

REZONING REPORT

▶ **FILE #:** 5-R-26-RZ

AGENDA ITEM #: 42

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** S&E PROPERTIES

OWNER(S): Victoria Gillenwater

TAX ID NUMBER: 144 001, 00408

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9857 GEORGE WILLIAMS RD (307 TRIPLETT LN)

▶ **LOCATION:** Northwest side of George Williams Rd, east of Fox Rd

▶ **APPX. SIZE OF TRACT:** 48.24 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Williams Road, a major collector with a pavement width of 18.5 ft within a right-of-way which varies between 55.5 ft and 66 ft. Access is also via Triplett Lane, a local street with a 23-ft pavement width within a 56-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONING: No, this would not be an extension, though there is PR zoning in the area.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural)

South: Single family residential, agriculture/forestry/vacant land, rural residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) up to 2.5 du/ac, PR (Planned Residential) up to 4 du/ac

East: Rural residential, Agriculture/forestry/vacant land, single family residential - RA (Low Density Residential), PR (Planned Residential) up to 4 du/ac

West: Rural residential, Agriculture/forestry/vacant land, single family residential - A (Agricultural), PR (Planned Residential) up to 3.2 du/ac, PR (Planned Residential) up to 4 du/ac.

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on small suburban lots and larger rural lots.

STAFF RECOMMENDATION:

- ▶ **Deny the PR (Planned Residential) zone up to 5 du/ac because it is incompatible with site constraints and inconsistent with the Comprehensive Plan.**

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 CITY/COUNTY GENERALLY:

1. There has been recent residential development in the area with the Foxborough Hills subdivision to the west and four new single-family lots next to the subject property's eastern access point on George Williams Road. However, these changing conditions do not necessitate a residential rezoning on the subject property, which has vastly different transportation impact considerations. The Foxborough Hills subdivision doesn't access George Williams Road; it has access on Fox Road near the Kingston Pike commercial corridor and a highway on-ramp. Similarly, the impact of the four new single-family lots that do access George Williams Road is incomparable to the scale and impact of this 48.24-acre residential rezoning on the same major collector street.
2. The subject property has three access points, and all of them are challenged with traffic capacity, topography or sight distance constraints that do not support a residential rezoning on a property of this size. The property has flag-lot access to Triplett Lane, which overlaps and parallels an existing private right-of-way to the subject property and neighboring properties. The flag stem access is approximately 25 ft wide, and it connects to Triplett Lane, which is a narrow, unstriped residential street. The other two access points on the subject property lead to George Williams Road to the south. The western access is marked by steep topography that would require extensive clearing and grading of mature forest in the Hillside Protection area. The eastern access point is located where there is limited sight distance to the east from both a horizontal and vertical perspective. These access conditions do not support a rezoning from the A (Agricultural) zone to the (Planned Residential) zone up to 5 du/ac, which could yield up to 241 dwellings with an average daily traffic impact of 2,267 vehicular trips.

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

1. The intent of the PR zone is to provide optional methods of development which encourage more imaginative solutions to environmental design problems. There is a strong emphasis in the purpose statement of the PR zone that development should be compatible with what surrounds it.
2. The subject property has historically operated as Scenic View Farm, a family-owned farm established in 1980 that raises and shows horses. The property that is not dedicated to horses and farm residences is comprised of mature, undisturbed forest on steep slopes. These existing conditions and the property's accessibility are more consistent with the existing A zone than the requested PR zone up to 5 du/ac.

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 potential development of 241 dwellings on this property could have injurious impacts on surrounding properties and through traffic. Triplett Lane, and the property's access to that local street, were not designed for significant increases in daily traffic. The property's access to George Williams Road is constrained by steep topography exceeding a 40 percent slope on the western point, and poor sight distance at the eastern point. A significant increase in residential units at either of these access points could result in dangerous impacts to traffic and/or a scale of grading and clearing that is incompatible with the wooded residential character of this corridor.

