



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 2-H-25-RZ

AGENDA ITEM #: 33

2-A-25-PA

AGENDA DATE: 4/10/2025

POSTPONEMENT(S): 2/13/25, 3/13/25

► **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Grant Denton

TAX ID NUMBER: 91 019, 018, 02103

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 3110 GRAY HENDRIX RD (0 GRAY HENDRIX RD, 7551 OAK RIDGE HWY (PARTIAL))

► **LOCATION:** South side of Oak Ridge Hwy, east of Gray Hendrix Rd

► **TRACT INFORMATION:** 18.42 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via an unnamed road off Gray Hendrix Road, a local street with a 15 to 17.5-ft pavement width within a right-of-way width that varies from 52 to 62 ft. The unnamed road has a 10-ft pavement width within a 50-ft right-of-way. Access is also via Oak Ridge Highway, a major arterial street with a 46-ft pavement width within an 85-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

► **PRESENT PLAN DESIGNATION/ZONING:** TN (Traditional Neighborhood), CMU (Corridor Mixed Use), RC (Rural Conservation) / CA (General Business), A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** TN (Traditional Neighborhood) for the RC portion only / PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Rural Residential

► **DENSITY PROPOSED:** 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, it is an extension of the plan designation but not of the zoning.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Commercial - CMU (Commercial Mixed Use) - CA (General Business)

South: Rural residential - TN (Traditional Neighborhood), RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural)

East: Rural residential, agriculture/forestry/vacant land, office - TN

(Traditional Neighborhood), CMU (Commercial Mixed Use), HP (Hillside Protection), RC (Rural Conservation) - CA (General Business), A (Agricultural)

West: Rural residential, agriculture/forestry/vacant land, transportation/communications/utilities - TN (Traditional Neighborhood), HP (Hillside Protection) - A (Agricultural), CA (General Business)

NEIGHBORHOOD CONTEXT: This part of Karns primarily features single family residential uses in subdivisions and on large 1+ acre lots, with some commercial and office uses along Oak Ridge Highway to the north. Karns Community Park and Karns Library lie approximately 0.25 miles to the east, and Karns Middle and Elementary Schools lie approximately 0.5 miles to the west.

STAFF RECOMMENDATION:

- **Deny the TN (Traditional Neighborhood) place type because there are no changes in the landscape or policy considerations to support a plan amendment.**
- **Approve the PR (Planned Residential) zone with a density of up to 12 du/ac for the TN (Traditional Neighborhood) and CMU (Corridor Mixed Use) place types because it is consistent with the Comprehensive Plan and supported by residential amenities, subject to 1 condition.**

1. Access to Gray Hendrix Road shall be reserved as a secondary access point for emergency vehicles only.

COMMENTS:

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

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The small section of the RC (Rural Conservation) place type at the rear of the subject property is part of a large swath of the RC designation along the wooded Beaver Ridgeline running southwest to northeast in this area of the Karns community. Its placement aligns with the intent of the RC place type to conserve forested areas, ridges, wetlands and other significant natural features. The section of RC place type on this property is not the result of an error or omission in the Comprehensive Plan.

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

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

1. Beaver Ridge remains a prominent natural feature of the area, and there have not been changes to this scenic asset that warrant a plan amendment to the TN (Traditional Neighborhood) place type, which is intended for intensive residential development.

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

1. There are no capital improvements or infrastructure changes in this area that were not considered in the Comprehensive Plan.

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

1. While Knox County continues to see population growth and increasing demand for housing, this does not warrant reconsideration of the RC place type to conserve a ridgeline unsuitable for residential development. The RC place type comprises approximately 3.8% of the subject property, and its exclusion from a TN approach to residential development on the rest of the site does not significantly impact housing availability.

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

1. Maintaining the RC place type is consistent with the Comprehensive Plan's Implementation Policy 2.3 to provide protections for ridges, views and open spaces. It is also aligned with Policy 7 to encourage

development practices that conserve and connect natural features and habitat.

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

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

1. This area of the Karns community continues to see a trend of more intensive residential and commercial development along the Oak Ridge Highway corridor. The Padget Hill subdivision was completed around 2024 nearby to the east, and the Karns Landing residential subdivision was approved in 2023 adjacent to Padget Hill. Recent commercial development includes an urgent care clinic and new retail businesses. Commercial infill development around 7630 Oak Ridge Highway resulted in the construction of a new road providing better connectivity between Beaver Ridge Road and Oak Ridge Highway.
2. In addition to changing conditions, existing amenities in the area support more residential intensity at the requested PR (Planned Residential) zone density of 12 du/ac. A short distance to the east of the subject property is the Karns Library and Karns Community Park, which has baseball fields, a playground and a public pool. The Karns Elementary and Middle School are nearby to the west. These community facilities support residential development on the TN (Traditional Neighborhood) and CMU (Corridor Mixed Use) place types of the subject property.

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

1. The PR zone is designed to enable residential development that is responsive to environmental conditions on a site. Ecologically sensitive areas such as streams or steep slopes can be preserved by concentrating residential density in the optimal areas of a property.
2. The subject property has wooded, steep slopes in the rear of the lot that are part of the Beaver Ridgeline as seen on the third page of context maps in Exhibit A. The PR zone allows development that can preserve this forested, natural feature.

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

1. This rezoning case was postponed while the applicant pursued a land swap to enable direct access to Oak Ridge Highway, as shown in Exhibit B. The Tennessee Department of Transportation (TDOT) has provided a letter indicating preliminary permission for an access point to Oak Ridge Highway where the property was expanded (see Exhibit C), subject to meeting all TDOT regulations. This new access point would replace an existing commercial driveway.
2. The new direct access to Oak Ridge Highway addresses staff's concerns about the potential traffic of 212 new units accessing Gray Hendrix Road, which is a relatively narrow, local street with limited sight distance around a sloped curve to the south. Access to this residential street is also through a 10-ft wide "rec-NB" (recorded-Not Built) road that was never accepted by the County and has been privately maintained by property owners abutting the subject property. The noted condition that access to Gray Hendrix Road be reserved for emergency purposes only addresses concern about traffic safety on Gray Hendrix Road resulting from this residential rezoning.

