



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 2-H-25-RZ **AGENDA ITEM #:** 15
 2-A-25-PA **AGENDA DATE:** 3/13/2025

POSTPONEMENT(S): 2/13/25

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Grant Denton

TAX ID NUMBER: 91 019, 018, 02103 (PARTIAL) [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 3110 GRAY HENDRIX RD, 0 GRAY HENDRIX RD, 7551 OAK RIDGE HWY.

▶ **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:

- ▶ **Postpone for 30 days to the April 10, 2025 Planning Commission meeting to align with the rezoning request.**

- ▶ **Postpone for 30 days to the April 10, 2025 Planning Commission meeting to provide adequate public notice of a zoning request and boundary revision.**

COMMENTS:

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

Jessie Hillman
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

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

File Number(s)

POSTPONE

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Benjamin C. Mullins

Please Print

865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

2/3/2025

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

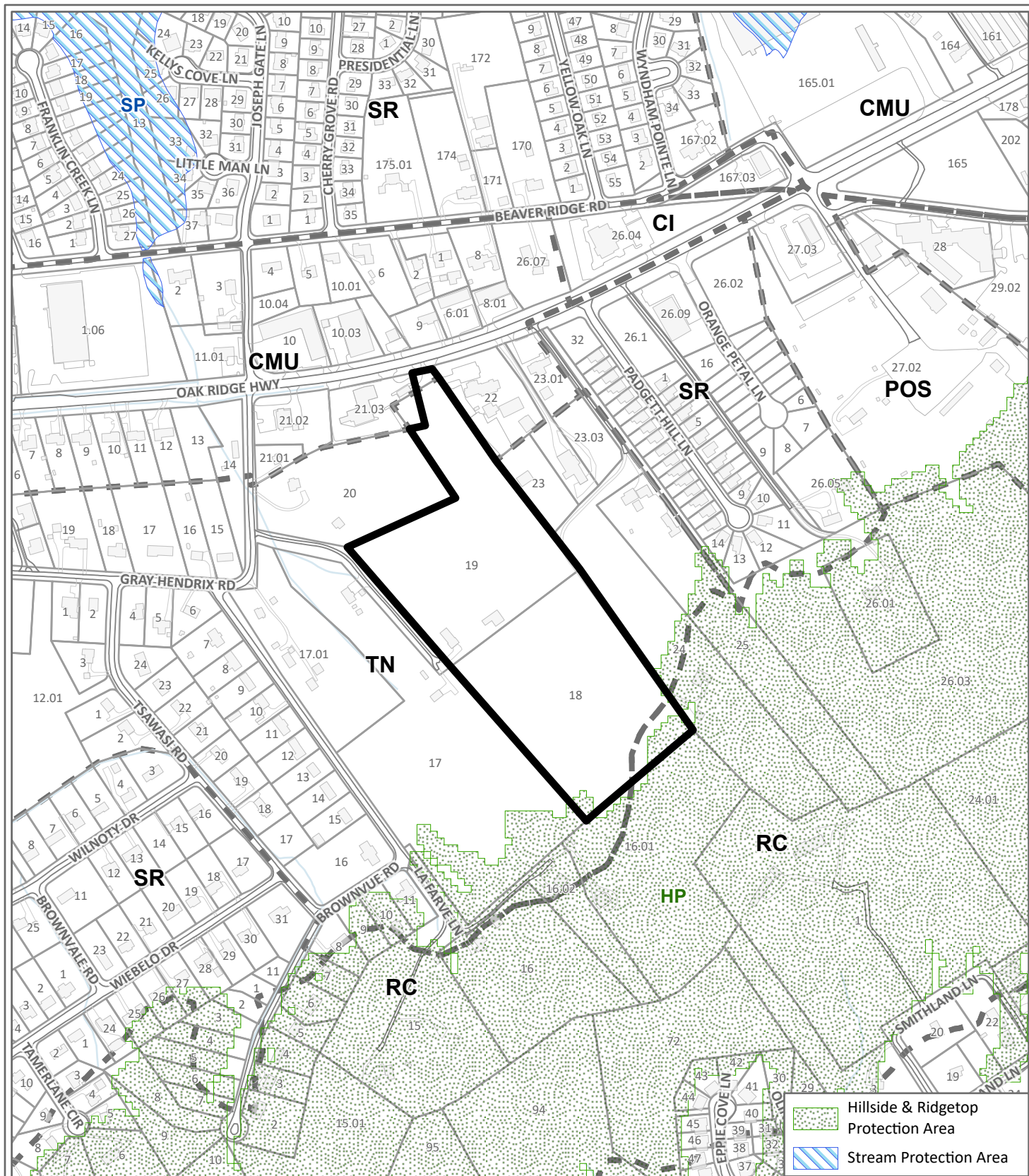
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

