



PLAN AMENDMENT REPORT

▶ FILE #: 4-B-25-SP **AGENDA ITEM #:** 10
 POSTPONEMENT(S): 4/10/2025 **AGENDA DATE:** 5/8/2025
▶ APPLICANT: LINDA GASS
 OWNER(S): Linda Gass

TAX ID NUMBER: 106 J B 012 [View map on KGIS](#)
 JURISDICTION: Council District 3
 STREET ADDRESS: 7504 GRANDA DR
▶ LOCATION: South side of Granda Avenue, east of Glade Hill Drive
▶ APPX. SIZE OF TRACT: 0.71 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ACCESSIBILITY: Access is via Granda Drive, an unstriped local street with 24 ft of pavement width within a 50-ft right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 FIRE DISTRICT: Knoxville Fire Department
 WATERSHED: Ten Mile Creek

▶ PRESENT PLAN AND ZONING DESIGNATION: LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)
▶ PROPOSED PLAN DESIGNATION: MDR (Medium Density Residential)
▶ EXISTING LAND USE: Single Family Residential

 EXTENSION OF PLAN DESIGNATION: No, this will not be an extension.
 HISTORY OF REQUESTS: In 1985 the property was part of a government rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (7-U-85-RZ).
 SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: Multifamily residential - LDR (Low Density Residential)
 South: Multifamily residential, single family residential - LDR (Low Density Residential)
 East: Single family residential - LDR (Low Density Residential)
 West: Single family residential - LDR (Low Density Residential)
 NEIGHBORHOOD CONTEXT The subject property is in a neighborhood with a mix of single family residential and multifamily residential uses, most of which were in planned districts. The multifamily developments feature a mix of duplexes, townhouses, a mobile home park, and small apartment buildings. The property is 0.5 miles from the Middlebrook Pike corridor, which features a

mix of commercial, office, and public-quasi public land uses (churches, Shannondale assisted living and senior housing). Bearden Middle School lies approximately 1 mile to the southeast, and The Spirit Life Academy lies approximately 0.25 miles to the south.

STAFF RECOMMENDATION:

▶ **Table the application as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden 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 Knoxville City Council for action on 6/10/2025 and 6/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-P-25-RZ **AGENDA ITEM #:** 10
 4-C-25-PA **AGENDA DATE:** 5/8/2025

POSTPONEMENT(S): 4/10/2025

▶ **APPLICANT:** LINDA GASS

OWNER(S): Linda Gass

TAX ID NUMBER: 106 J B 012 [View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 7504 GRANDA DR

▶ **LOCATION:** South side of Granda Avenue, east of Glade Hill Drive

▶ **TRACT INFORMATION:** 0.71 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Granda Drive, an unstriped local street with 24 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential

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

HISTORY OF ZONING REQUESTS: In 1985 the property was part of a government rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (7-U-85-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Multifamily residential - LDR (Low Density Residential) - RN-4 (General Residential Neighborhood)

ZONING South: Multifamily residential, single family residential - LDR (Low Density Residential) - RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood with a mix of single family residential and multifamily residential uses, most of which were in planned districts. The multifamily developments feature a mix of duplexes, townhouses, a mobile home park, and small apartment buildings. The property is 0.5 miles from the Middlebrook Pike corridor, which features a mix of commercial, office, and public-quasi public land uses (churches, Shannondale assisted living and senior housing). Bearden Middle lies approximately 1 mile to the southeast, and The Spirit Life Academy lies approximately 0.25 miles to the south.

STAFF RECOMMENDATION:

- ▶ **Table the plan amendment application as requested by the applicant.**

- ▶ **Table the rezoning application as requested by the applicant.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden 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 Knoxville City Council for action on 6/10/2025 and 6/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

L. Gass

4/1/2025

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

Date of Request

4/10/2025

Scheduled Meeting Date

File Number(s)

4-P-25-RZ / 4-C-25-PA / 4-B-25-SP

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 May 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

Linda Gass

Please Print

865-898-4720

Phone Number

Not available

Email

STAFF ONLY

Staff Signature

SAMIUL HAQUE

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**4-B-25-SP
NORTHWEST COUNTY SECTOR PLAN MAP**

