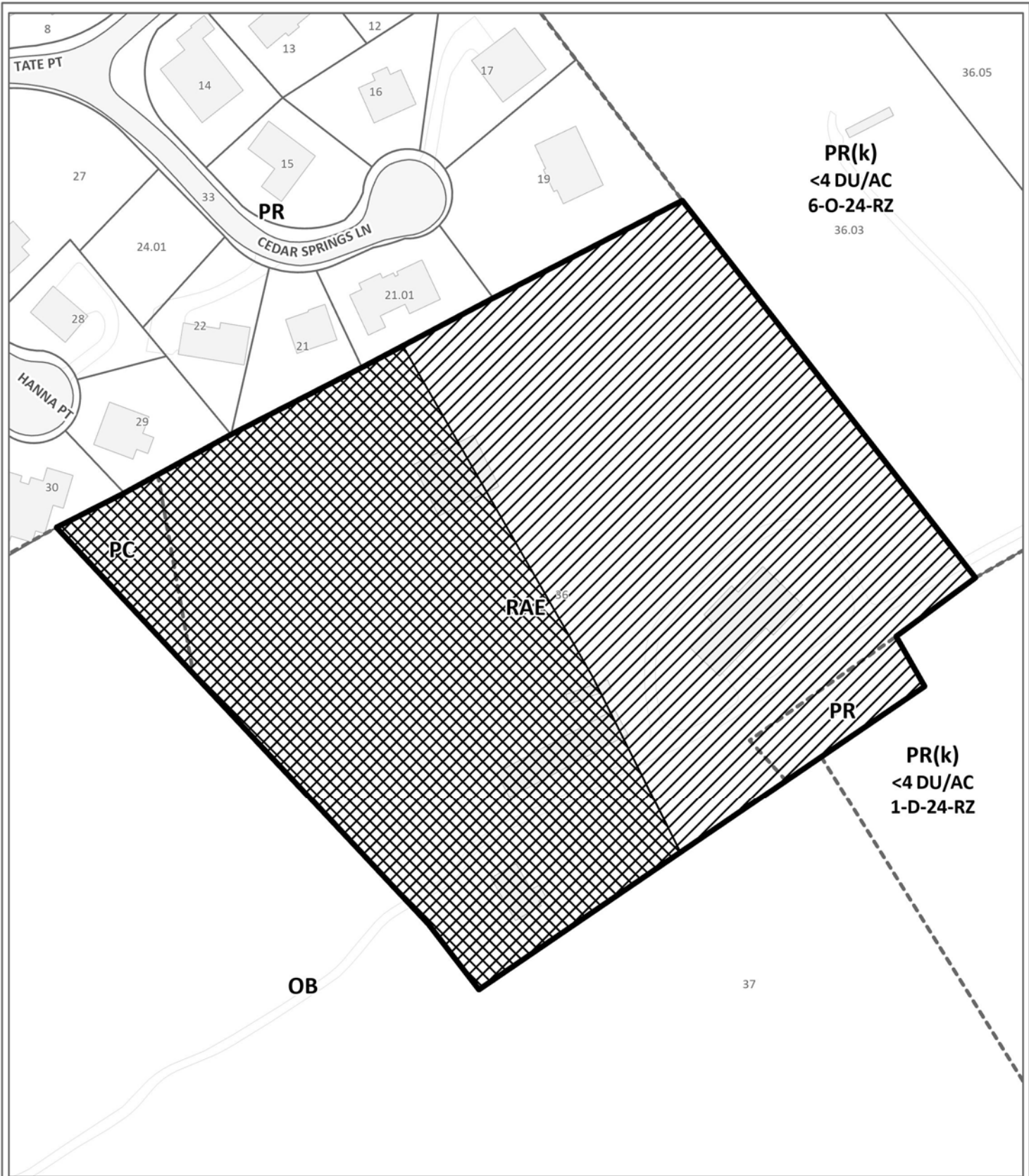
Original Print Date: 9/26/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Benjamin C Mullins

Map No: 132  
 Jurisdiction: County







**Exhibit C: Rezoning Request Map**

**8-B-24-RZ**

**Petitioner:** Benjamin C Mullins

 To: PR (Planned Residential) up to 4 DU/AC

 To: OB (Office Medical and Related Services)