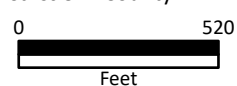
Petitioner: Benjamin C. Mullins

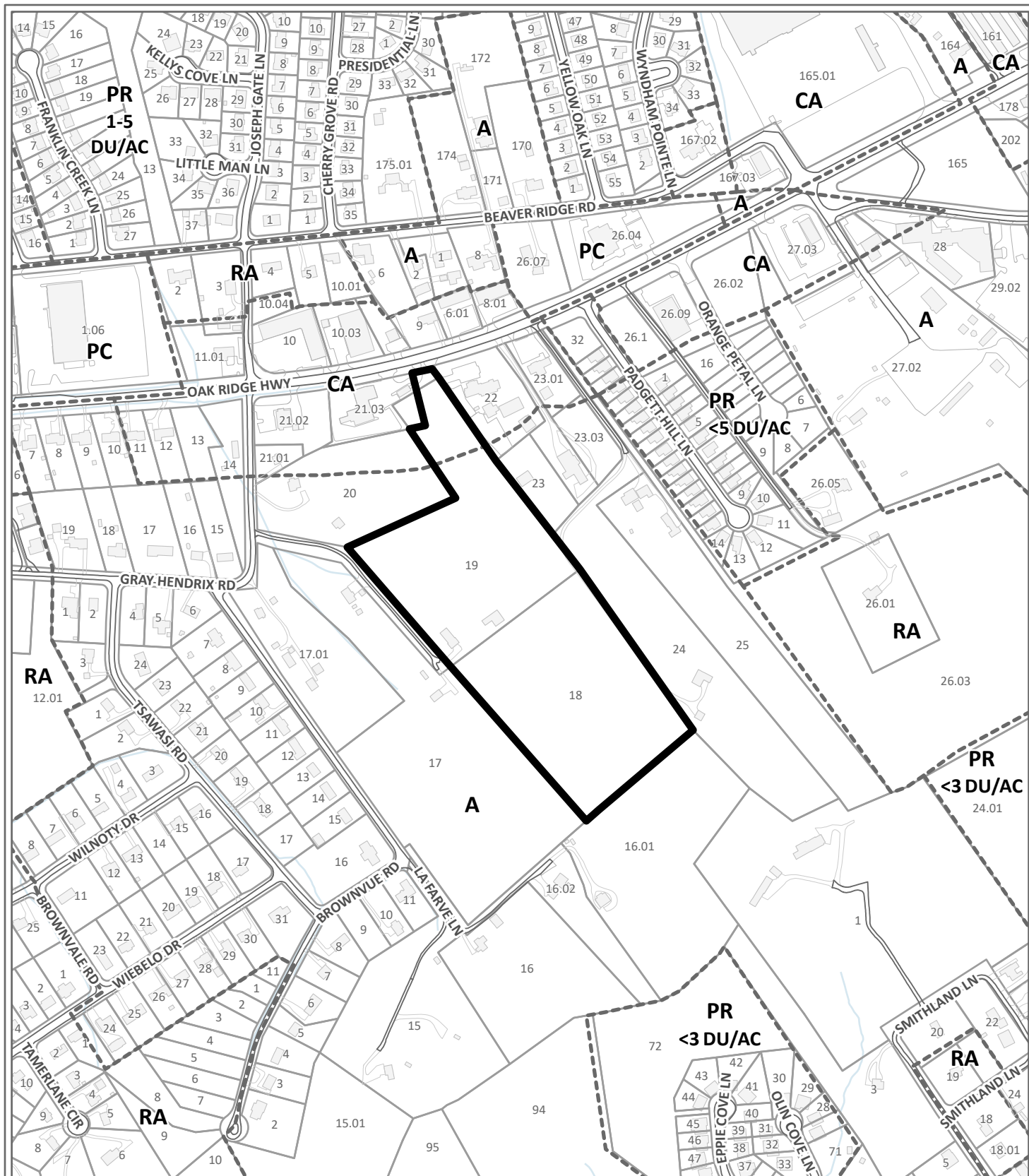


From: TN (Traditional Neighborhood), CMU (Corridor Mixed Use), RC (Rural Conservation)
To: TN (Traditional Neighborhood) for the RC portion only