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

1. Staff recommend approval of the requested PR zone up to 12 du/ac for the portion of the subject property that is designated with the TN and CMU place type only. This would exclude a .7-acre area in the rear that staff recommend maintain its RC (Rural Conservation) place type, which does not permit consideration of PR zoning at that density.
2. The PR zone up to 12-du/ac is partially related to both the TN and CMU place types. It meets the criteria for a partially related zone because it is consistent with the primary and/or secondary uses of those place types. The TN place type is intended to provide a mix of housing forms ranging from single family dwellings to townhomes and small multifamily buildings with a walkable block pattern. The CMU place type describes attached and multifamily residential development as a secondary use and housing mix form. The PR zone up to 12 du/ac supports both of these descriptions.
3. Approving the recommended rezoning is consistent with the Comprehensive Plan's Implementation Policy 5,

to create neighborhoods with a variety of housing types and amenities in close proximity. This property is ideally located along a mixed-use corridor with easy access to a library, a public park and an elementary and middle school. The density of this rezoning, and its access to a major arterial street, is also supported by Policy 6.3 - to promote attainable housing that meets the needs of current and future residents - by identifying areas for multifamily development that have the appropriate supportive infrastructure.

4. The recommended condition that access to Gray Hendrix Road be reserved for emergency purposes only is consistent with Policy 9, to coordinate infrastructure improvements with development. The property's access point on this two-lane residential street with no shoulders and a steep curve is not suitable for the 212-dwelling unit potential of this rezoning.

5. This rezoning is consistent with the property's location in the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 1946 (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: 12 (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 4/21/2025. 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.



Request to Postpone • Table • Withdraw

Benjamin C. Mullins

March 3, 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

March 13, 2025

Scheduled Meeting Date

File Number(s)

2-A-25-PA; 2-H-25-RZ

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the April 10, 2025 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.


Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY


Staff Signature

Jessie Hillman

Please Print

3/3/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Benjamin C. Mullins

2-3-2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 13, 2025

Scheduled Meeting Date

File Number(s)

2-H-25-RZ; 2-A-25-PA

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 3-13-25 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

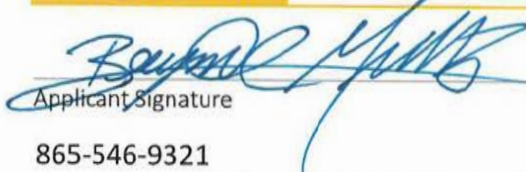
TABLE

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Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY



Jessie Hillman

2/3/2025

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

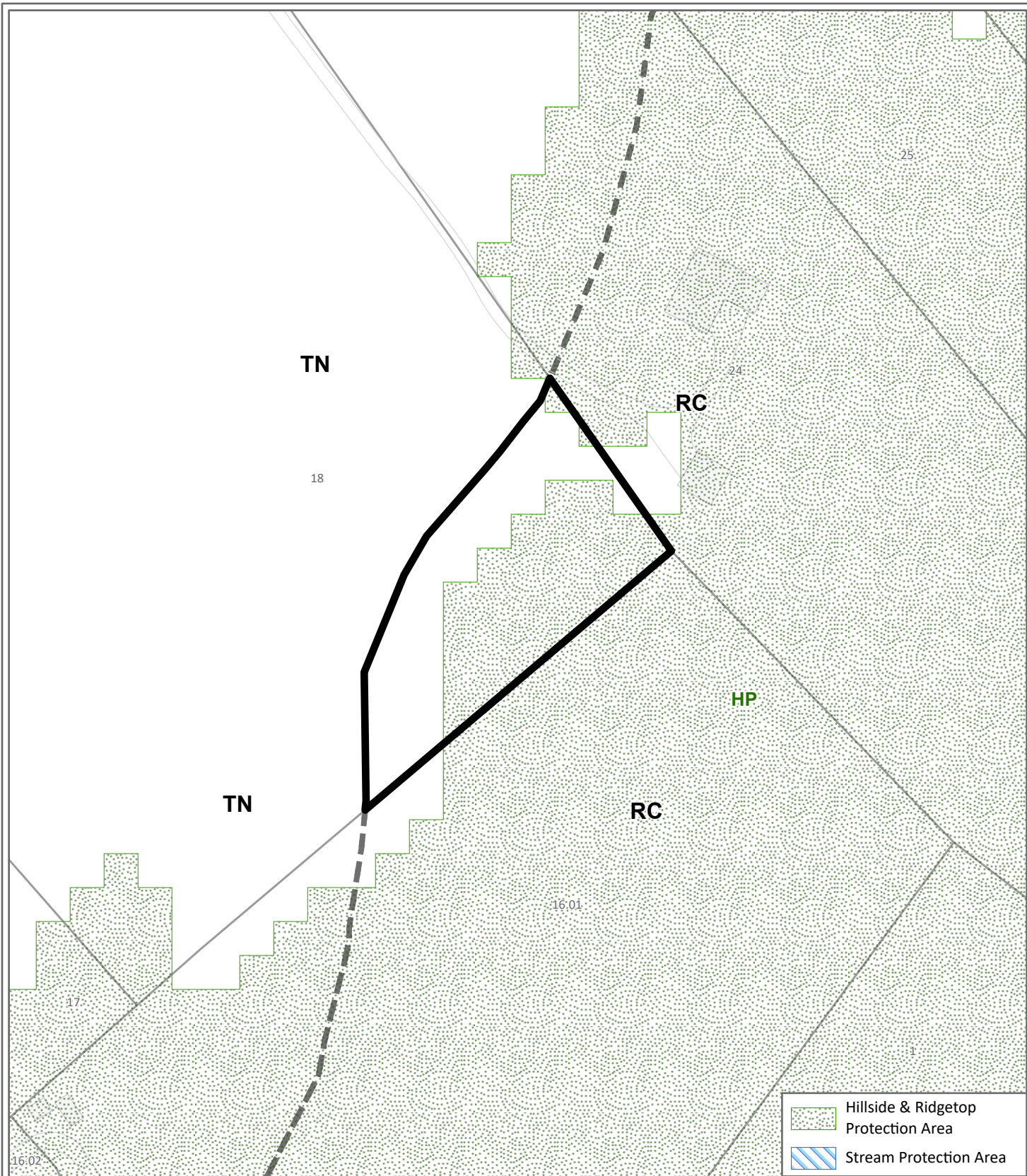
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**2-A-25-PA
COMPREHENSIVE LAND USE PLAN MAP**