**Map No:** 132

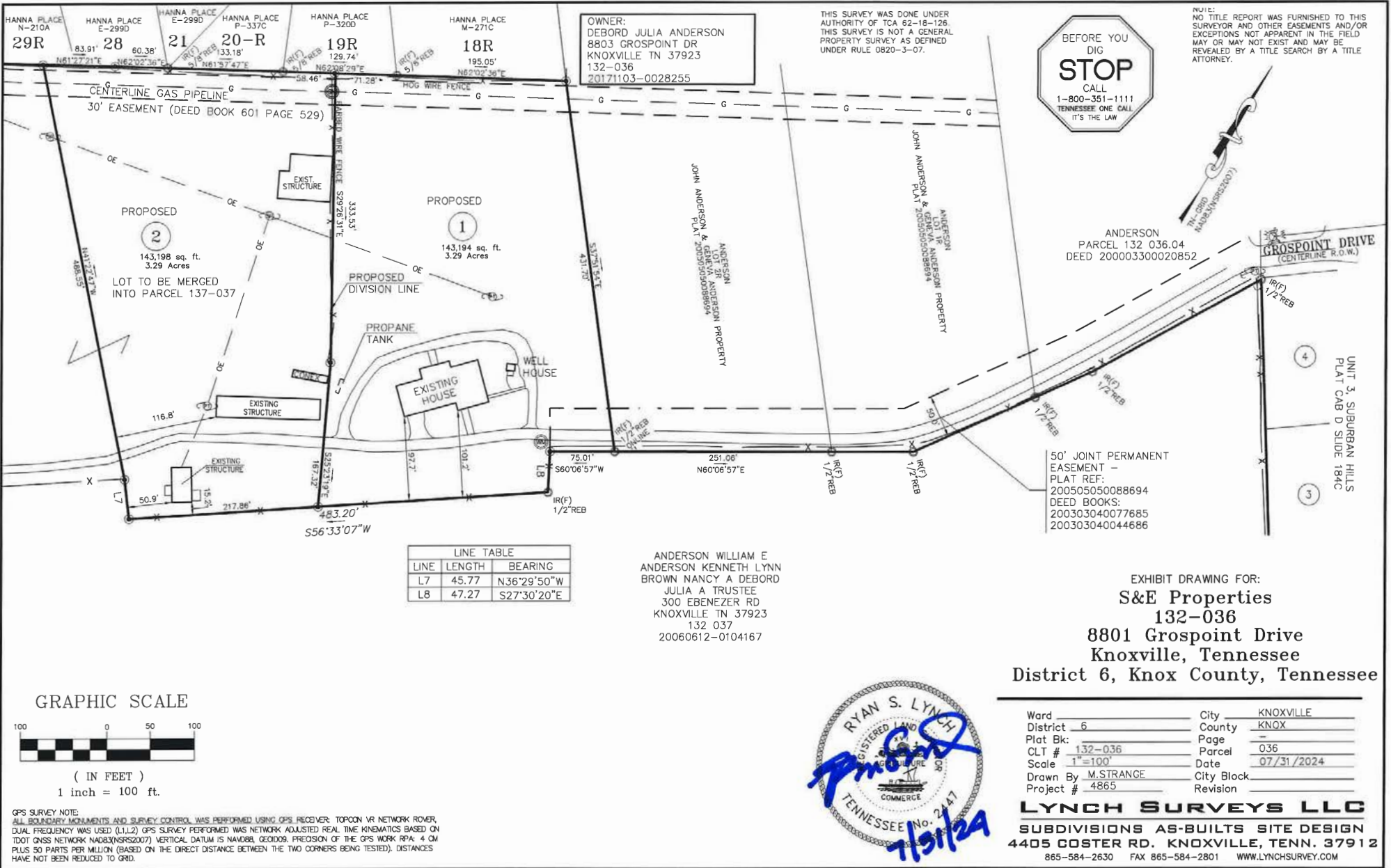
**Jurisdiction:** County



**Original Print Date:** 9/26/2024

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

**Exhibit D: Survey**





# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Benjamin C Mullins**

Applicant Name

Affiliation

**5/8/2024**

Date Filed

**8/8/2024**

Meeting Date (if applicable)

