

# REZONING REPORT

▶ **FILE #:** 2-L-26-RZ

**AGENDA ITEM #:** 27

**AGENDA DATE:** 2/12/2026

▶ **APPLICANT:** BENJAMIN C MULLINS

OWNER(S): Siddiqi Investments, LLC

TAX ID NUMBER: 131 158, 159

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 FOX RD (0 FOX RD)

▶ **LOCATION:** West side of Fox Rd, east side of I-140, north of Castleglen Ln

▶ **APPX. SIZE OF TRACT:** 3.64 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fox Road, a minor collector with 21 ft of pavement width within a right-of-way width that varies from 50-112 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire, Knoxville Fire Department

WATERSHED: Sinking Creek

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

▶ **REQUESTED ZONING:** PC (Planned Commercial)

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

▶  
EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: In 2008 the property was rezoned from A (Agricultural) to OB (Office, Medical, and Related Services) (3-K-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, single family residential - OB (Office, Medical, and Related Services), A (Agricultural)

South: I-140 Right-of-Way

East: Single family residential, rural residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac

West: I-140 Right-of-Way

NEIGHBORHOOD CONTEXT: This property forms the southern boundary of a line of office uses on the west side of Fox Road. Across the street and to the south along Fox Road are single family houses on large lots and in subdivisions. I-140 abuts the subject property on the west side and the Kingston Pike commercial corridor is nearby to the north.

