DEVELOPMENT PLAN REPORT

Planning
KNOXVILLE | KNOX COUNTY

▶ **FILE #:**	**6-C-26-DP**	**AGENDA ITEM #:**	**31**
POSTPONEMENT(S):	6/11/2026	**AGENDA DATE:**	**9/10/2026**
▶ **APPLICANT:**	**IAN JAY**		
OWNER(S):	Nature's Best Organics of TN LLC / Brian Development, LLC		

TAX ID NUMBER:	76 009, 00901 089 044, 193 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	0 JOE DANIELS RD (8703, 8707 JOE DANIELS RD; 0 W EMORY RD)
▶ **LOCATION:**	**North side of Joe Daniels Rd, east and north of Oak Ridge Hwy**
▶ **APPX. SIZE OF TRACT:**	**193.69 acres**
GROWTH POLICY PLAN:	Rural Area
ACCESSIBILITY:	Access is via Joe Daniels Road, a local street with a pavement width which varies between 15 ft and 28 ft within an undefined right-of-way width.
UTILITIES:	Water Source: West Knox Utility District
	Sewer Source: West Knox Utility District
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Beaver Creek, Clinch River

▶ **ZONING:**	**PR(k) (Planned Residential, with conditions) up to 3 du/ac**
PLACE TYPE:	RL (Rural Living), HP (Hillside Ridgetop Protection)
▶ **EXISTING LAND USE:**	**Commercial, Agriculture/Forestry/Vacant Land, Office**
▶ **PROPOSED USE:**	**Multi-dwelling and commercial development**
DENSITY PROPOSED:	2.98 du/ac
HISTORY OF ZONING:	The majority of the property was rezoned from A (Agricultural) to PC (Planned Commercial) in the 1980's and rezoned back to A in pieces in the 1990's and early 2000's. Two small portions of the property were rezoned to CR (Rural Commercial) in 2012 (4-C-12-RZ). The property was rezoned from A, CR, and PC to PR(k). (Planned Residential with conditions) up to 3 du/ac in 2023 (11-I-23-RZ)
SURROUNDING LAND USE AND ZONING:	North: Railroad Right-of-way, rural residential - A (Agricultural), PC (Planned Commercial)
	South: Agriculture/forestry/vacant land, single family residential, rural residential, commercial, transportation/communications/utilities - A (Agricultural), PR (Planned Residential), I (Industrial)
	East: Agriculture/forestry/vacant land, rural residential - PR(k) (Planned Residential) up to 2.2 du/ac with conditions, A (Agricultural)
	West: Industrial, agriculture/forestry/vacant land - PC (Planned Commercial), A (Agricultural), CB (Business and Manufacturing)
NEIGHBORHOOD CONTEXT:	This area is comprised of industrial and residential uses interspersed between large swaths of forested land. Industrial uses include mulching and

landscaping, warehousing and shipping, and auto scrapping operations. Residential uses include single family dwellings on large rural lots and small suburban lots.

STAFF RECOMMENDATION:

Postpone for 90 days to the December 10, 2026 Planning Commission meeting, as requested by the applicant.

COMMENTS:

This request is for a mixed residential and commercial development with 482 multi-family dwelling units, 96 townhouses, and 21,100 sqft of commercial use.