**8-B-24-PA / 8-B-24-RZ**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Julia Anderson DeBord**

Owner Name (if different)

**8803 Grospoint Dr Knoxville TN**

Owner Address

**865-567-3452**

Owner Phone / Email

**8801 GROSPPOINT DR**

Property Address

**132 036**

Parcel ID

**7.12 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West of terminus of Grospoint Dr, east of Ebenezer Rd, south of Kingston Pk**

General Location

City

**Commission District 3**

**PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential)**

**Rural Residential**

County

District

Zoning District

Existing Land Use

**N/A**

Land Use (City)/Place Type (County)

**Urban Growth Area (Outside City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>OB (Office, Medical, and Related Services), PR (Planned Residential)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>BP (Business Park), SR (Suburban Residential), HP (Hillside Protection)</b> Proposed Plan Designation(s)	

### 4 du/ac

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$2,562.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

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

Applicant Signature: **Benjamin C Mullins**    Date: **5/8/2024**  
Please Print

Phone / Email

Property Owner Signature: **Julia Anderson DeBord**    Date: **5/8/2024**  
Please Print



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Benjamin C. Mullins

Attorney for Owners

Applicant Name

Affiliation

4-29-2024

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-B-24-RZ  
8-B-24-PA

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

## CURRENT PROPERTY INFO

Julia Anderson DeBord

8803 Grospoint Dr.

865-567-3452

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8801 Grospoint Dr.

132 036

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

E of Ebenezer; S. of Grospoint

~7.36 acres

General Location

Tract Size

City  County

3

RAE, PC, and PR

SFR

District

Zoning District

Existing Land Use

SW County

SR place type / HP area

Planned Growth

Planning Sector

Sector Plan Land Use Classification  
Land Use Designation

Growth Policy Plan Designation

May 1, 2023





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

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

**Either:**

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

**OR** Two or more of the following criteria apply:

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

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**Please explain:**

See Supplemental Sheet.

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



Benjamin C. Mullins

7-1-2024

PROPERTY OWNER SIGNATURE

PRINTED NAME

DATE

## **8-B-24-PA -- Plan Amendment Justifications for 8801 Grospoint Dr.**

### There has been an obvious or significant error in the Plan:

- While the Comprehensive Plan and Land Use Map was being finalized, there was a significant rezoning and sector plan amendment to 56.39 acres of surrounding parcels (See Case No. 1-D-24-RZ and 1-B-24-SP) which extended the OB zoning and O Sector Plan to approximately 24 acres. Although this property, which retains a small portion of PC zoning, now shares ~945' of linear frontage with current OB zoning and BP place type, the land use map failed to account for the recent changes prior to becoming final in April 2024.

### Conditions Have Changed:

- As noted above, the trend in rezoning is to approve a mix of OB/BP zoning/map place type with PR/SR zoning map place type. This proposal continues that trend by splitting the zoning/map place type on the property to both OB/BP and PR/SR over approximately half of the property.
- This property's location marks a transition from office and commercial uses to the west and northwest and residential uses to the east and southeast. There has been a significant increase in development of these land use types in both areas over the past twenty years, including the recently rezoning properties adjacent to this parcel in March 2024.
- This area of Southwest Knox County bordering the City jurisdiction has seen rapid commercial and residential development over the past 10 to 15 years. In particular, nearby properties were converted from pasture and forest to retail commercial centers between 2008 and 2020. Similarly, farmland and forest to the south and southwest of the property have been converted into residual uses. This property is now an outlier with its open and undeveloped land.

### New Utilities/Projects:

- A Traffic Impact Analysis was performed as part of 6-SD-24-C and 6-H-24-DP. That TIA will require the developer in that project to make significant improvements to the intersection of Ebenezer and Kingston Pike.
- Also new sidewalks will be installed along the frontage of Ebenezer and the recently rezoned properties. This property will access Kingston Pike through the recently approved development or through the existing OB property to the east.