Map No: 91
Jurisdiction: County

Original Print Date: 3/3/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING



From: CA (General Business), A (Agricultural)
To: PR (Planned Residential) up to 12 du/ac

2-H-25-RZ

Petitioner: Benjamin C. Mullins

Map No: 91

Jurisdiction: County

Original Print Date: 3/3/2025

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

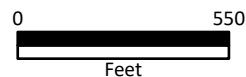
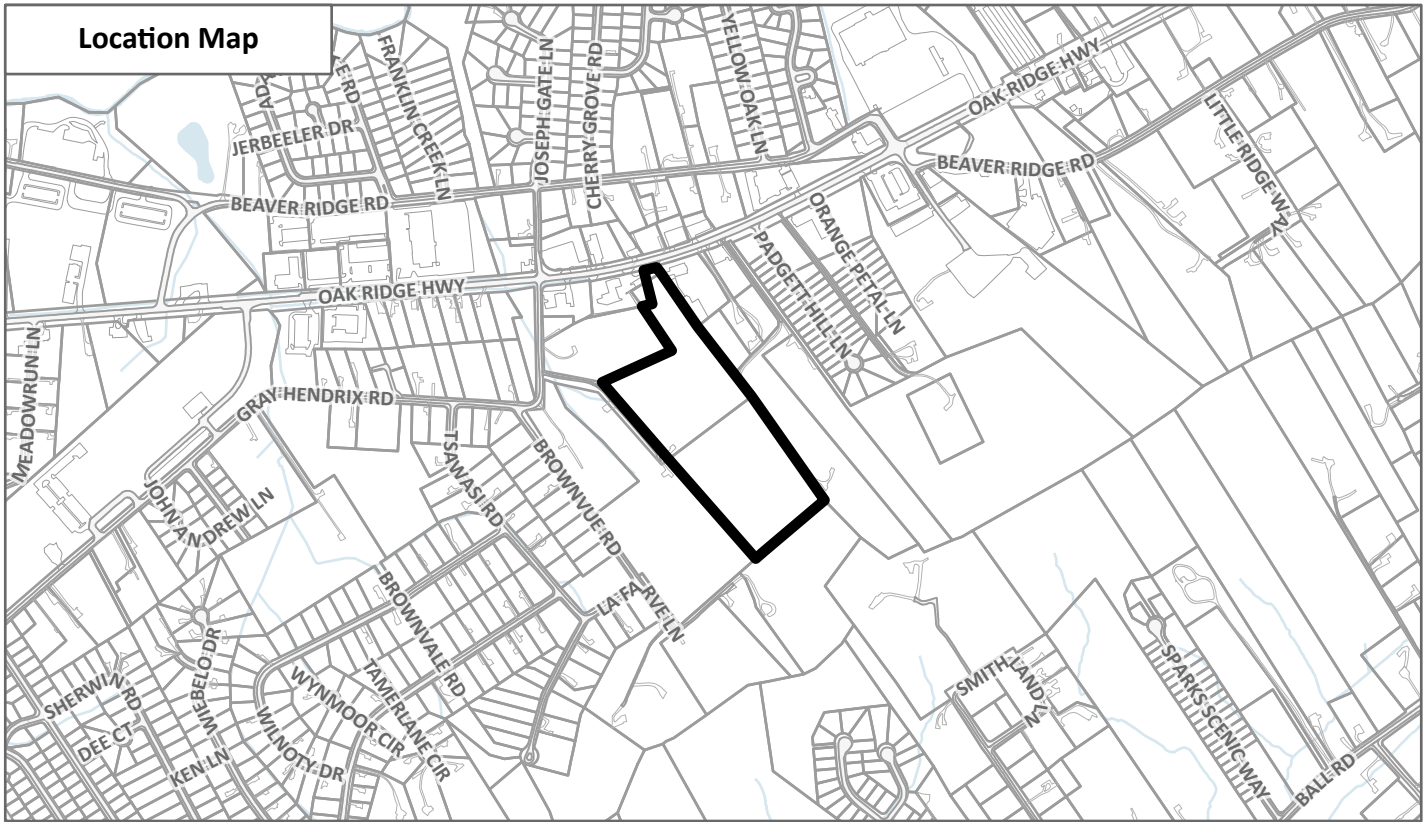