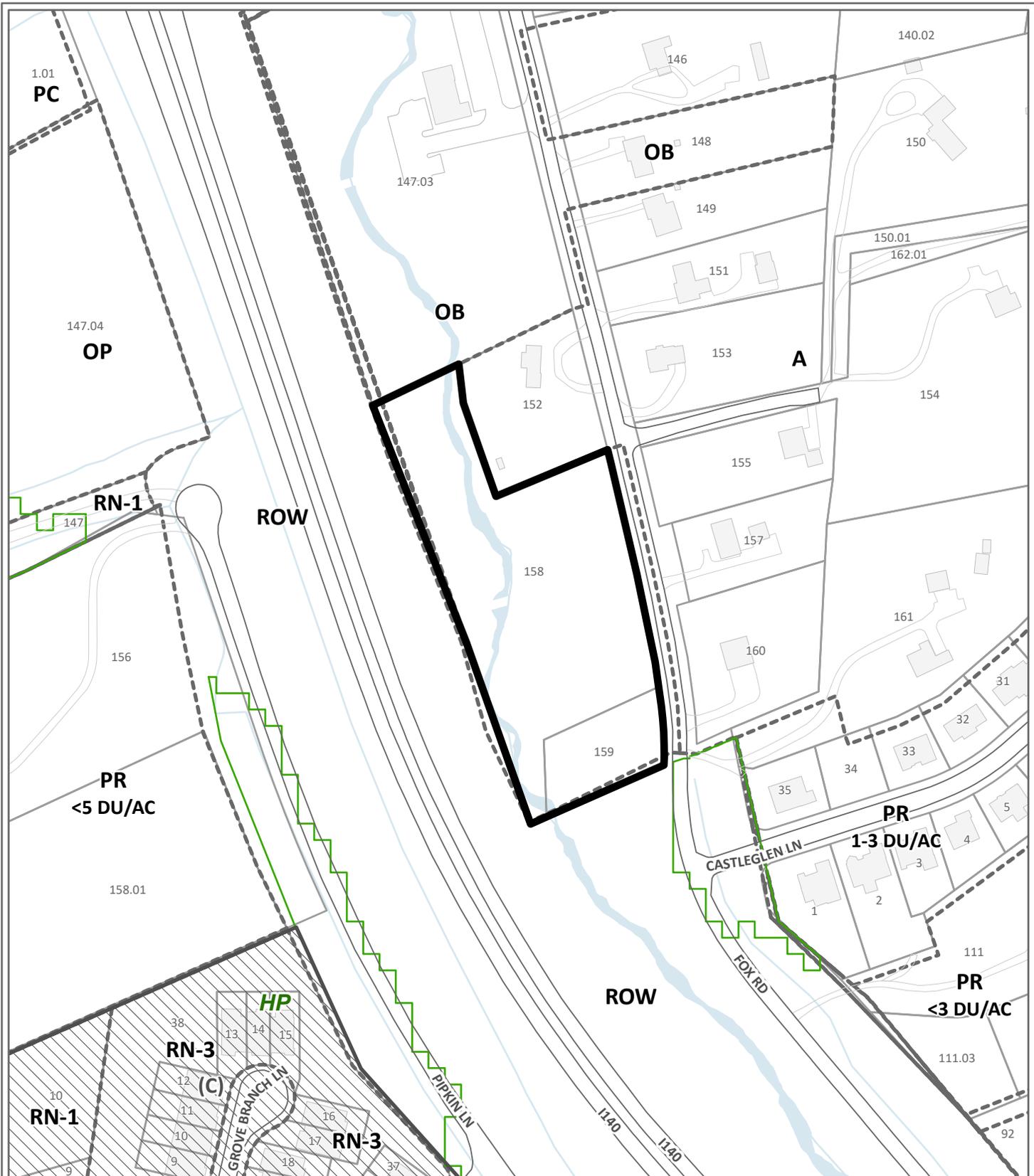
**STAFF RECOMMENDATION:**

▶ Postpone the application for 30 days to be heard at the March 5th meeting, as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. 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.