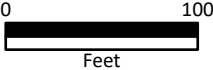


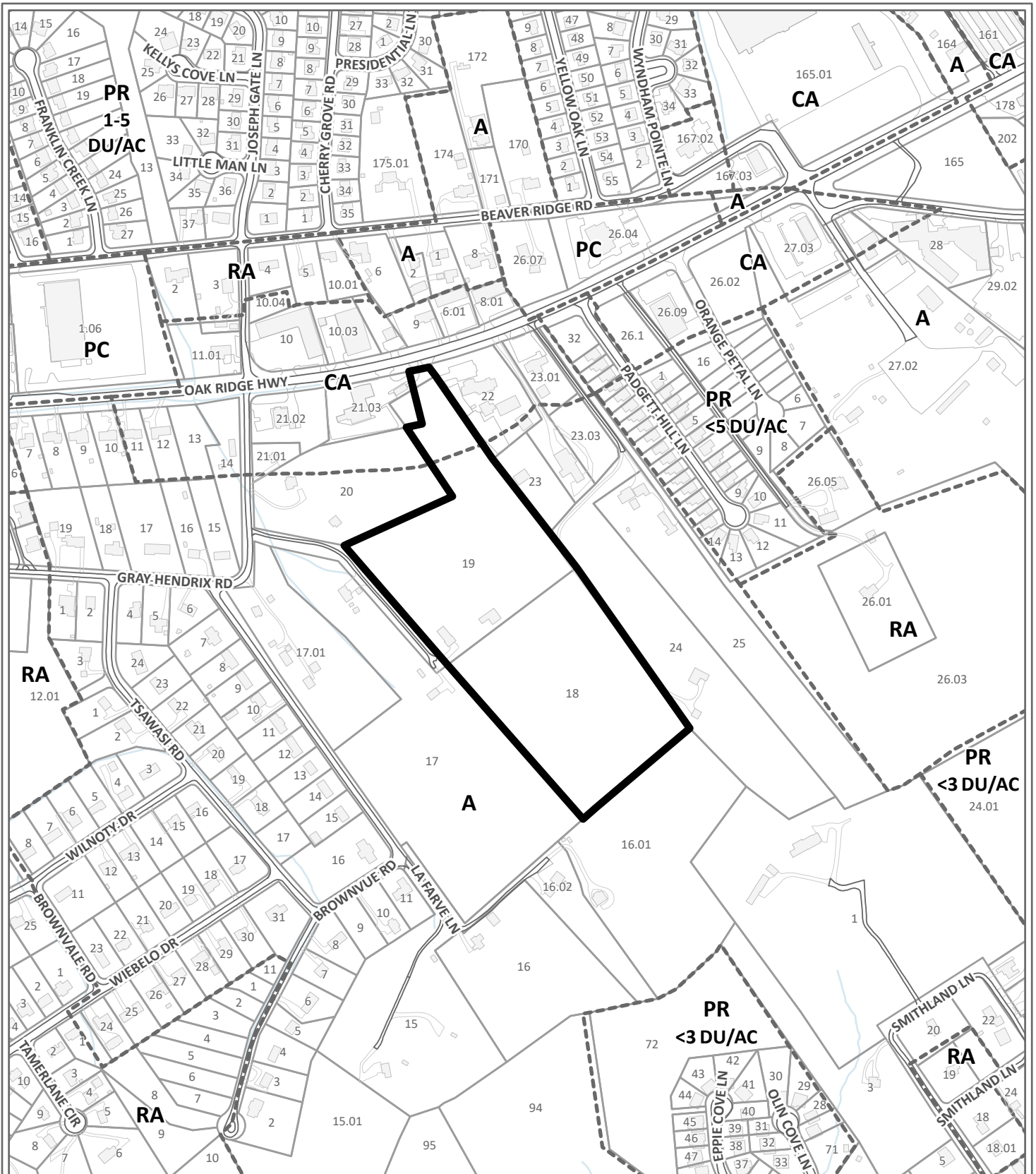
From: RC (Rural Conservation)
To: TN (Traditional Neighborhood)

Original Print Date: 4/1/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benjamin C. Mullins