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

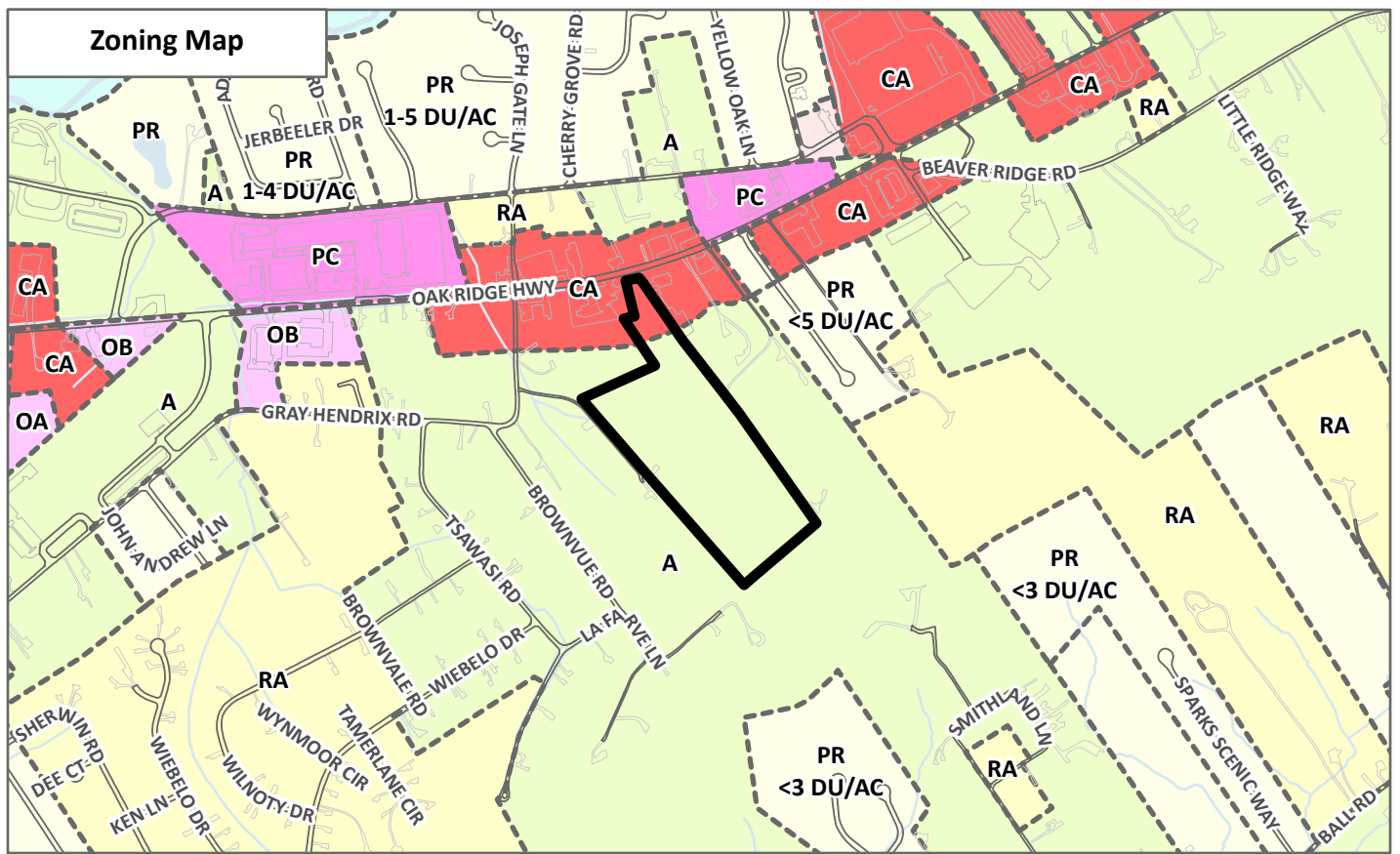