Petitioner: L. Gass



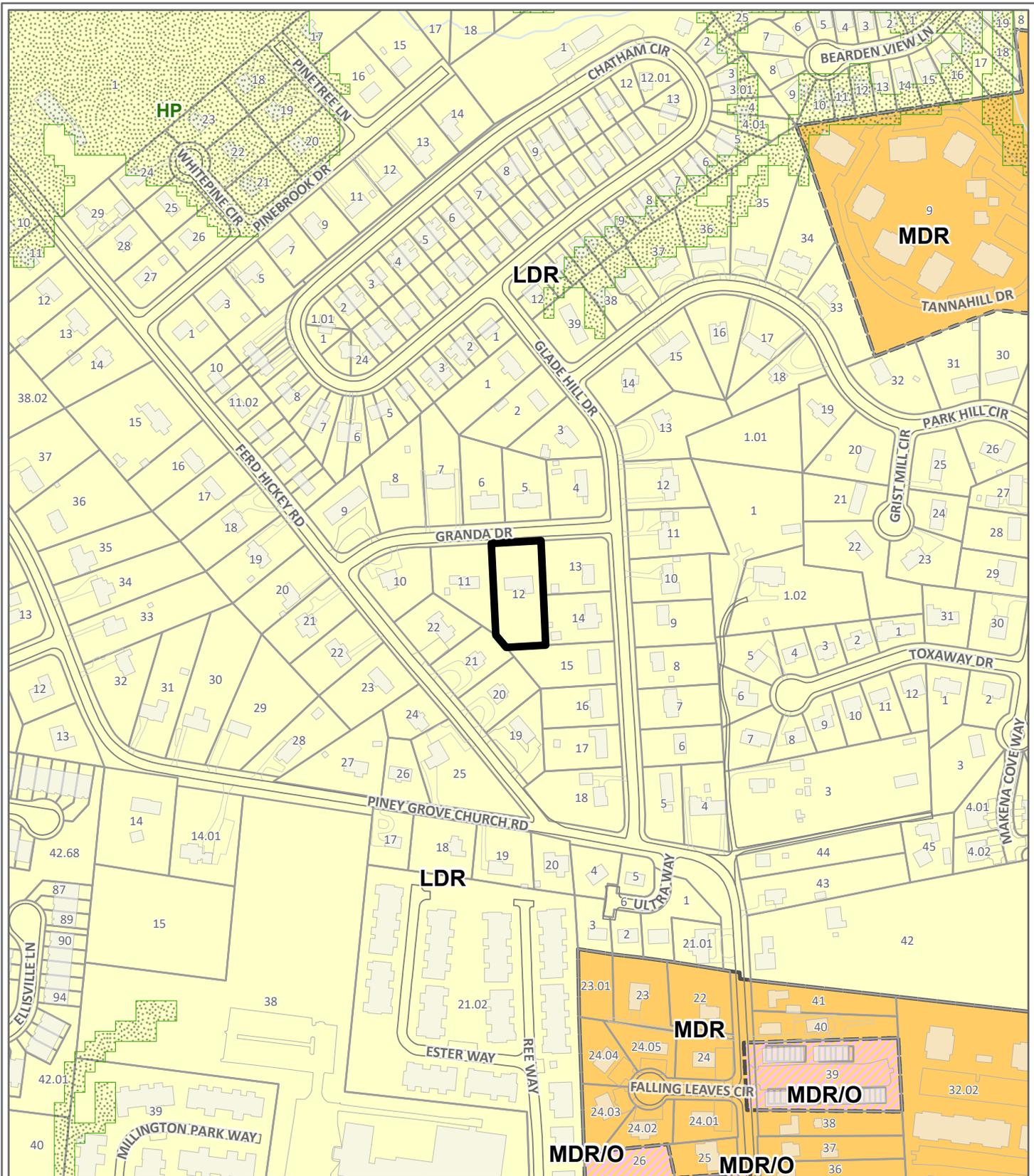
From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

Map No: 106
Jurisdiction: City

Original Print Date: 3/14/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

4-C-25-PA

Petitioner: L. Gass



From: LDR (Low Density Residential)

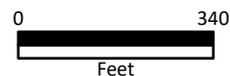
To: MDR (Medium Density Residential)

Map No: 106

Jurisdiction: City

Original Print Date: 2/27/2025

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





REZONING

4-P-25-RZ

Petitioner: L. Gass



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)