### New Data:

- As reported in the June 5, 2024, Compass, to address the statewide housing crisis the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) recommend removing local barriers to building market-rate housing. The full report, which is located [here](#), identifies several factors that have led to the housing crisis, “[b]ut if there is one problem that stands out—and that stakeholders, state date, and the existing literature have all pointed to as being at the core of the affordability issue—it is that housing supply does not meet demand and results in a lack of affordable housing.” The report further notes that



while more affordable housing is needed, more market-rate housing would enable higher-earning residents to move and free up housing for others.

- TACIR also recommends changing zoning regulations to encourage more density. This request for BP would allow OB zoning for the Property which would allow for a diversity of housing stock including single-family residential, duplexes, townhomes, and multi-family up to 12 as a permitted use and 12 to 24 on a use-on-review.

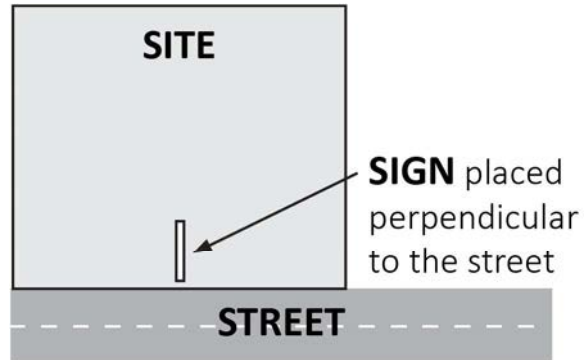
Proposed Changes Support the Policies and Actions, goals, objectives and criteria of the Comprehensive Plan:

- The Business Park place type allows a range of housing to be considered.
- Policy 2: Ensuring that the development is sensitive to existing community character.
  - The applicant is working with the surrounding
- Policy 3: Encouraging infill and redevelopment of underutilized commercial land
  - While the BP allows for residential development, it also would allow for a diverse range of office and light commercial activities.
- Policy 4: Incentivize walkable mixed use centers, corridors, and neighborhood service nodes as the preferred form of commercial development.
  - The BP place type allows for a multitude of mixed use zones in close proximity to the City and major commercial corridors.
- Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity.
  - The BP land use classification allows for the requested OB zoning allows for diverse housing and density in close proximity to the Cedar Bluff commercial node.
- Policy 6: Promote attainable housing that meets the needs of the current and future residents:
  - Per TACIR's June 2024 report, market-rate housing and development promotes attainable housing by driving competition in the market and freeing up more affordable housing options to current and future residents of the state (and by extension, Knox County).
- Policy 9: Coordinate infrastructure improvement with development:
  - Recent development approvals on adjacent property have identified certain improvements to Ebenezer and the intersection of Ebenezer and Kingston Pike that will be undertaken at that development's expense. This will benefit the existing community and the proposed development at this location. An additional TIA may be required at the time of a Development Plan or Use on Review that could identify additional improvements to be made based on future impact.
- Policy 10: Prioritize long-term fiscal health of the county:
  - This location already has adequate infrastructure in place. Improvements are planned at the expense of new development and not the County. This is essentially an "infill" development as it's an outlier of undeveloped property in an existing area of significant development. Encouraging more development in an area of existing infrastructure reduces the demand for sprawl into more rural areas.
- Policy 11: Promoting connectivity with new development.



- The property will access Kingston Pike through recently rezoned properties. Currently, the property only has access to Kingston Pike through Grospoint which is a local street through an existing subdivision.
- Policy 12: Improve safety for all users.
  - Improvements to Ebenezer, required from recently approved development, and potentially the requirement of additional improvements because of this property, will help address existing deficiencies with Ebenezer to make travel in this area safer for current and future residents.
- The BP land use classification is consistent with the Urban Growth Boundary designation of the Growth Policy Plan and the potential density of up to 24 du for multi-family housing.
- The BP land use classification is appropriate because it is a minor extension of existing BP place type classification and because it is compatible with the surrounding development.

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ 07/26/2024 \_\_\_\_\_ and \_\_\_\_\_ 08/09/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C Mullins

Date: 05/08/2024

File Number: 8-B-24-RZ & 8-B-24-PA

- Sign posted by Staff
- Sign posted by Applicant