**REZONING**

**2-L-26-RZ**

**Petitioner:** Benjamin C Mullins



**From:** OB (Office, Medical, and Related Services)

**To:** PC (Planned Commercial)

**Map No:** 131

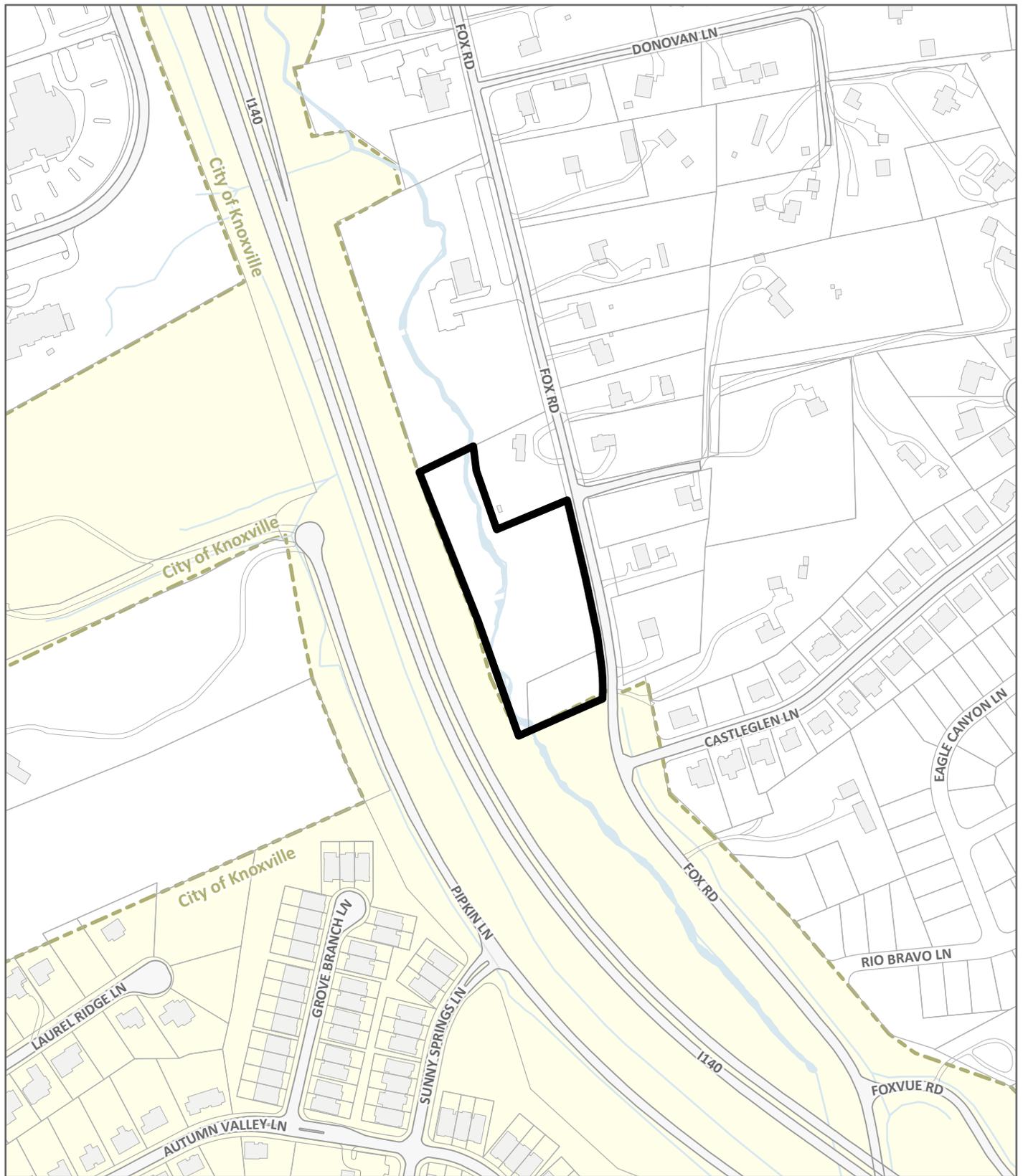