Map No: 106
Jurisdiction: City

Original Print Date: 2/27/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

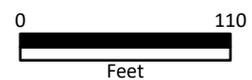
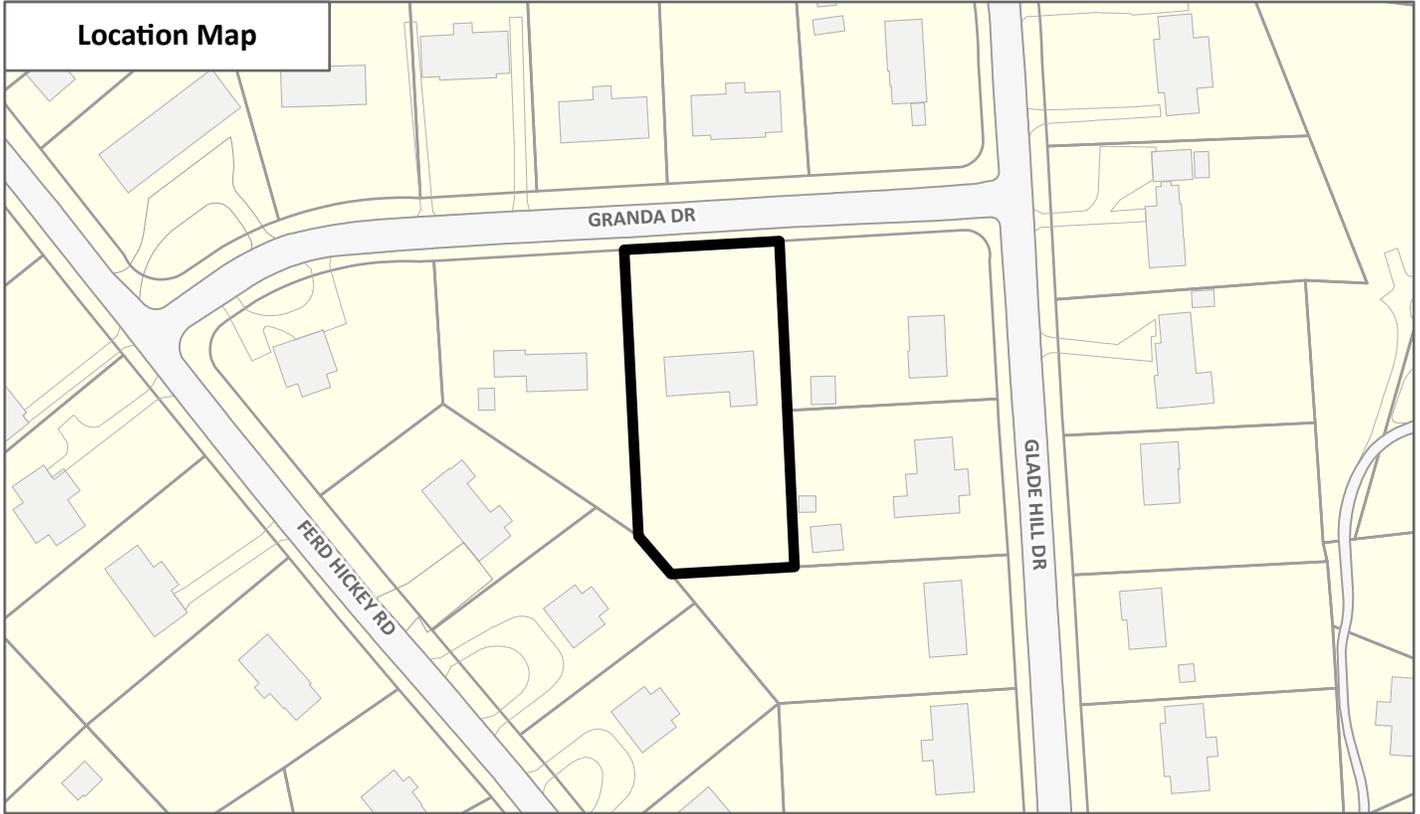


