

REZONING REPORT

► **FILE #:** 7-M-25-RZ

AGENDA ITEM #: 46

AGENDA DATE: 7/10/2025

► **APPLICANT:** BENJAMIN C MULLINS

OWNER(S): Reliance Development LLC

TAX ID NUMBER: 62 047

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 205 N WOODDALE RD

► **LOCATION:** West side of N Wooddale Rd, north of Asheville Hwy

► **APPX. SIZE OF TRACT:** 11.16 acres

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

ACCESSIBILITY: Access is via N Wooddale Road, a local street with 17-19 ft of pavement width within a 39-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking East Creek

► **PRESENT ZONING:** PR (Planned Residential), up to 2 du/ac

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

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

► **DENSITY PROPOSED:** up to 7 du/ac

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

HISTORY OF ZONING: In 2024 the applicant requested to rezone the property from A (Agricultural) to PR (Planned Residential) up to 6 du/ac, which was approved with a density of 2 du/ac by the County Commission (12-D-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential, single family residential - RA (Low Density Residential), A (Agricultural)

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

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

West: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 6 du/ac

NEIGHBORHOOD CONTEXT: Residential development in the surrounding area mainly consists of single family homes with various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. Asheville Highway, which serves as a commercial corridor, is 950 ft to the south.

STAFF RECOMMENDATION:

► Postpone the application 30 days until the August 14 meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 803 (average daily vehicle trips)

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

ESTIMATED STUDENT YIELD: 17 (public school children, grades K-12)

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

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

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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

June 30, 2025

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

Date of Request

July 10, 2025

Scheduled Meeting Date

File Number(s)

7-M-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 August 14, 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

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY

Staff Signature

Shelley Gray

Please Print

07/01/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

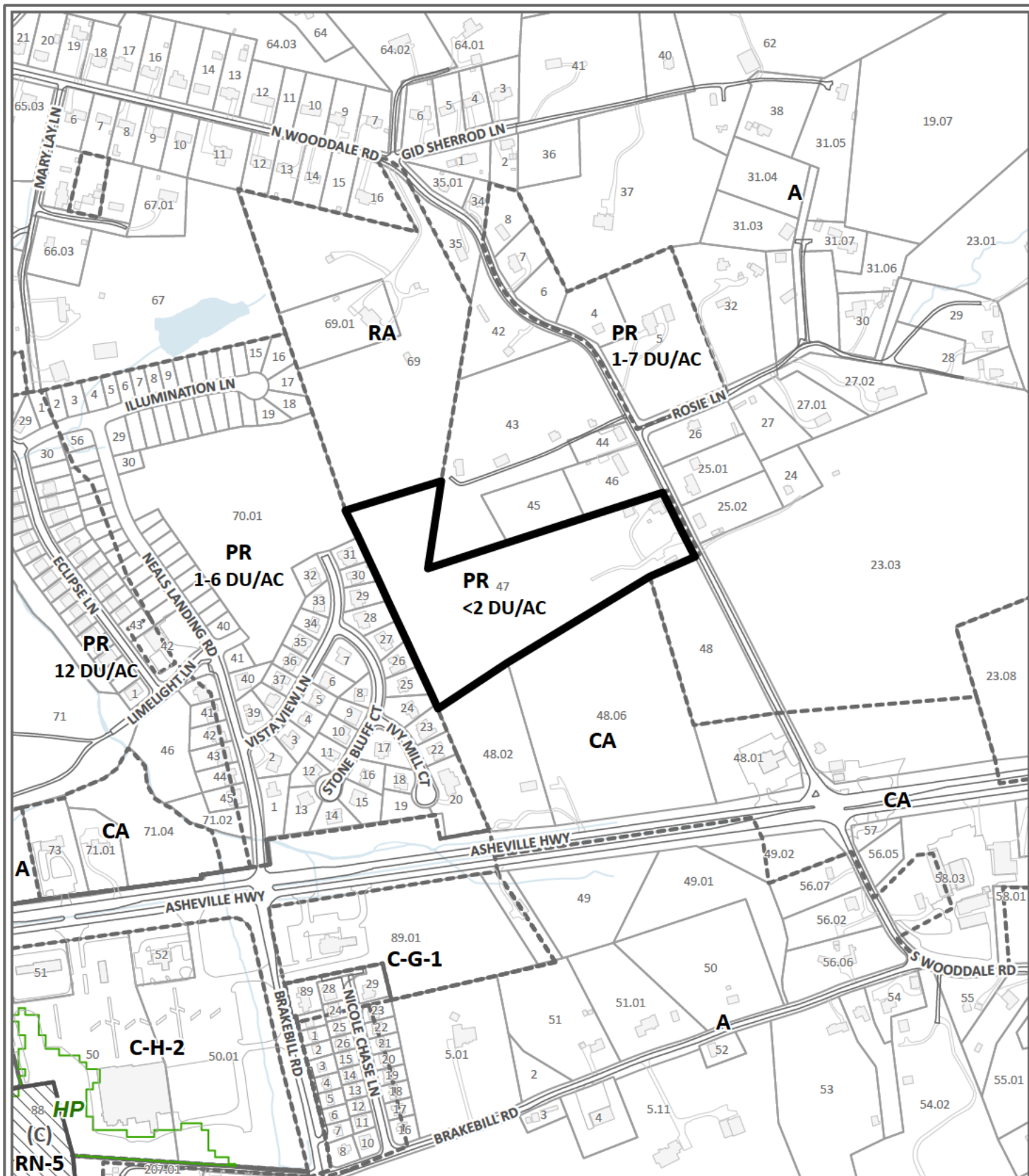
Date:

Payee Name

Payee Phone

Payee Address

October 2022



REZONING

7-M-25-RZ

Petitioner: Benjamin C Mullins

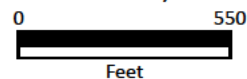


From: PR (Planned Residential), <2 DU/AC

To: PR (Planned Residential) up to 7 du/ac

Map No: 62

Jurisdiction: County

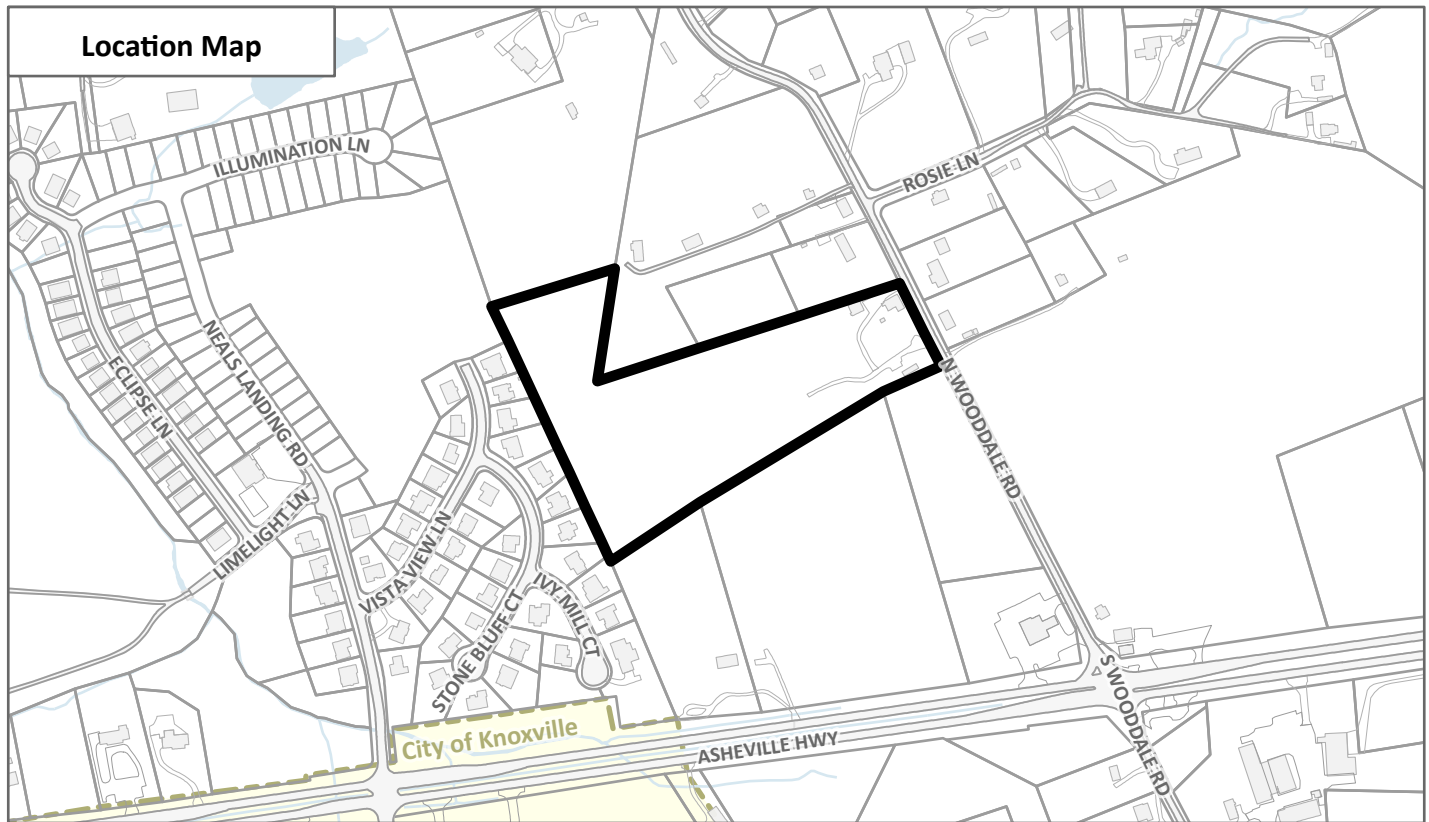


Original Print Date: 