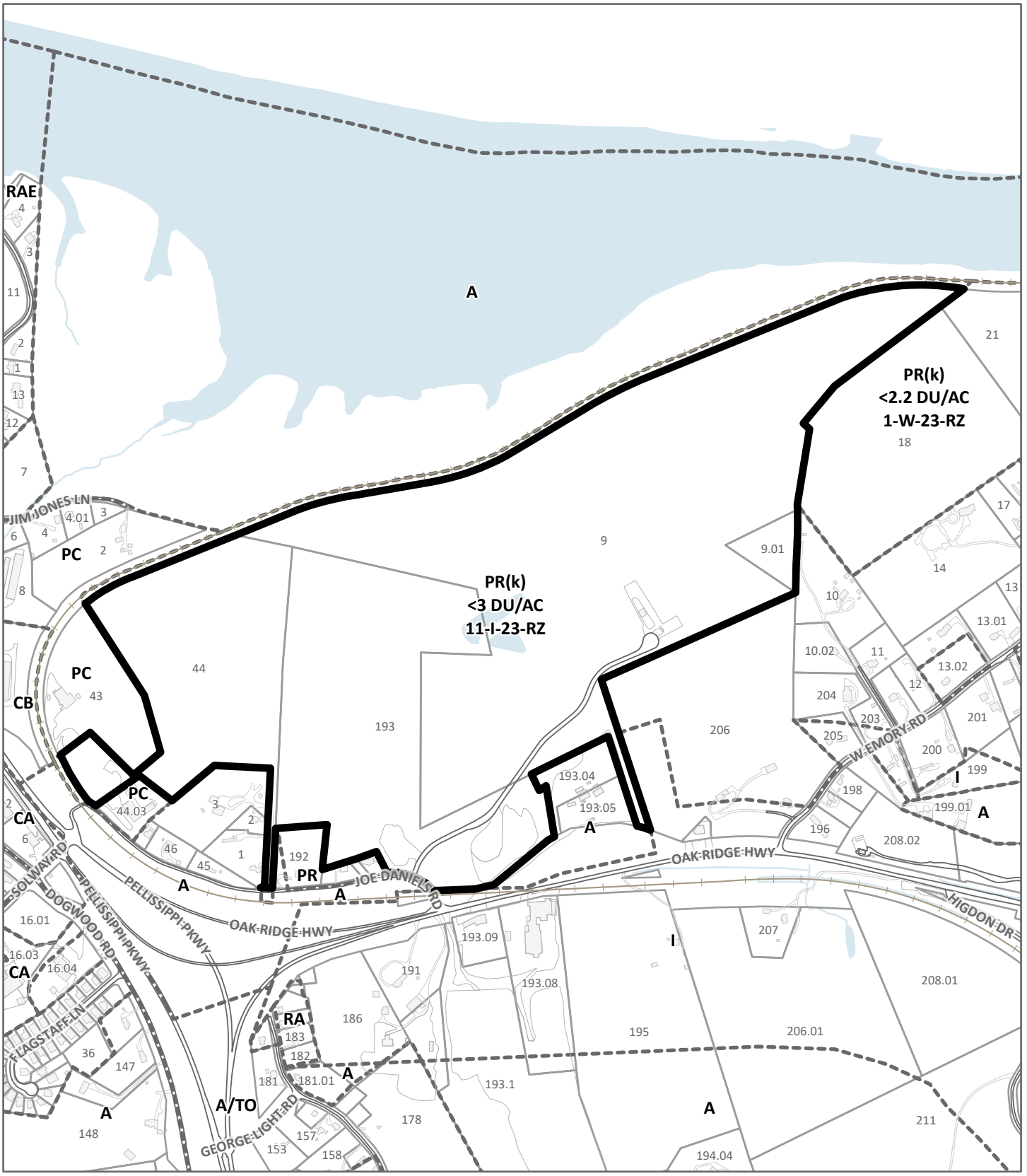
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 50 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN **6-C-26-DP**

Petitioner: Ian Jay

Multi-dwelling and commercial development in PR(k) (Planned Residential) with conditions, up to 3 du/ac