Exhibit A. Contextual Images

Location Map



Aerial Map

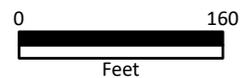


CONTEXTUAL MAPS 1

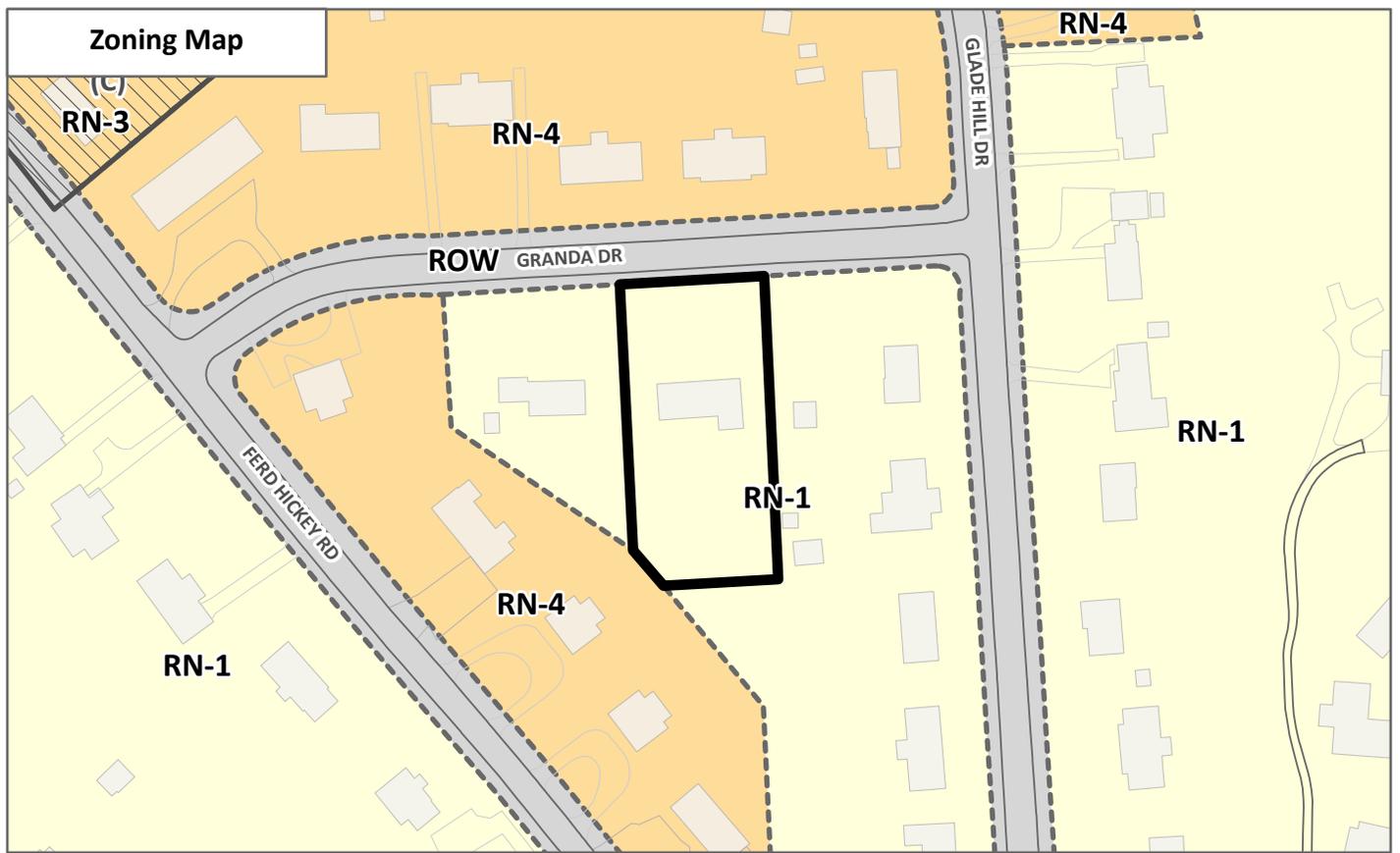