6/3/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

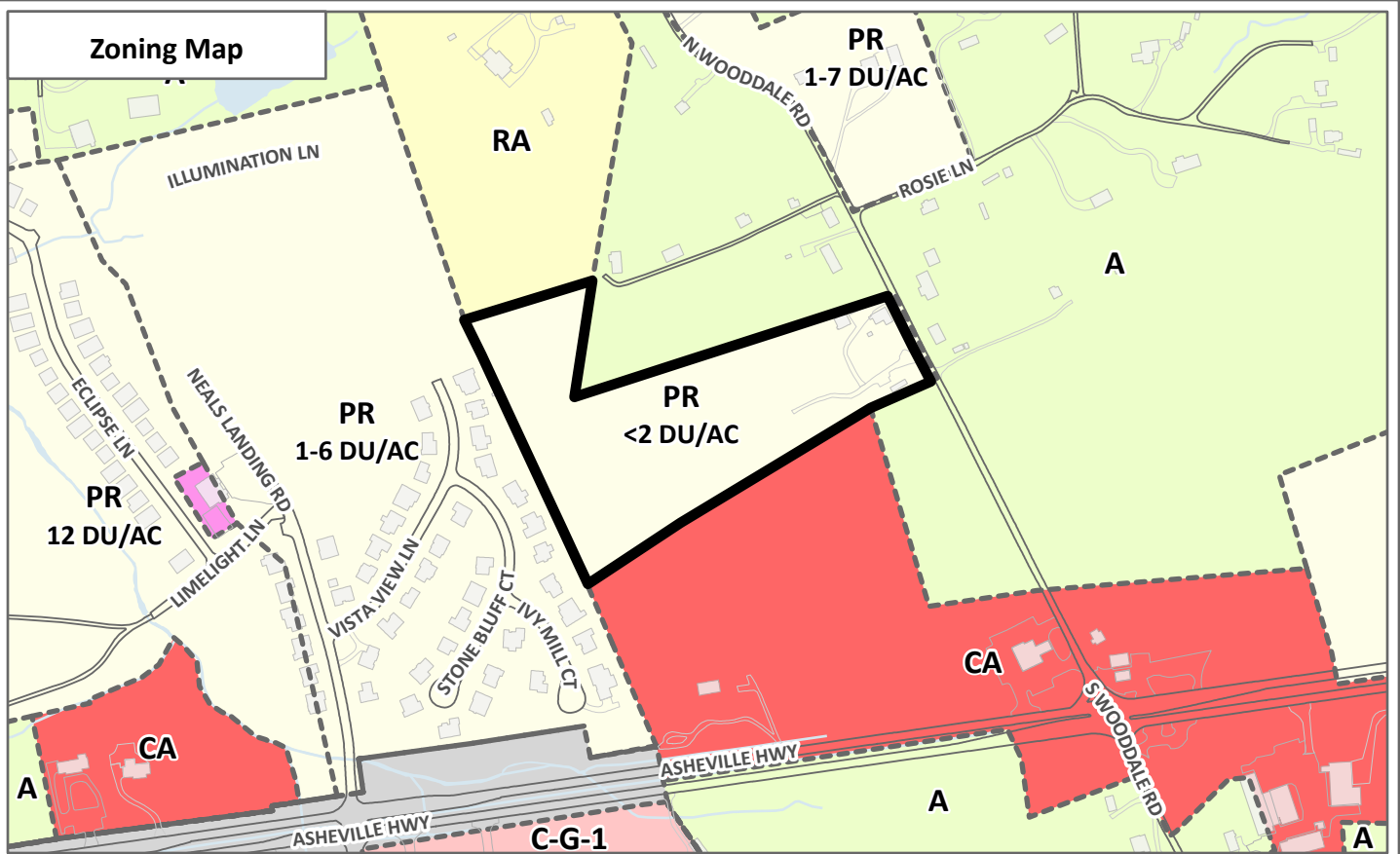
7-M-25-RZ



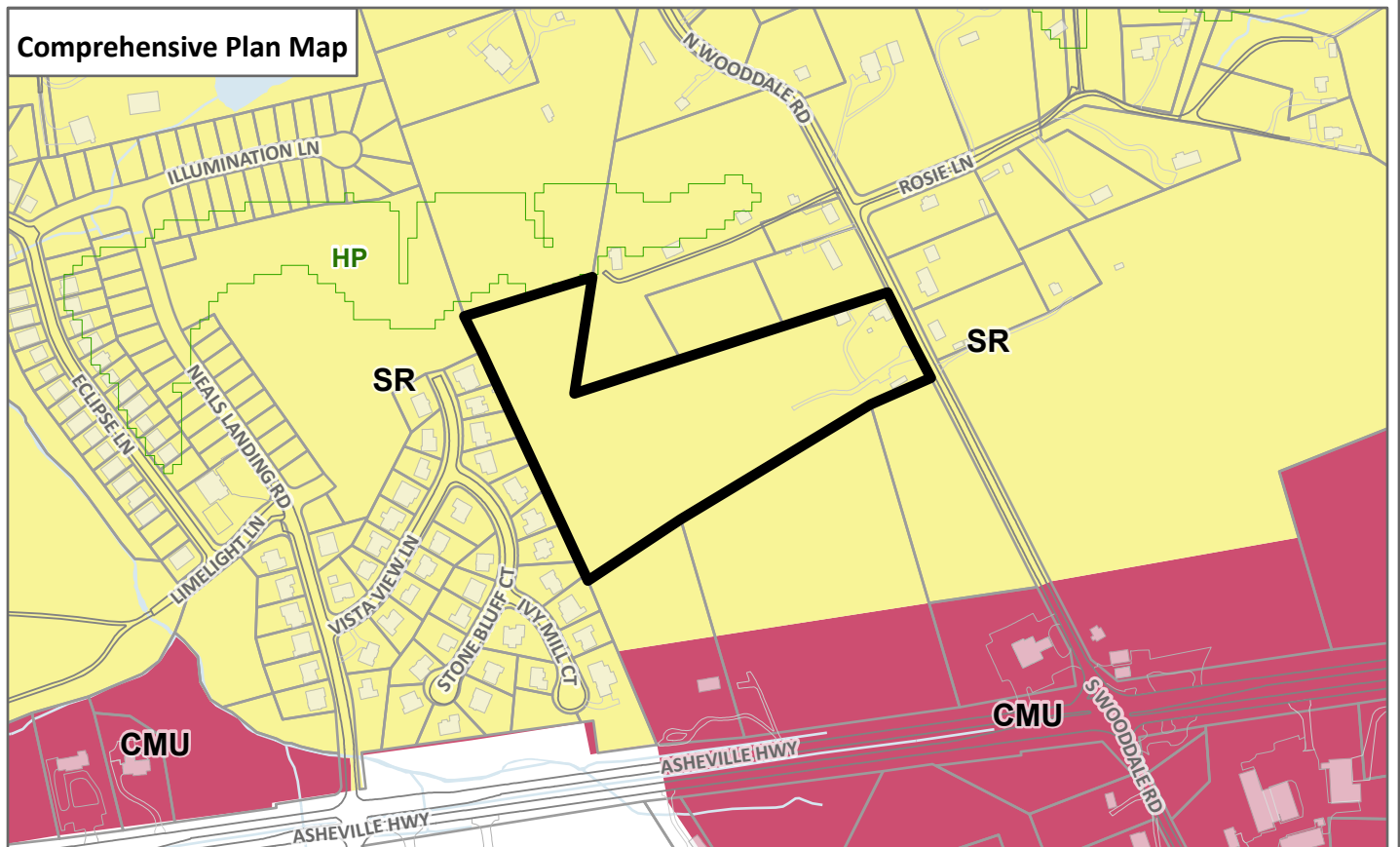
Case boundary



Zoning Map