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 place type designation for this property in the Knox County Comprehensive Plan is RC (Rural Conservation), which is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The maximum PR density that can be considered in the RC place type is the requested 5 du/ac.
2. The western access point on George Williams Road would require extensive deforestation and grading to access the road through that steep slope. This is not consistent with the intent of the RC place type. Since that point is the safest access from a sight distance and traffic capacity perspective, a residential rezoning of this property, especially at the density being requested, is incompatible with the intent of the RC place type.
3. This rezoning would also conflict with several Comprehensive Plan Implementation Policies, including Policy 2, to ensure that development is sensitive to existing community character and Policy 2.3, to provide protections

for ridges, views and open spaces. Rezoning this property to enable the development of over 240 units is incompatible with surrounding infrastructure, community character, and preservation of natural assets on this property. This rezoning is also incompatible with Policy 7, to encourage development practices that conserve and connect natural features and habitat.

4. The subject property is in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development in coordination with the provision of adequate roads, drainage, and other infrastructure services. The subject property does not have adequate road access to make such a significant increase in residential density reasonable.

ESTIMATED TRAFFIC IMPACT: 2267 (average daily vehicle trips)

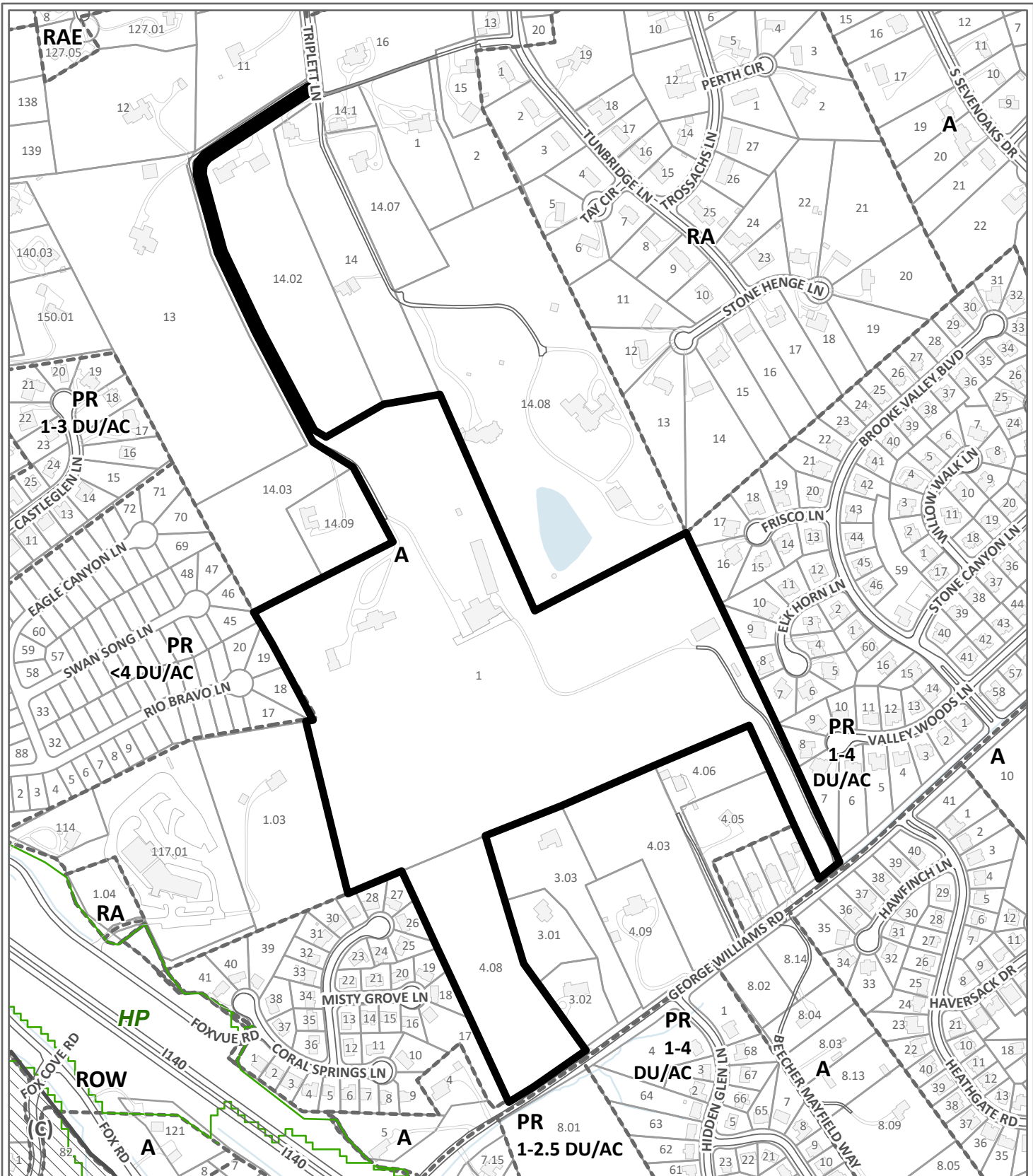
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 88 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley 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 Knox County Commission for action on 6/15/2026. 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