Map No: 91
Jurisdiction: County





REZONING

2-H-25-RZ

Petitioner: Benjamin C. Mullins



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

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

Map No: 91

Jurisdiction: County

Original Print Date: 3/3/2025

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

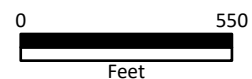
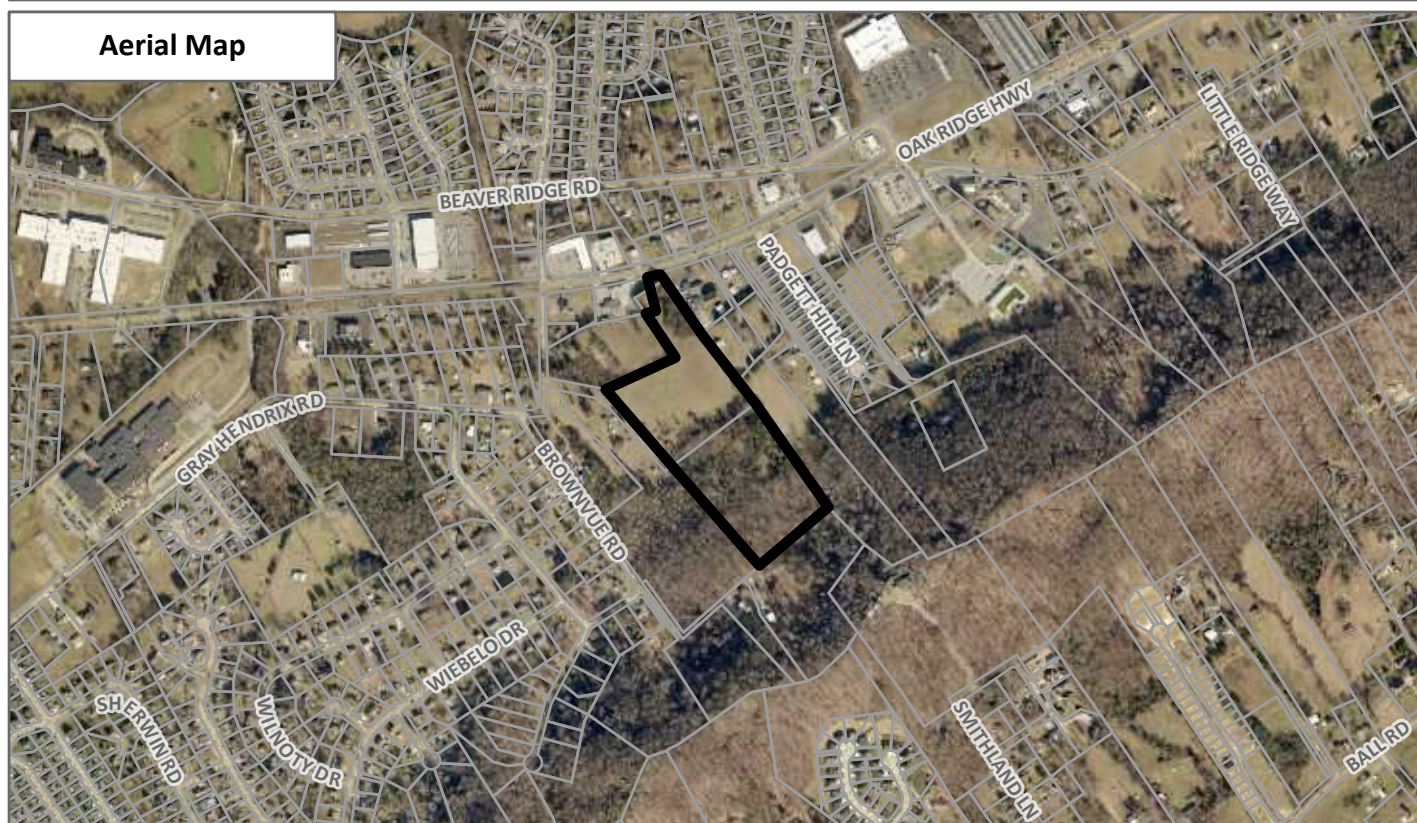
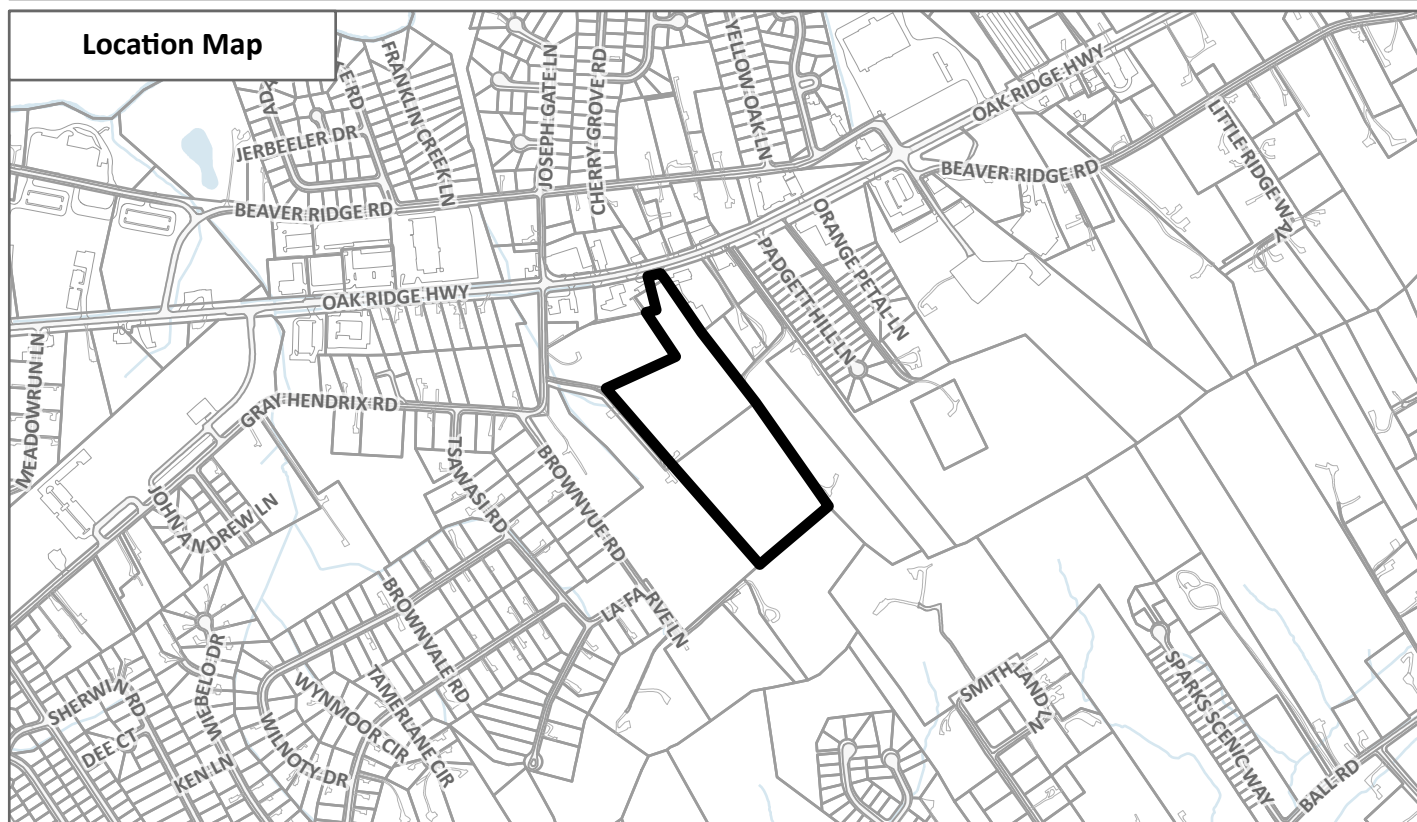