2-H-25-RZ / 2-A-25-PA



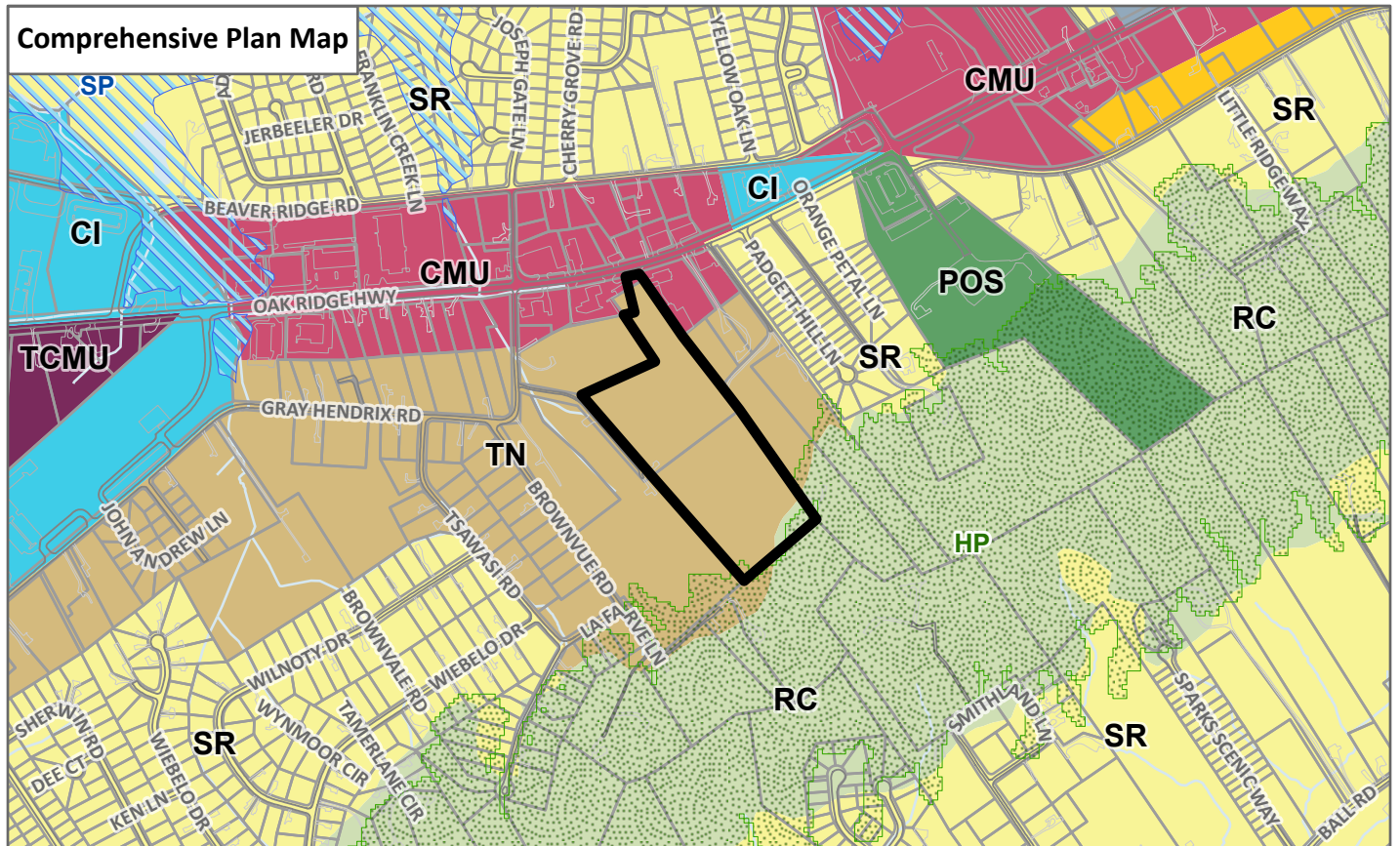
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