5-R-26-RZ

Petitioner: S&E Properties

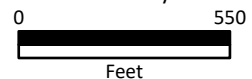


From: (Agricultural)

To: PR (Planned Residential) up to 5 du/ac

Map No: 144

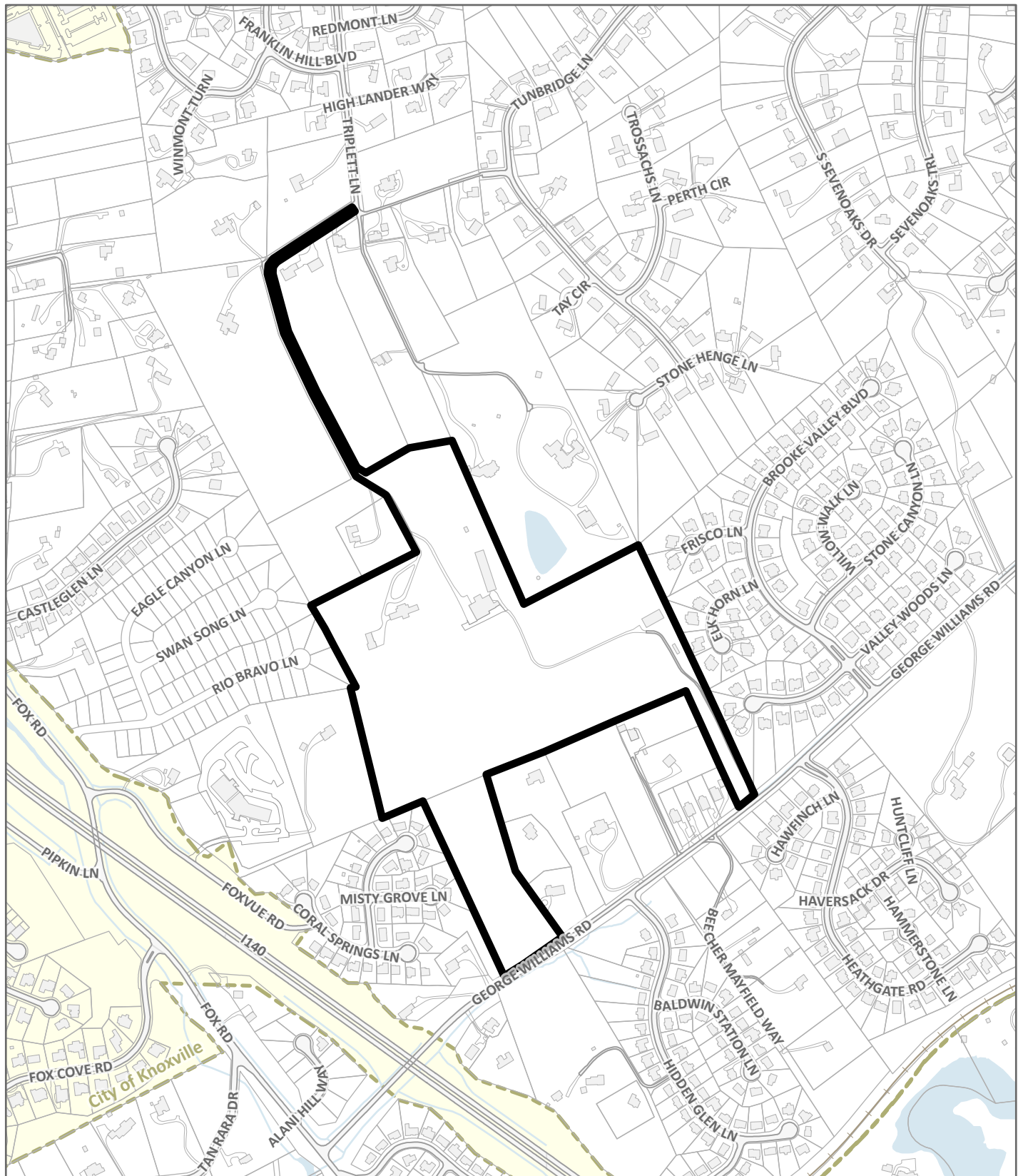