**Jurisdiction:** County



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

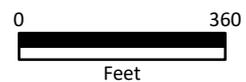


**LOCATION MAP**

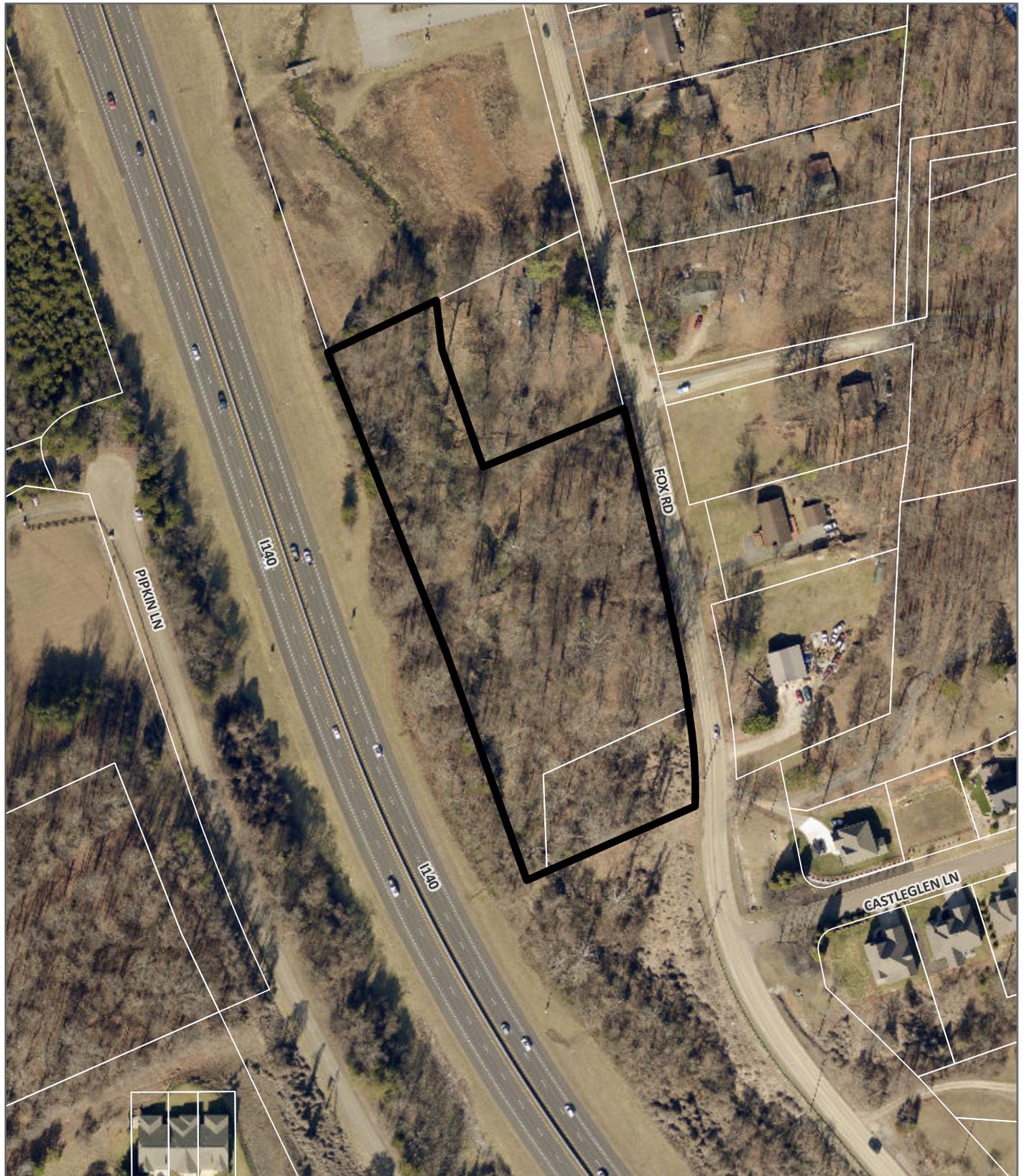
