

REZONING REPORT

▶ **FILE #:** 12-Q-25-RZ

AGENDA ITEM #: 31

AGENDA DATE: 12/11/2025

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Dutchtown Land Partners, LLC

TAX ID NUMBER: 119 006 119JA001, 002, 003

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9247 FLOYD LN (9226, 9228, 9232 DUTCHTOWN RD)

▶ **LOCATION:** **South side of Dutchtown Rd and north side of Floyd Ln, west of N Cedar Bluff Rd**

▶ **APPX. SIZE OF TRACT:** **2.62 acres**

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

ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with 40 ft of pavement width within a right-of-way width that varies from 50-68 ft. Access is also via Floyd Lane, an unstriped local street with 10 ft of pavement width within a right-of-way width that varies from 36-41 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** **CA (General Business), A (Agricultural)**

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

▶ **EXISTING LAND USE:** **Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ EXTENSION OF ZONE: Yes, it is an extension.

HISTORY OF ZONING: In 1983 the property was part of a larger rezoning to add the TO (Technology Overlay) (12-FF-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural) in the County

South: Agriculture/forestry/vacant land - C-G-2 (General Commercial) in the City

East: Office, public/quasi public land (church) - CA (General Business), OB (Office, Medical, and Related Services) in the County

West: Agriculture/forestry/vacant land - OB(k) (Office, Medical, and Related Services, with conditions) in the County

NEIGHBORHOOD CONTEXT: The subject property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road and is within a mile of the road's interchange with I-40/I-75. The Christian Academy of Knoxville, Catholic High School, Webb School, and Cedar Bluff Middle and Elementary Schools are all within a mile of the subject property. The area to the north of the property primarily features a mix of single family and multifamily residential uses, and Dead Horse Lake and Golf Course is to the south.

STAFF RECOMMENDATION:

- ▶ **Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.**

COMMENTS:

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

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

1. The area south of Dutchtown Road has experienced a transition from the Agricultural and Planned Residential zones to non-residential zones since the 1990s, including OB, CA, and CN (Neighborhood Commercial) in the County, and C-G-2 in the City. There are several nearby properties with the OB zone, including the abutting properties on the western and eastern sides. The proposed OB zone is an extension of the zone from both sides, so the requested rezoning would allow for developments that are compatible with the surrounding area.
2. Between 2012 and 2014, this section of Dutchtown Road was widened to include a center turn lane and sidewalks on both sides. The road infrastructure and its proximity to transit and major thoroughfares support the development potential under the proposed OB zone.

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

1. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. This zone is suitable for consideration here, as it is intended to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The OB zone also allows any use permitted in the RB (General Residential) zone, including multi-dwelling structures and developments with a density of up to 12 du/ac as a permissible use by right and a density of up to 24 du/ac as a use on review. If developed as a residential use, the entire 2.62-acre property could yield up to 62 dwelling units.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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

1. The OB zone is compatible with nearby OB, CA, and C-G-2 zones and is not anticipated to have a significant adverse impact here. The OB zone and the existing CA zone allow similar uses, including a maximum residential density of up to 24 du/ac with use on review approval. The main difference between the two zones is that the CA zone allows a wider range of commercial uses and has parameters for density based on the Growth Policy Plan and the road classification that the OB zone does not have.

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 OB zone aligns the zoning with the Knox County Comprehensive Plan, as it is directly related to the CMU (Corridor Mixed Use) place type designation of the property. In comparison, the existing A zone is not permitted in the CMU place type, and the CA zone is partially related to it, subject to meeting additional qualifications for consideration.
2. The proposed rezoning is consistent with Implementation Policy 9.3 of the Knox County Comprehensive Plan, which encourages growth in areas already served by adequate infrastructure. This is an urbanized area with adequate utility infrastructure provided by three major utility providers. Dutchtown Road is a minor arterial street that provides easy access to Interstate 40 and Pellissippi Parkway. There are sidewalks on both sides of the road, and a transit stop is within walking distance along N Cedar Bluff Road. Additionally, the property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road, and a major commercial corridor south of I-40 is within one mile.
3. The rezoning is also aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville-Knox County economy.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 1/20/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



7
OB(k)
 12-J-07-RZ

6

A

OB

14.01

FLOYD LN

18.46 **C-G-2**

16 **AG**

REZONING

12-Q-25-RZ

Petitioner: Benjamin C. Mullins

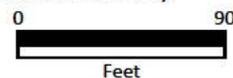


From: CA (General Business), A (Agricultural)