4-C-25-PA / 4-P-25-RZ



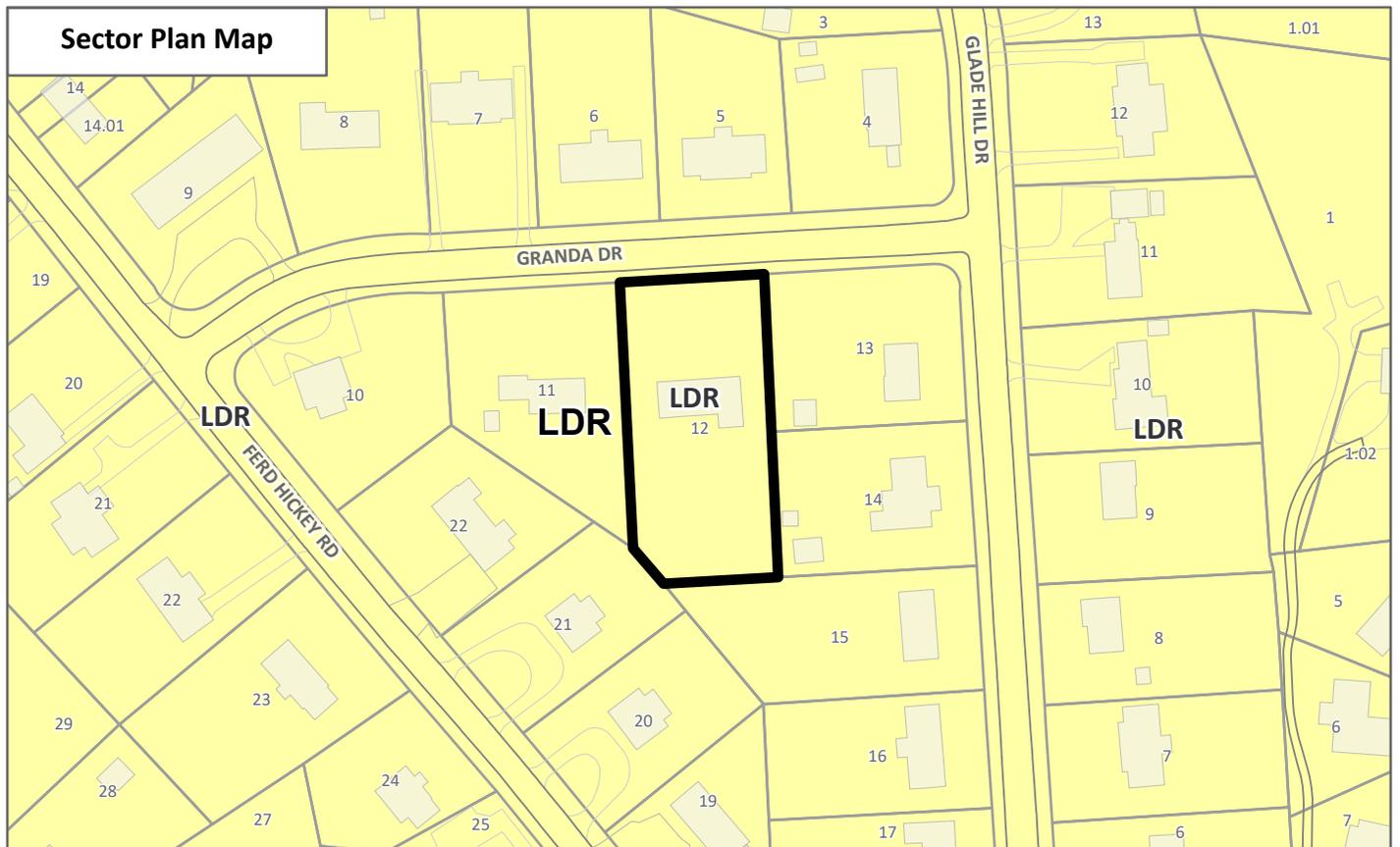
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