**2-L-26-RZ**



Case boundary



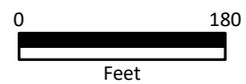
# Exhibit A. Contextual Images

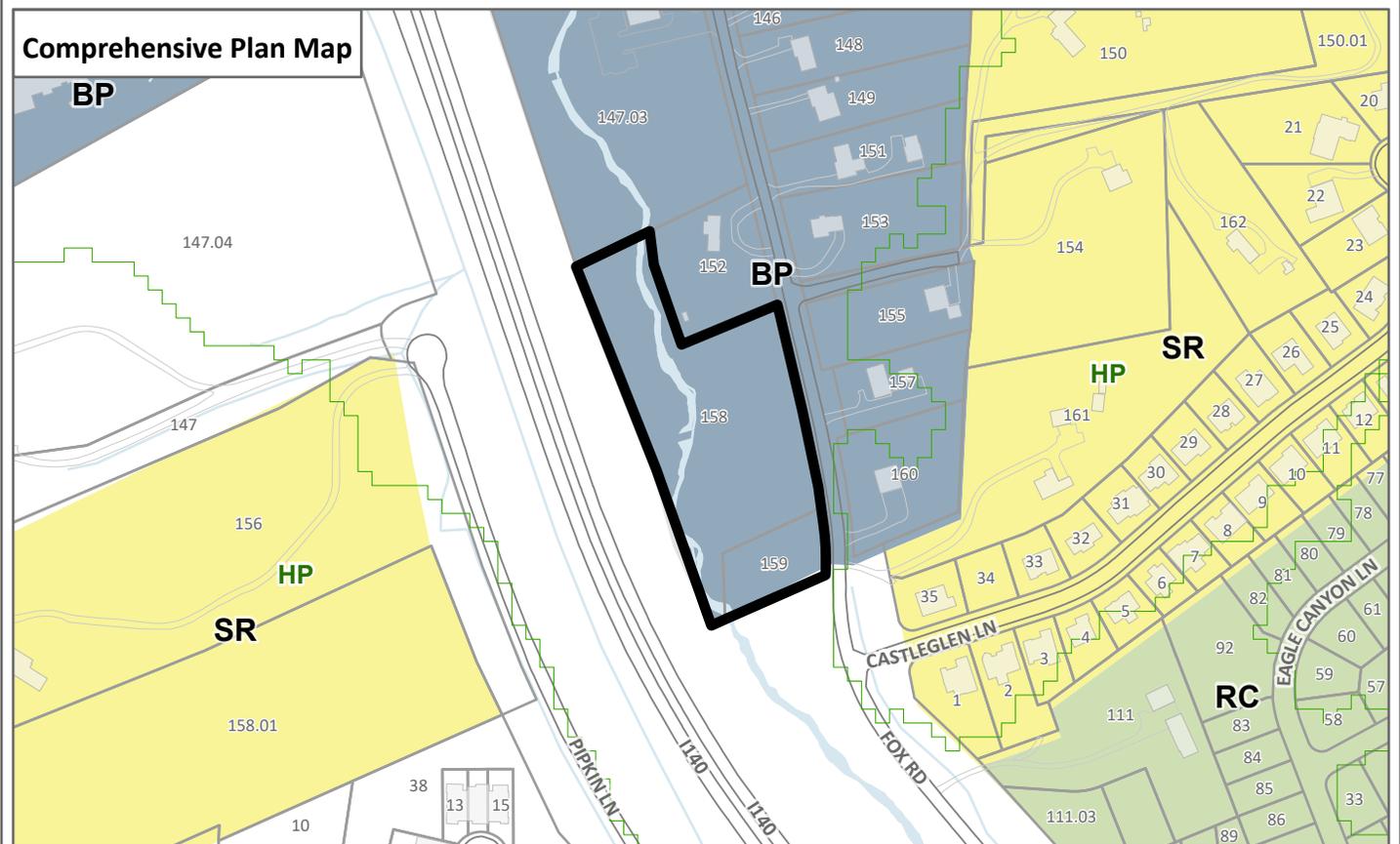
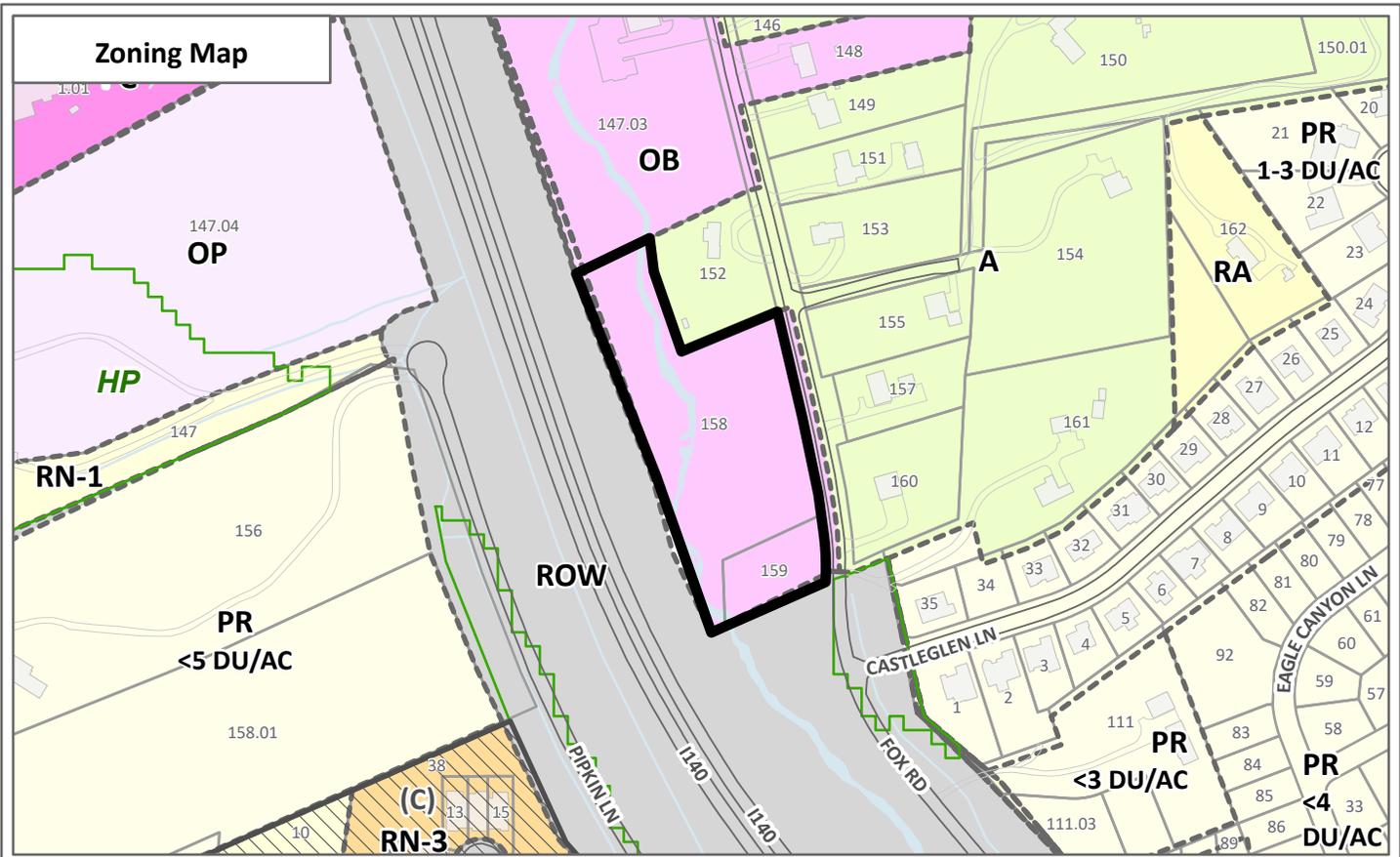