Exhibit A. Contextual Images

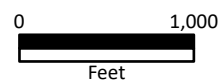


CONTEXTUAL MAPS 1

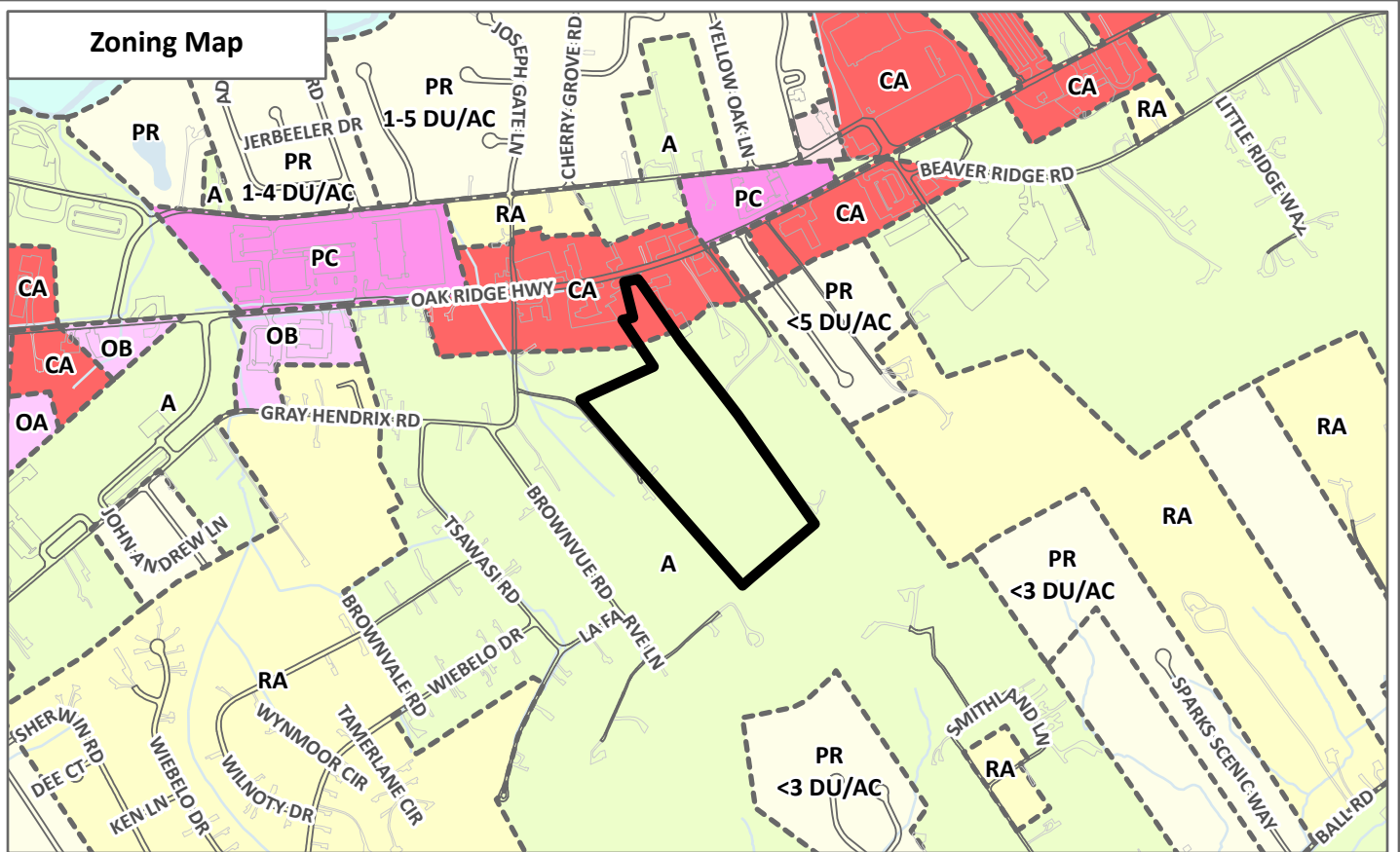
2-H-25-RZ / 2-A-25-PA



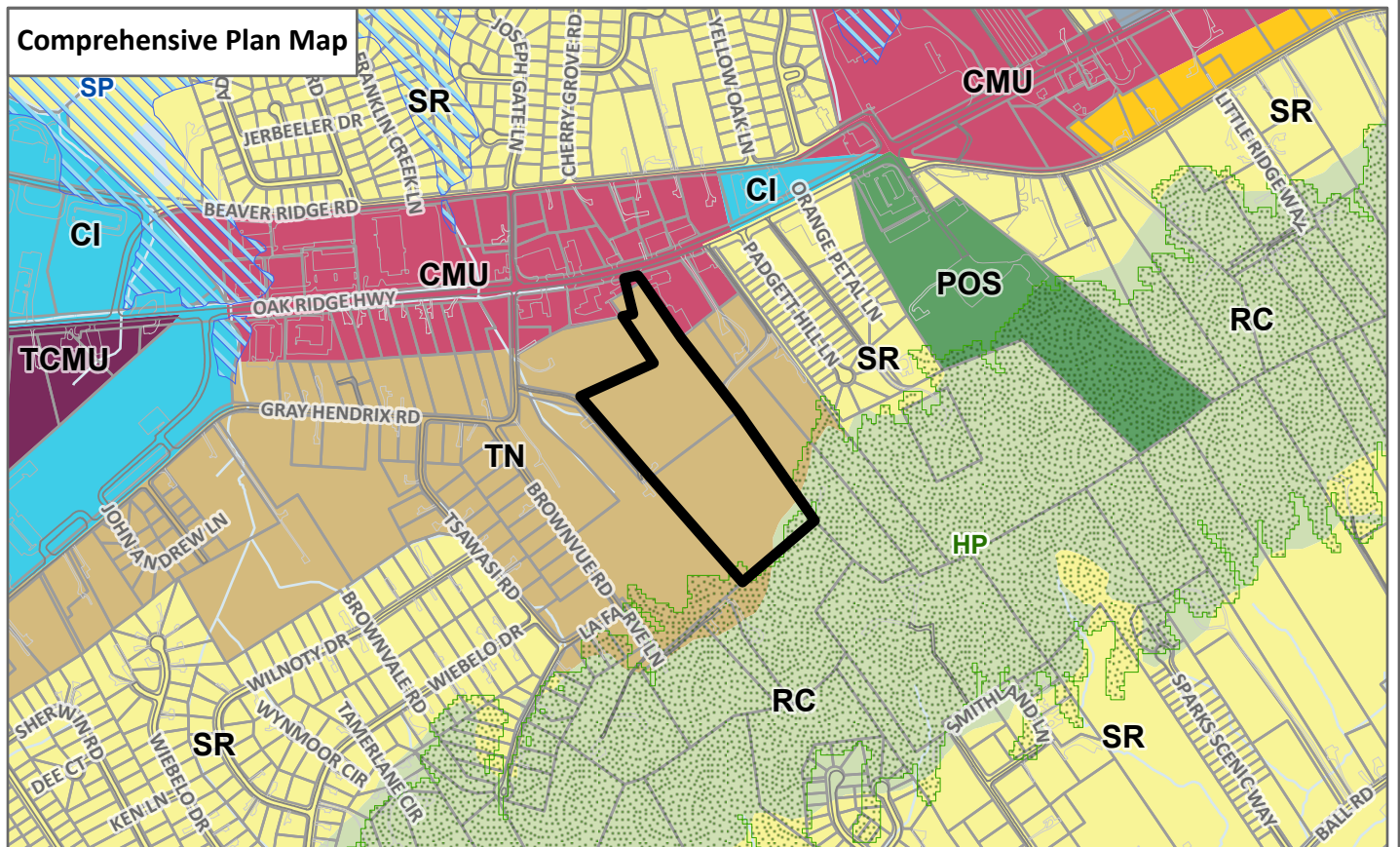
Case boundary



Zoning Map



Comprehensive Plan Map

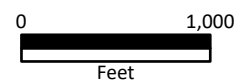


CONTEXTUAL MAPS 2

2-H-25-RZ / 2-A-25-PA



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	18.42		
Non-Hillside	17.92	N/A	
0-15% Slope	0.10	100%	0.10
15-25% Slope	0.35	50%	0.18
25-40% Slope	0.05	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.5	Recommended disturbance budget within HP Area (acres)	0.3
		Percent of HP Area	57.1%