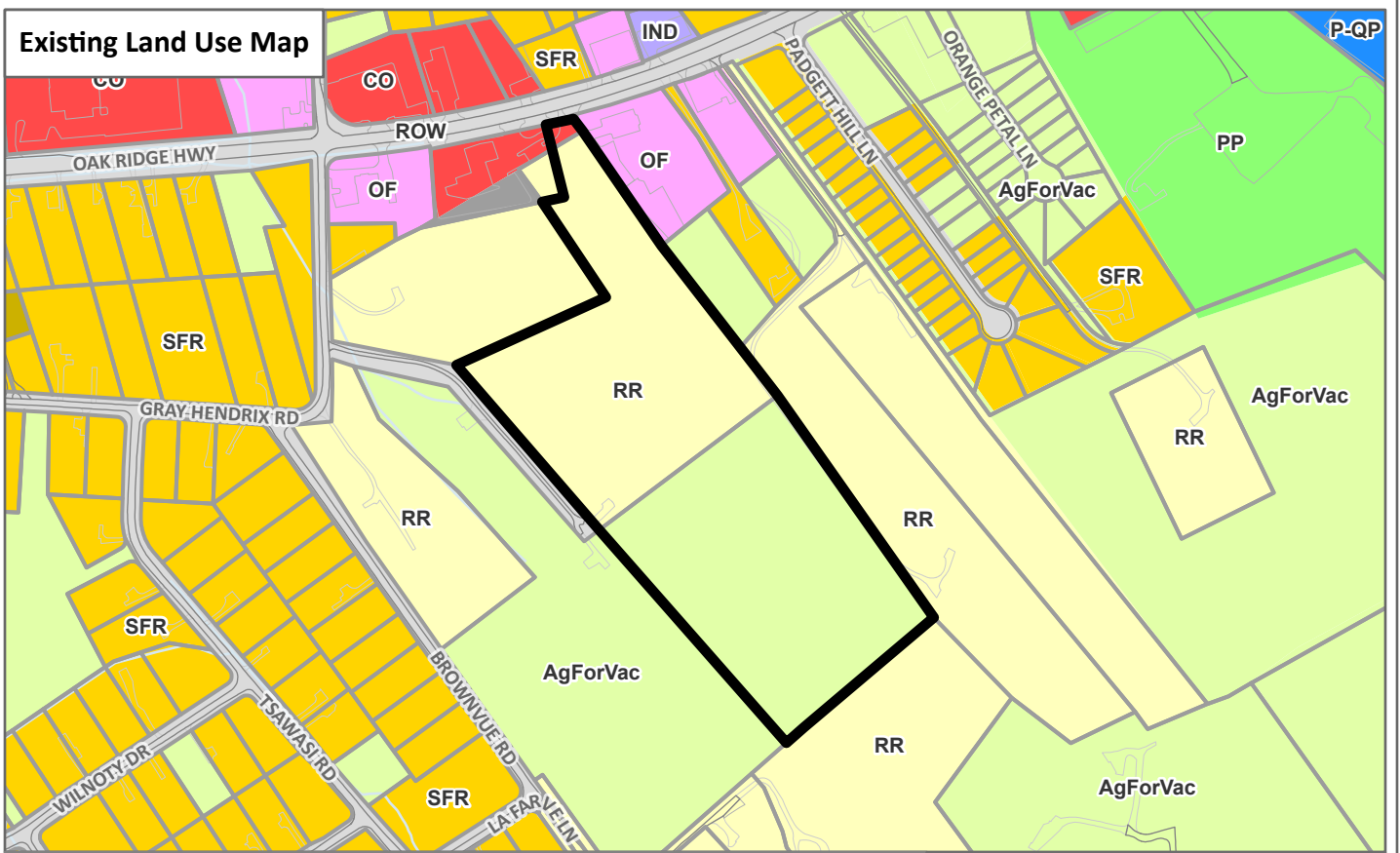
2-H-25-RZ / 2-A-25-PA



Case boundary



Existing Land Use Map

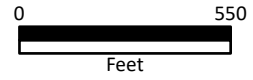


CONTEXTUAL MAPS 3

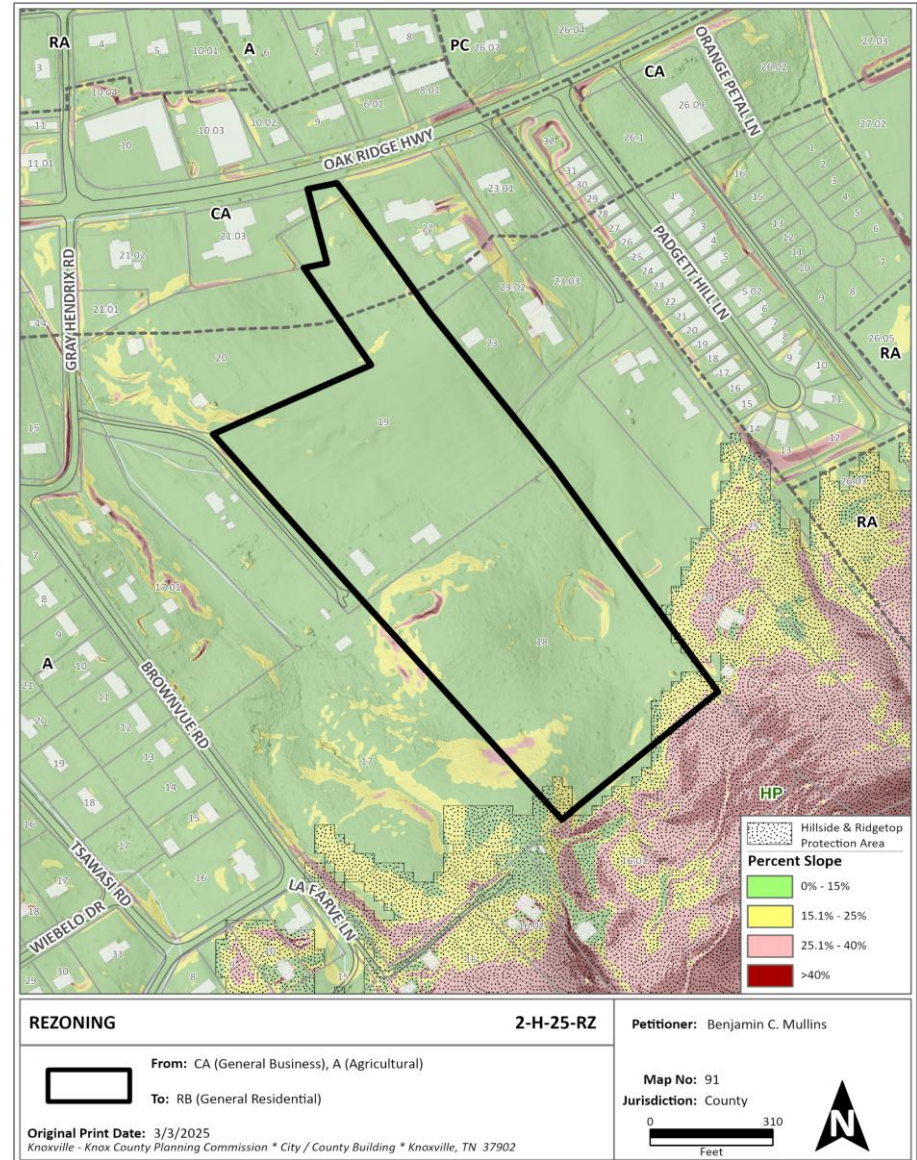
2-H-25-RZ / 2-A-25-PA



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%





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

091 02103

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.

BCM
2-24-25

PBSSons
Property LLC

portion of
7551 Oak Rd Hwy

portion of
091 02103

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) _____

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.

Benjamin C. Mullins Benjamin C. Mullins/Attorney 12-30-24
Applicant Signature Print Name / Affiliation Date

865-546-9321 [Redacted] _____
Phone Number Email

Grant Denton Grant Denton 12/30/2024, SG
Property Owner Signature Please Print Date Paid

Revised 12-24-25
Benjamin Mullins

BCM
2-24-25

PR @ 12 dua

Property

12 dua

NA



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