Comprehensive Plan Map

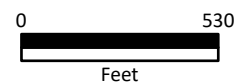


CONTEXTUAL MAPS 2

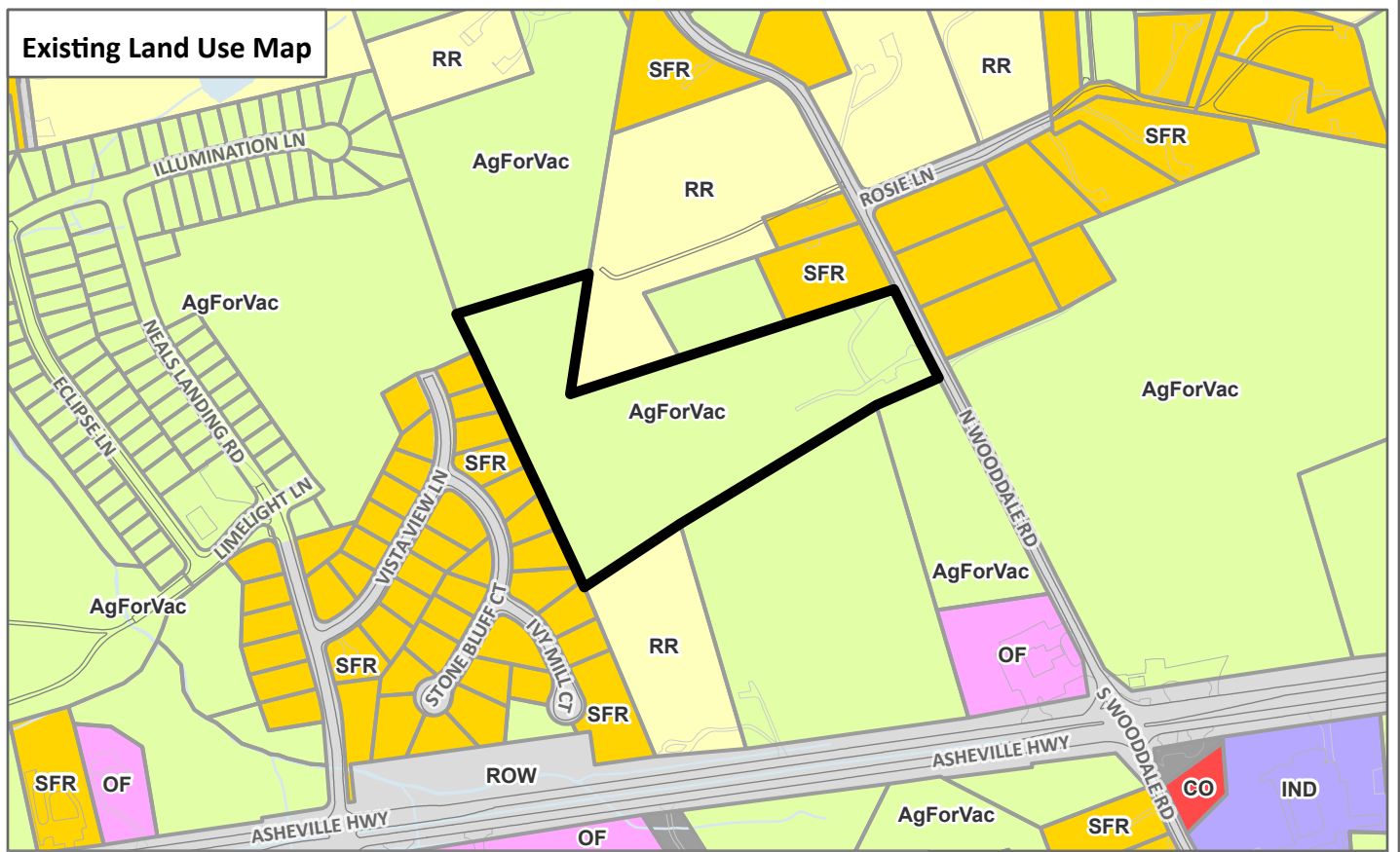
7-M-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