Map No: 76
Jurisdiction: County

0 870
Feet

Original Print Date: 7/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP

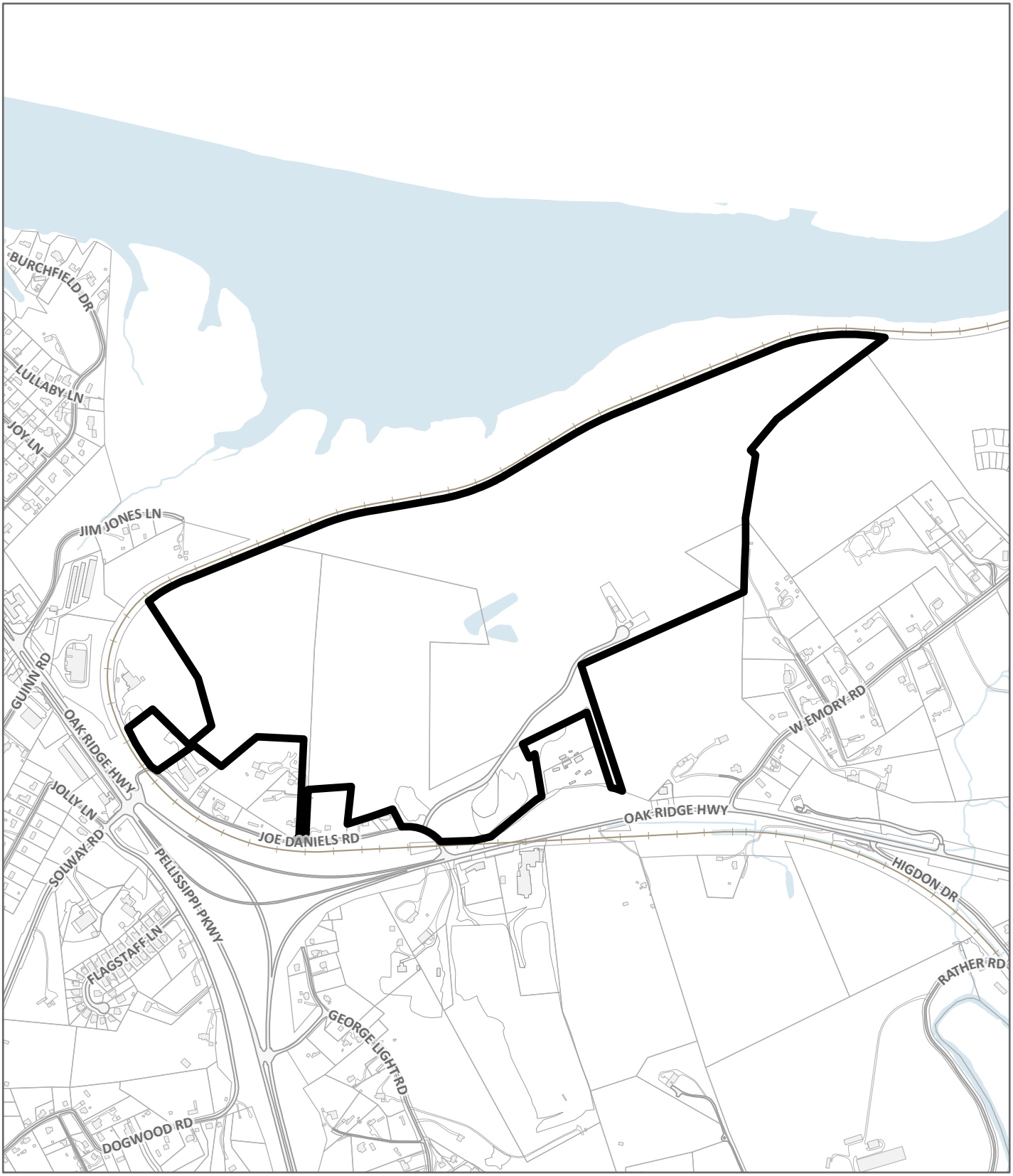
Case boundary

0 860

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **6-C-26-DP**

Case boundary

0 1,100

Feet

N

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.*

05/30/2026 — Date to be Posted

06/12/2026 — 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

Ian.Jay@bargedesign.com — Applicant Signature

Digitally signed by Ian.Jay@bargedesign.com
DN: E=Ian.Jay@bargedesign.com, CN=Ian.Jay@bargedesign.com
Date: 2026.04.23 16:11:48-05'00'

Ian Jay — Applicant Name

4/24/2026 — Date