

SPECIAL USE REPORT

► **FILE #:** 11-A-25-SU

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** **JOEL & PAM POTEAT**

OWNER(S): Joel and Pamala Poteat

TAX ID NUMBER: 59 M D 03002

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4900 BUFFAT MILL RD

► **LOCATION:** **Southeast side of Buffat Mill Rd, east of Spring Hill Rd**

► **APPX. SIZE OF TRACT:** **2.03 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Buffat Mill Road, a major collector with 18 ft of pavement width within a right-of-way width that varies between 64-75 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **ZONING:** **RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)**

► **EXISTING LAND USE:** **Rural Residential**

► **PROPOSED USE:** **Removal of "C" designation.**

HISTORY OF ZONING: In 2007 the property was rezoned from R-1 (Low Density Residential) to RP-1 (Planned Residential) up to 5.99 du/ac (5-J-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is in a hilly residential area to the south of commercial and wholesale developments near the Millertown Pike interchange with I-640. Spring Hill Elementary School is 0.6 miles to the southwest. The neighborhood primarily features single family houses, but there is townhouse development approximately 250 ft from the subject property.

STAFF RECOMMENDATION:



ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.