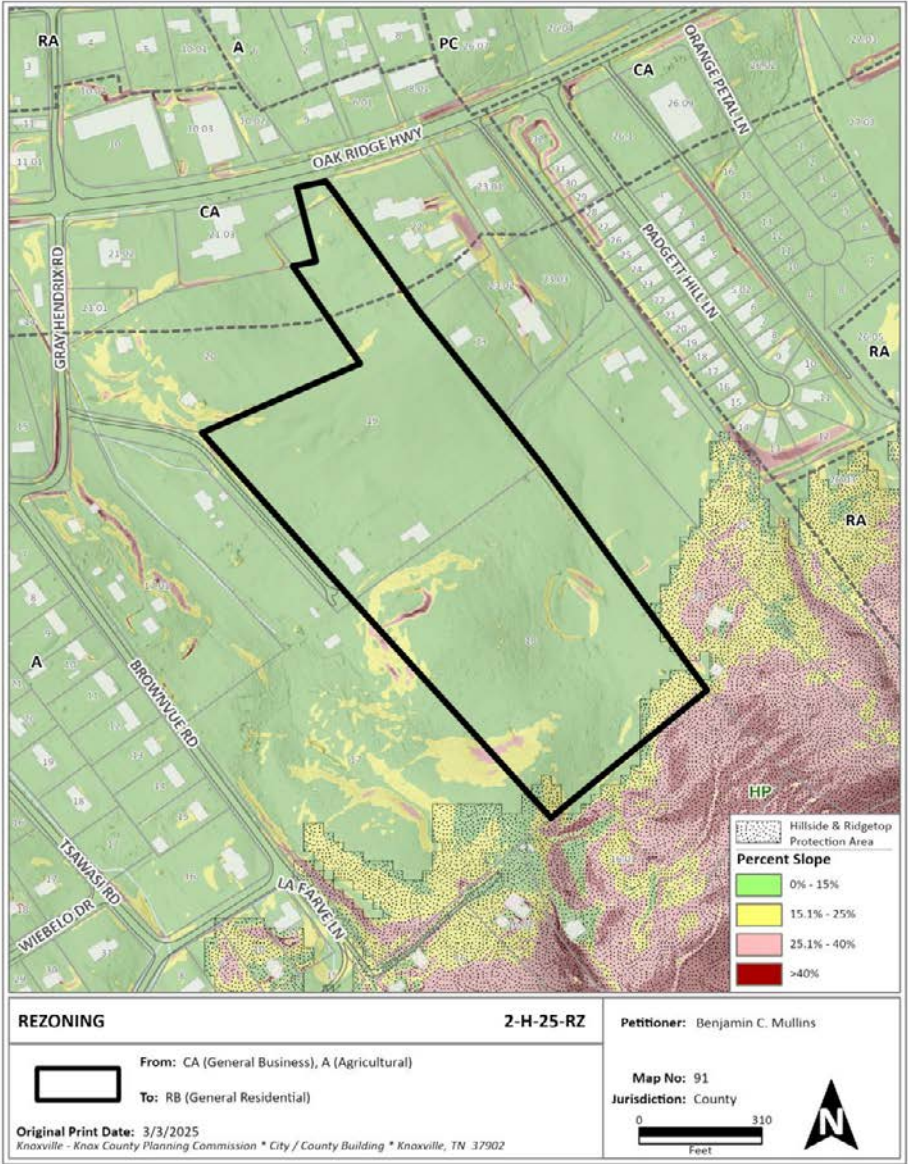


Exhibit B: Land Exchange Agreement

Docusign Envelope ID: 6B5D958F-5CB8-46A9-8C99-274C4F96075D

LAND EXCHANGE AGREEMENT

This Land Exchange Agreement ("Agreement") is made and entered into as of the date of the last signature below ("Effective Date"), by and between:

1. Grant Christian Denton ("Property A Owner"), whose address is 2704 Crosslane Road Knoxville, TN 37931 and

2. PB & Sons Property LLC ("Property B Owner"), a limited liability company organized under the laws of the State of Tennessee, with its principal place of business at 7551 Oak Ridge Highway Knoxville, TN 37931

Together, the parties agree as follows:

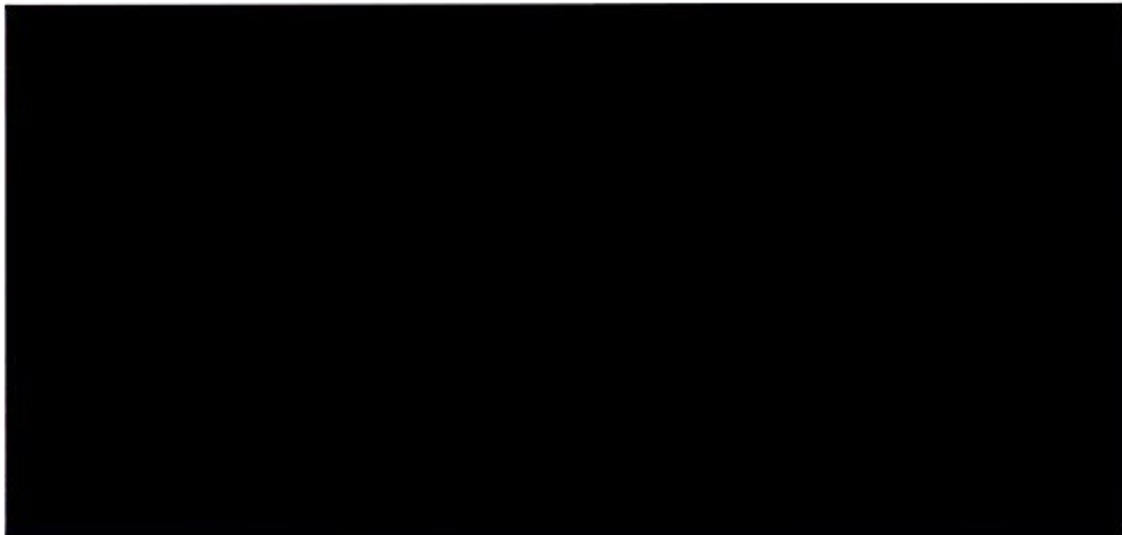
1. Exchange of Property

1.1 Property A Transfer: Grant Christian Denton agrees to transfer a portion of his property, identified as Parcel No. 091 019, as further described in Exhibit A ("Property A Parcel"), to Property B Owner.