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

Map No: 119

Jurisdiction: County

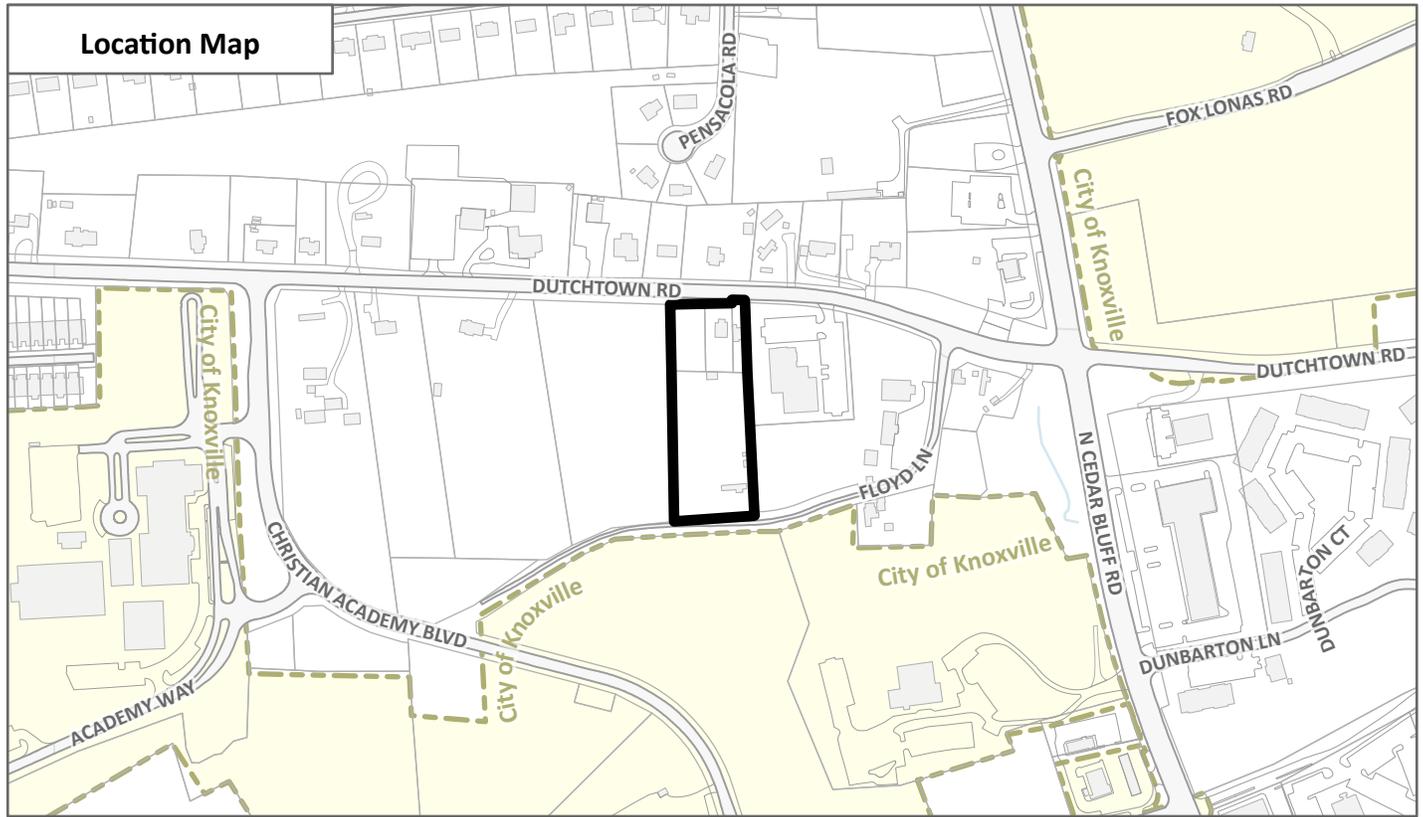


Original Print Date: 11/3/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

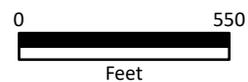


CONTEXTUAL MAPS 1

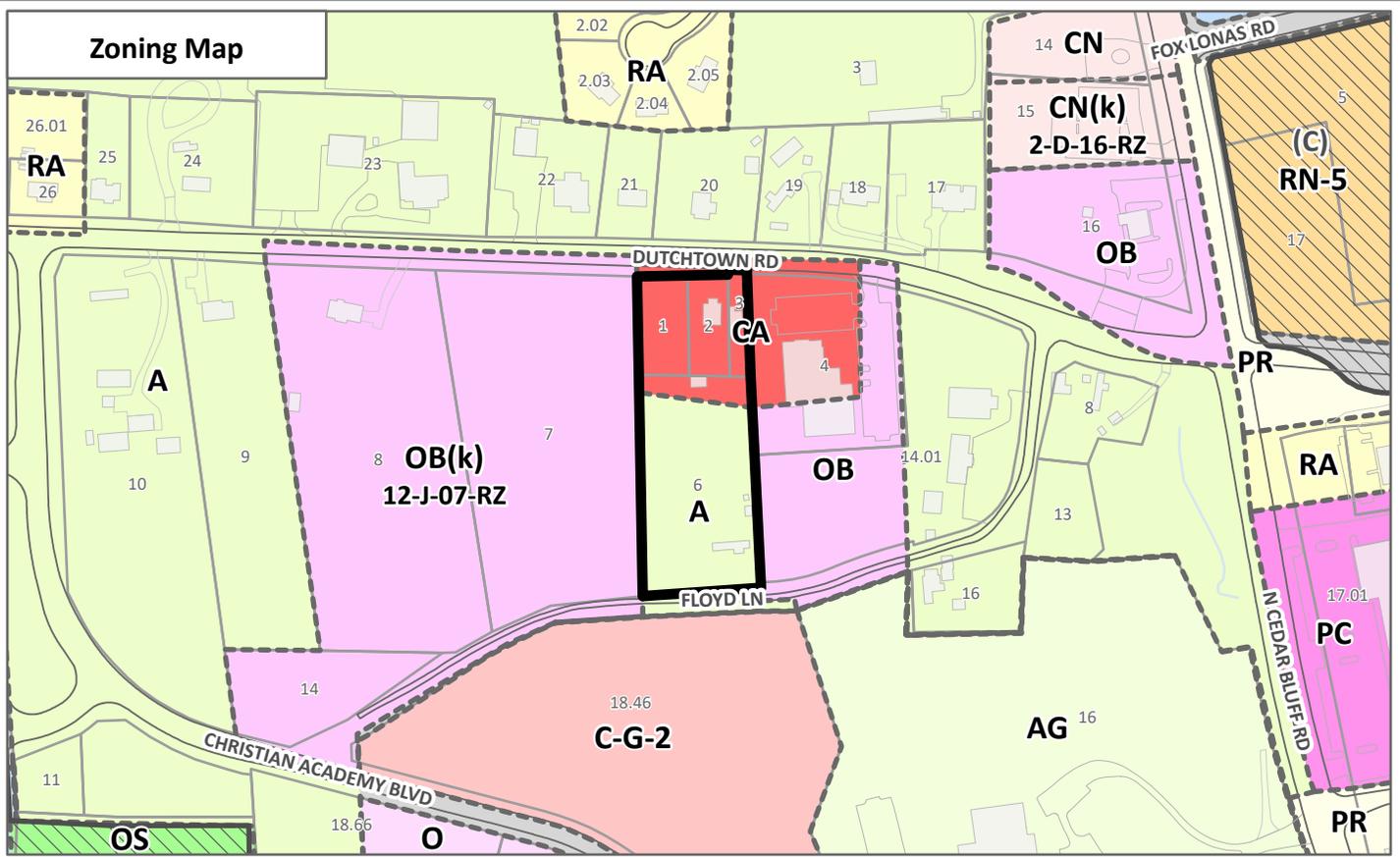
12-Q-25-RZ



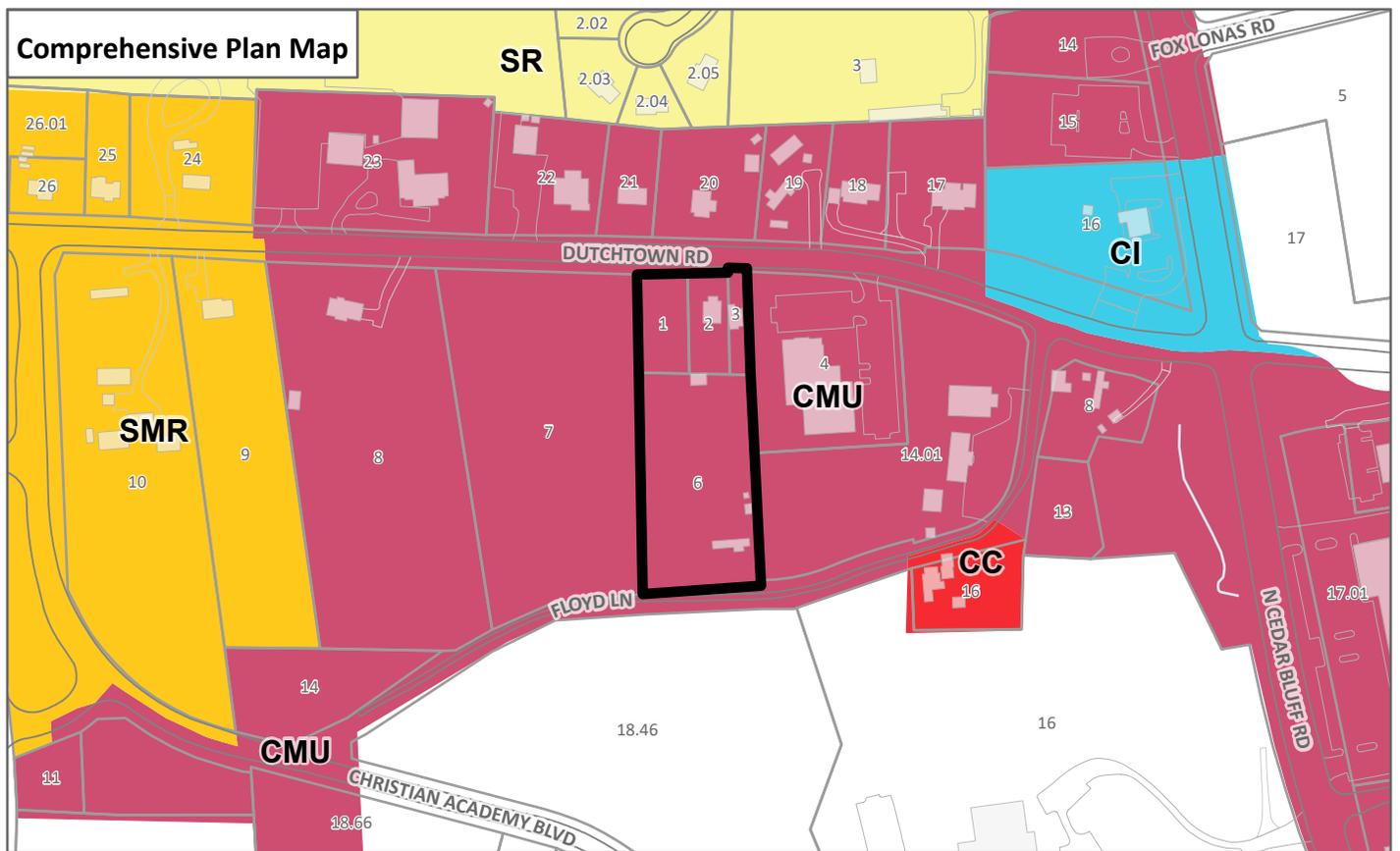
Case boundary



Zoning Map



Comprehensive Plan Map

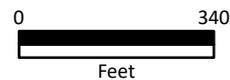


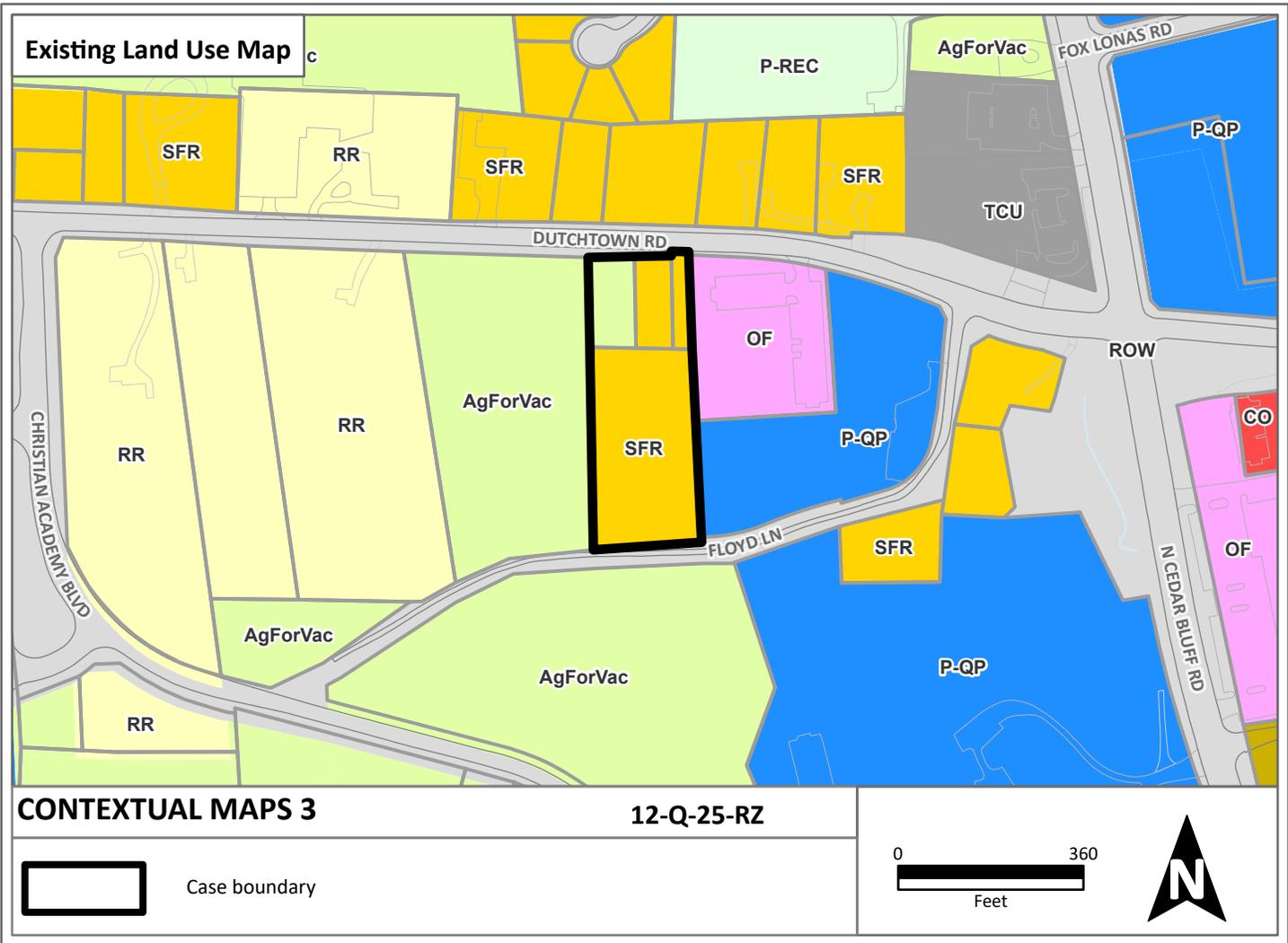
CONTEXTUAL MAPS 2

12-Q-25-RZ



Case boundary





- Subdivision** Concept Plan* Final Plat