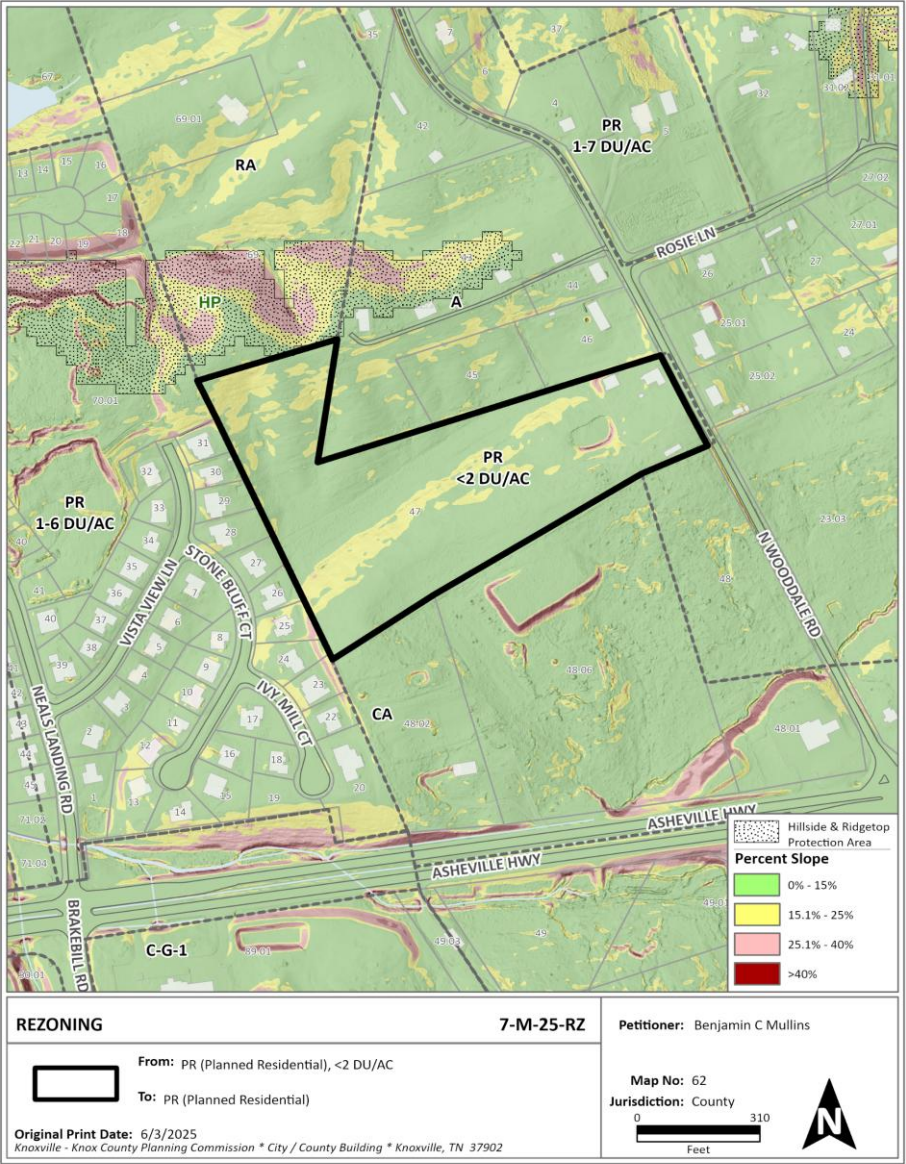
7-M-25-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	11.165		
Non-Hillside	11.159	N/A	
0-15% Slope	0.006	100%	0.006
15-25% Slope	0.000	50%	0.000
25-40% Slope	0.000	20%	0.000
Greater than 40% Slope	0.000	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	0.006	Recommended disturbance budget within HP Area (acres)	0.006
		Percent of HP Area	100.0%



Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☒ Rezoning ☐ Plan Amendment***Development** ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Benjamin C. Mullins

Attorney for Owner

Applicant Name

Affiliation

May 22, 2025

July 10, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

7-M-25-RZ

Correspondence

All correspondence will 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

Phone

Email

Current Property Info

Reliance Development, LLC

3109 Stephens Landing Way Knoxville, 379:

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

205 N. Wooddale Rd

062 047

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change PR (Planned Residential) 7 du/ac
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify) _____

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

5-22-25

Print Name / Affiliation

Date

865-546-9321

Phone Number

Email

Property Owner Signature

Reliance Development, LLC

05/27/2025,SG

Please Print

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

0802

\$1,208.00

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PR (Planned
Residential)

7 du/ac

PENDING PLAT FILE NUMBER

☒ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan
amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

☒ *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

865-546-9321

Phone Number

Property Owner Signature

Benjamin C. Mullins

Print Name / Affiliation

5-21-25

Date

Email

Reliance Development, LLC

Please Print

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

FEE 2

FEE 3

TOTAL

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). 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.

~~June 30, 2025~~

July 11, 2025

06/27/2025

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

Benjamin C. Mullins

Applicant Name

22
5-28-25

Date