## AERIAL MAP



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS**

**2-L-26-RZ**



Case boundary



Existing Land Use Map

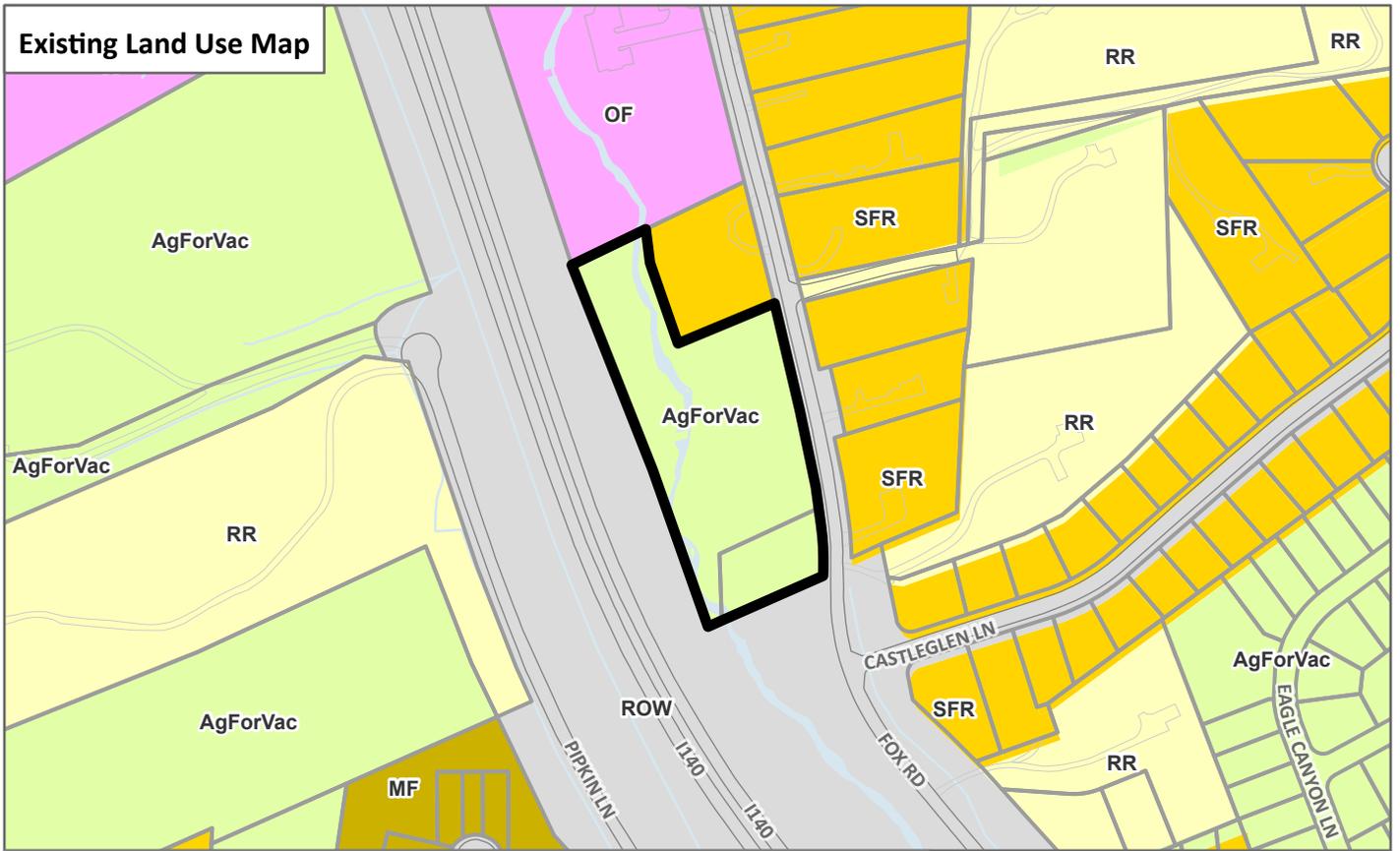
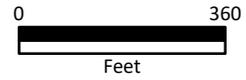


EXHIBIT A, CONTEXTUAL MAPS

2-L-26-RZ



Case boundary



# 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.*

~~2-1-26~~ 01/31/2026  
Date to be Posted

2-13-26  
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

12-29-25  
Date