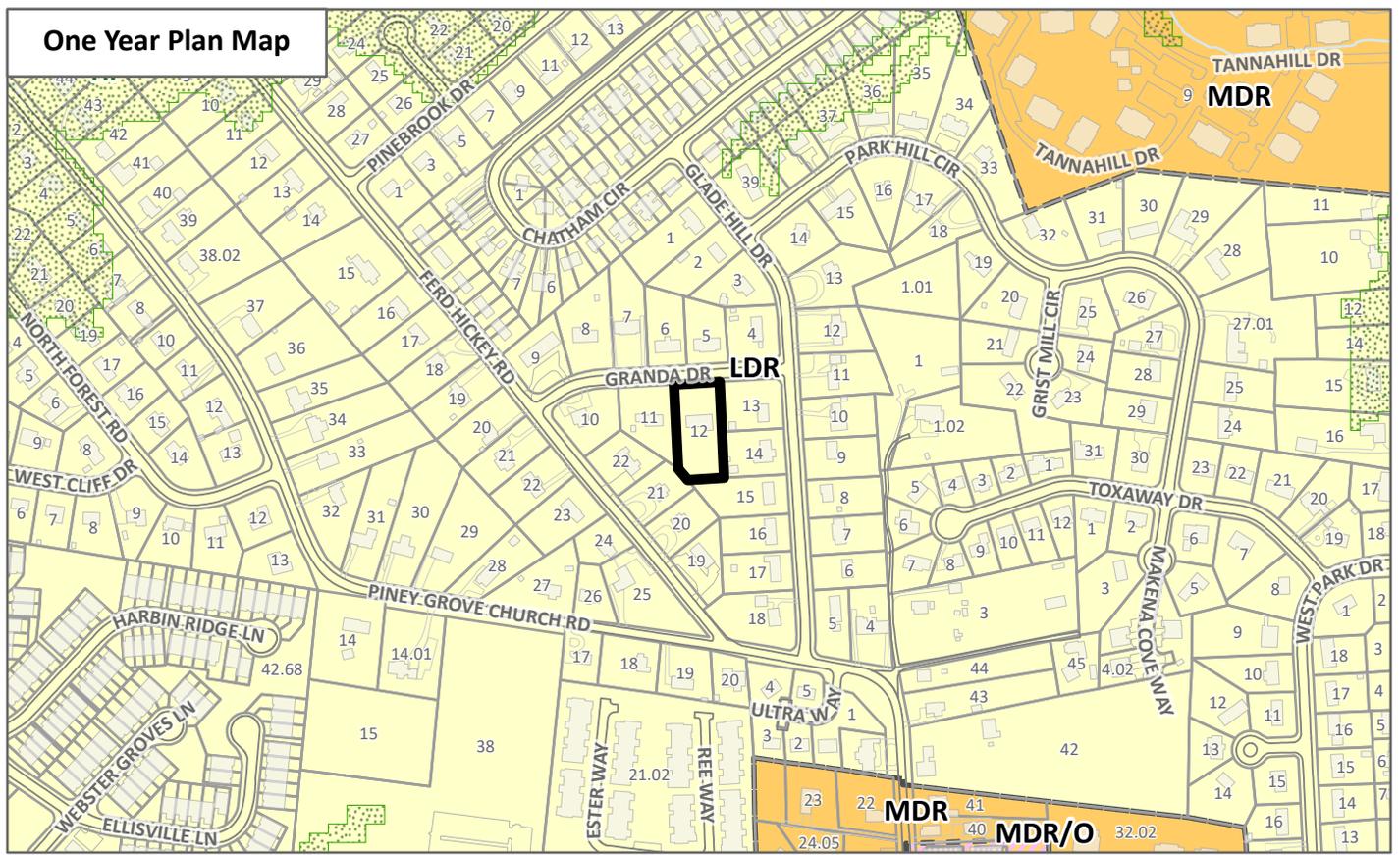
4-C-25-PA / 4-P-25-RZ



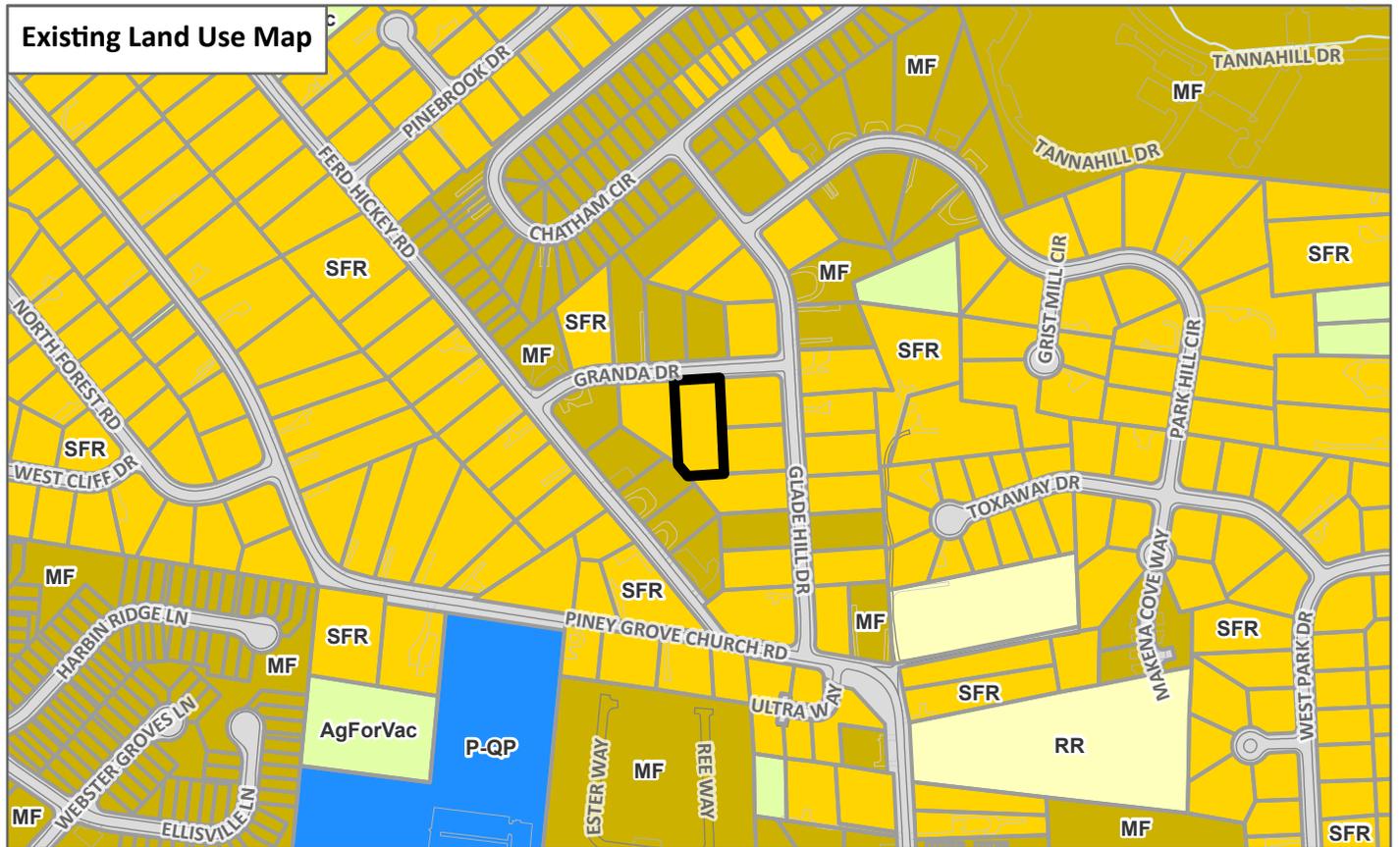
Case boundary



One Year Plan Map



Existing Land Use Map

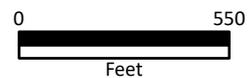


CONTEXTUAL MAPS 3

4-C-25-PA / 4-P-25-RZ



Case boundary





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

L. GASS
~~L. GASS~~

Applicant Name _____ Affiliation _____

2-23-25 Date Filed _____ April 10, 2025 Meeting Date (If applicable) _____

File Number(s)
4-P-25-RZ
4-C-25-PA
4-B-25-SP

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

L. GASS
Name _____ Company _____

7504 GRANDA DR Address _____ KNOXVILLE City _____ TN State _____ 37909 ZIP _____

~~XXXXXXXXXXXX~~ Phone _____ NA Email _____

CURRENT PROPERTY INFO

SAME Property Owner Name (If different) _____ 865-898-4720 Property Owner Address _____ Property Owner Phone _____

Property Address _____ 1060JB012 Parcel ID _____

KUB Sewer Provider _____ KUB Water Provider _____ N 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.

DEVELOPMENT REQUEST

NA

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

NA

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
- Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Zoning Change

Proposed Zoning RNF

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) MDR

Proposed Density (units/acre) _____

Previous Rezoning Requests NA

Other (specify) _____

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	\$1,700.00
Fee 3	

DECLARATION

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.

Linda Glass
Applicant Signature

LINDA GLASS
Print Name / Affiliation

2-23-25
Date

Phone Number _____

Email _____

Linda Glass
Property Owner Signature

LINDA GLASS
Please Print

02/24/2025, SG
Date Paid



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.

3-25-25
Date to be Posted

4-11-25
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

Linda Gass
Applicant Signature

LINDA GASS
Applicant Name

2-23-25
Date

FILE NUMBER