1.2 Property B Transfer: In exchange, PB & Sons Property LLC agrees to transfer a portion of its property, identified as Parcel No. 091 02103, as further described in Exhibit B ("Property B Parcel"), to Property A Owner.

1.3 Easement Agreement: Property A Owner shall grant Property B Owner an access easement over the newly acquired parcel to ensure that Property B Owner maintains egress and ingress rights to the Oak Ridge Highway.

1.3 Unequal Exchange Acknowledgment: The parties acknowledge and agree that PB & Sons Property LLC will be receiving a larger portion of land than Grant Christian Denton will receive.



3. Title and Ownership

3.1 Both parties represent and warrant that they hold good and marketable title to their respective parcels and have full authority to transfer ownership.

3.2 Each party shall convey its respective parcel to the other by General Warranty Deed, free and clear of all liens, encumbrances, or claims, except as otherwise disclosed in writing.

4. Closing and Execution

4.1 Closing Date – The closing shall occur within 180 days from the Effective Date. Should closing not occur within that time frame, the settlement date can be extended by either party an additional 60 days.

4.2 Closing Costs – Each party shall be responsible for its own closing costs.

4.3 Survey and Recording Costs – Property A Owner shall bear all costs associated with: Surveying the exchanged parcels, preparing all necessary documents, and recording the exchange with the appropriate county office.

4. Governing Law / Miscellaneous

4.1 This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.

4.2 This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. This Agreement, including any referenced Exhibits, constitutes the entire understanding between the parties. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute the same Agreement.

6. Signatures

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Grant Christian Denton

Signature: Grant Denton

Date: 2/15/2025

PB & Sons Property LLC

By: Bhavikkumar Patel

Signature: Bhavikkumar Patel

Date: 2-19-25

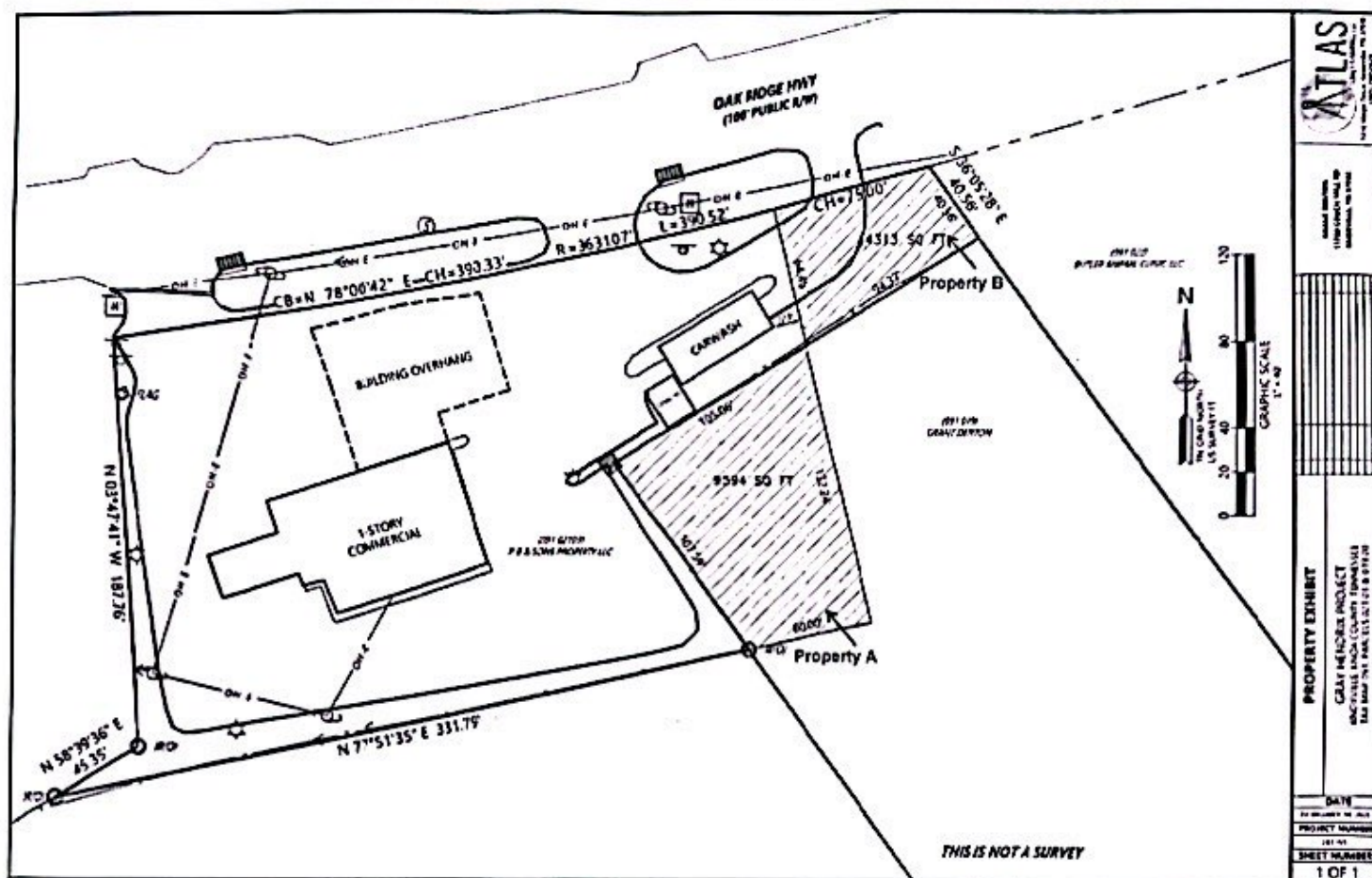
By: Karim Boghani

Signature: Karim Boghani

Date: 02/19/25

EXHIBITS

- Exhibit A: Visual Depiction of the portion of Property A/B being transferred



- Exhibit B: Visual Depiction of the portion of Property A/B being transferred



Exhibit C: TDOT Preliminary Access Approval

1 | Page



STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

REGION 1 TRAFFIC OFFICE
P. O. BOX 58
7238 REGION LANE
KNOXVILLE, TENNESSEE 37901
(865) 594-2456

BUTCH ELEY
DEPUTY GOVERNOR &
COMMISSIONER OF TRANSPORTATION

BILL LEE
GOVERNOR

February 25, 2025

Mr. Grant Denton
11780 Couch Mill Rd
Knoxville, TN 37932

**RE: Concept Approval Letter
Highway Entrance and Grading on State ROW
State Route 62
Knox County Parcel: 091 019.00**

Dear Mr. Denton:

The Regional Traffic Office has reviewed the access point for the proposed commercial development located off State Route 62, Oak Ridge Highway, in Knox County (Parcel Number 091 019.00). This is to confirm that you will receive a highway entrance permit for access at the proposed development subject to certain conditions.

The Department of Transportation does reserve the right to make final recommendations to satisfy the requirements of the highway entrance permit once final plans have been developed. Based upon the concept plan provided, TDOT would be supportive of the access to the site with the neighboring property owner retaining an access easement on the portion of the access that is to be purchased.

Each new entrance and associated buffer areas shall be constructed so as to prevent water from flowing onto the roadway or shoulder and also shall not impair drainage within the right-of-way. In addition, new entrances and buffer areas shall not materially alter the drainage characteristics of adjacent property. All culverts, catch basins, drainage channels, and other drainage structures required within the buffer area and under driveways as the result of the property being developed shall be designed and installed in accordance with current standards set by the Department.

Drainage discharged into the state highway drainage system shall not exceed the undeveloped flow rate, as determined in accordance with the Department's design policy. Applicants may be required to submit a drainage plan, as well as all appropriate hydrologic and hydraulic calculations, which show that the proposed system will adhere to the regulations set forth by the Department, and the plan shall be subject to approval by the appropriate Department official.

The Department will require the applicant to submit a site plan showing the existing and proposed conditions. Applicants will also need to submit a grading plan and drainage plan showing the existing and proposed conditions, as well as how the drainage of storm water will be handled at the newly developed site. The Department will review the preliminary plan set to determine if all of the Department's standards/requirements are satisfied. Comments and

recommendations for any insufficient detail(s) will be recorded and submitted to the property owner or elected representative.

Please contact the Traffic Office at (865) 594-2456 for any questions during the permitting process.

Sincerely,



Andrew Padgett {Feb 26, 2025 09:36 EST}

Andrew Padgett, P.E.
Regional Traffic Engineer
AP/bo

C: Jessie Hillman – Knox Planning



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☒ PA
☒ Rezoning

Benjamin C. Mullins

Attorney for Owner

Applicant Name

Affiliation

12-30-2024

February 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

2-H-25-RZ
2-A-25-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 St., Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

CURRENT PROPERTY INFO

Grant Denton

11780 Couch Mill Rd

865-333-4881

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3110 and 0 Gray Hendrix Rd

091 019 and 091 018

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the Public Notice & Community Engagement form with this application.

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

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change

RB for the entire ~19.54 acres over two parcels

Proposed Zoning _____

☒ Plan Amendment Change

RC to TN over ~.72 acres on PID 091 018

Proposed Plan Designation(s)

NA

Proposed Density (units/acre)

Previous Rezoning Requests _____

☐ Other (specify) _____

Pending Plat File Number

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
Fee 2	\$2,227.00
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

865-546-9321

Phone Number

Benjamin C. Mullins/Attorney

Print Name / Affiliation

12-30-24

Date

Email

Grant Denton

12/30/2024, SG

Please Print

Date Paid

Property Owner Signature

Revised 12-24-25



Knox County Comprehensive Plan Amendment Request

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

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

Either

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

OR

2 or more of the following criteria apply

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

PLEASE EXPLAIN

SEE Supplemental Sheet


Property Owner Signature

Grant Denton

Print Name

12-30-2024

Date

2-H-25-RZ & 2-A-25-PA

FILE NUMBER

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

Plan Amendment Justification for 0 Gray Hendrix Rd (PID 091 018)

Error in Plan: The small ~.72 acres on the southeast part of PID 091 that is not TN should have been included in the TN place type with the remaining ~9.32 acres. This portion does not have independent access but through the remaining portion of the parcel and would not have any development potential unless included in the remaining property with a consistent place type. While this portion does have some HP overlay, the adjacent western parcel also has HP overlay, but that entire parcel is in the TN placetype. There's no rational basis to treat this sliver of property differently.

Conditions Have Changed: Populations continue to increase magnifying the need for additional housing, diversity of housing stock, and integration of residential neighborhoods near commercial corridors and public amenities such as Karns Elementary, Middle, and High Schools and the Karns Community Park. TR across the entire parcel would better serve the needs of these changing conditions.

Proposed Changes Supports Plan: The following Policies in the Comprehensive Plan are supported by this Plan Amendment:

Policy 1: By making the entire parcel a consistent placetype, it enhances the development potential of the parcel without leaving an orphan section undeveloped and increases the predictability of the development process.

Policy 2: Existing community character is a mix of low density and medium density residential near commercial nodes and community amenities. The TN facilities would be sensitive to the existing community character while allowing development consistent with all the established uses in the community.

Policy 4: TN would encourage a diverse residential development along the balance of the property that's adjacent to commercial node along a major arterial road at the north end of the property assemblage as well as of a potential residential development which could provide mixed-uses and amenities as well as facilitating a walkable community.

Policy 5: A consistent TN placetype would encourage diversity of housing near commercial property along an arterial road.

Policy 6: Diverse housing stock provides additional opportunities and competition which serves more attainable housing options.

Policy 10: Additional opportunities for residential development along commercial corridors near public amenities promote long-term fiscal health and an increased tax base.



Public Notice and Community Engagement

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.

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).

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.

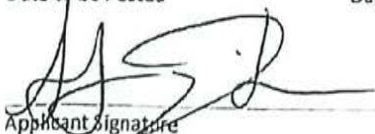
1/31/2025

February 1, 2025

February 14, 2025

Date to be Posted

Date to be Removed



Applicant Signature

Benjamin C. Mullins

Applicant Name

12-30-2024

Date

2-H-25-RZ & 2-A-25-PA

FILE NUMBER

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

☐ Yes ☐ No

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