- Zoning** Rezoning Plan Amendment* Governmental Rezoning
- 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 Option Holder	
Applicant Name		Affiliation	
October 27, 2025	December 11, 2025	File Number(s) 12-Q-25-RZ	
Date Filed	Meeting Date (if applicable)		

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

- 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	37922
Address	City	State	ZIP
865-546-9321	[REDACTED]		
Phone	Email		

Current Property Info

Dutchtown Land Partners, LLC	604 Scotswood Cir. Knoxville, TN 37919	(865) 382-2358
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
9232, 9228, and 9226 Dutchtown; 9247 Floyd Ln.	119JA 001, 002, and 003; 119 006	
Property Address	Parcel ID	
WKUD	WKUD	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

<input type="checkbox"/> Residential <input type="checkbox"/> 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 **OB**
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/Attorney for Option October ²⁷ 2025

Print Name / Affiliation

Date

865-546-9321

Phone Number

Email *Roy Alexander*
for Dutchtown Land Partners, LLC

10/28/2025, SG

Property Owner Signature

Please Print

Date Paid

Staff Use Only

Administrative Review

ADDITIONAL REQUIREMENTS

Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0803	\$1,000.00		\$1,000.00

Public Notice and Community Engagement

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

Sign Posting and Removal

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

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

Location and Visibility

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

Timing

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

Acknowledgement

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

11/28/2025

12/12/2025

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

10-27-25

Date