Jurisdiction: County



Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



LOCATION MAP

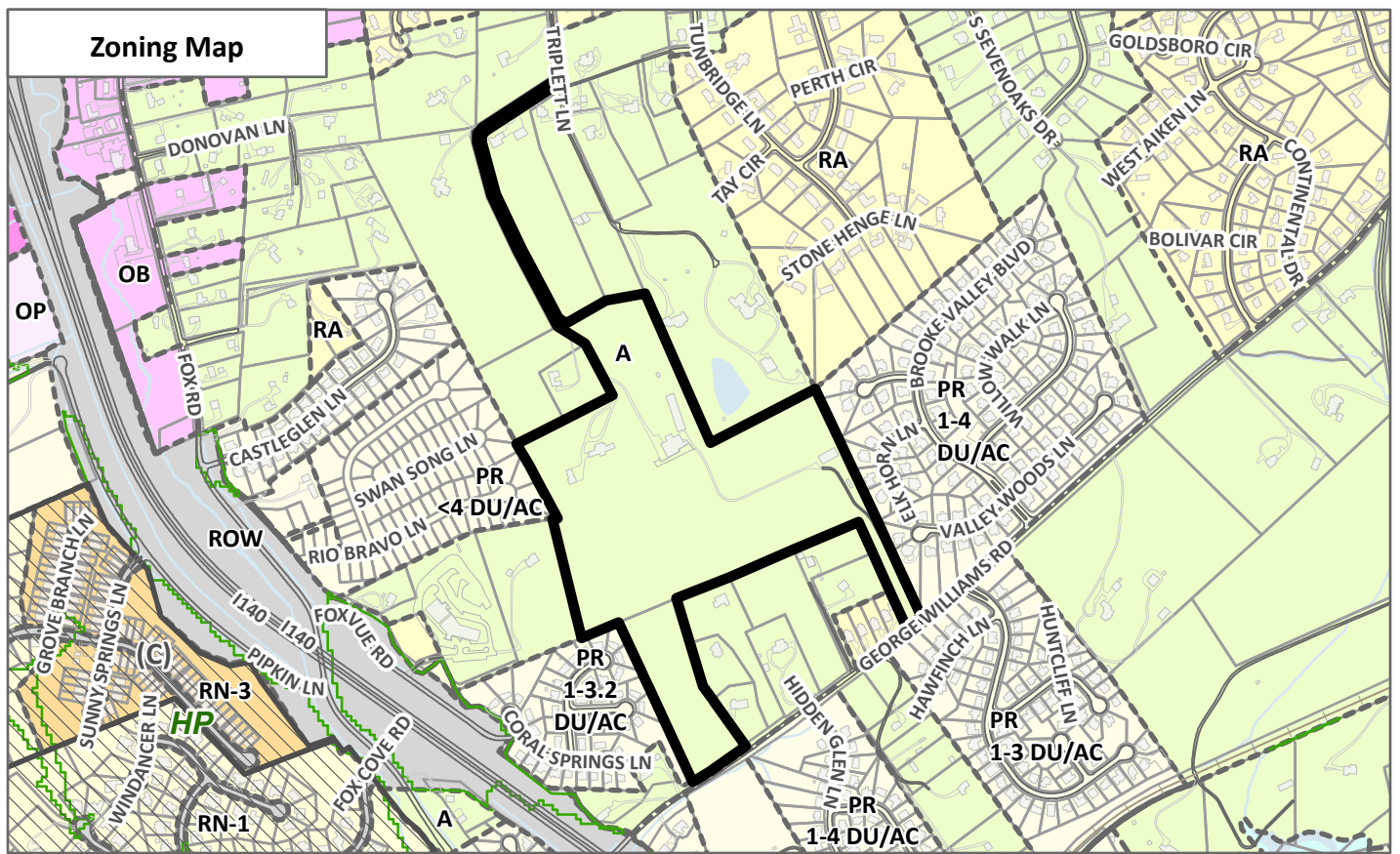
5-R-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

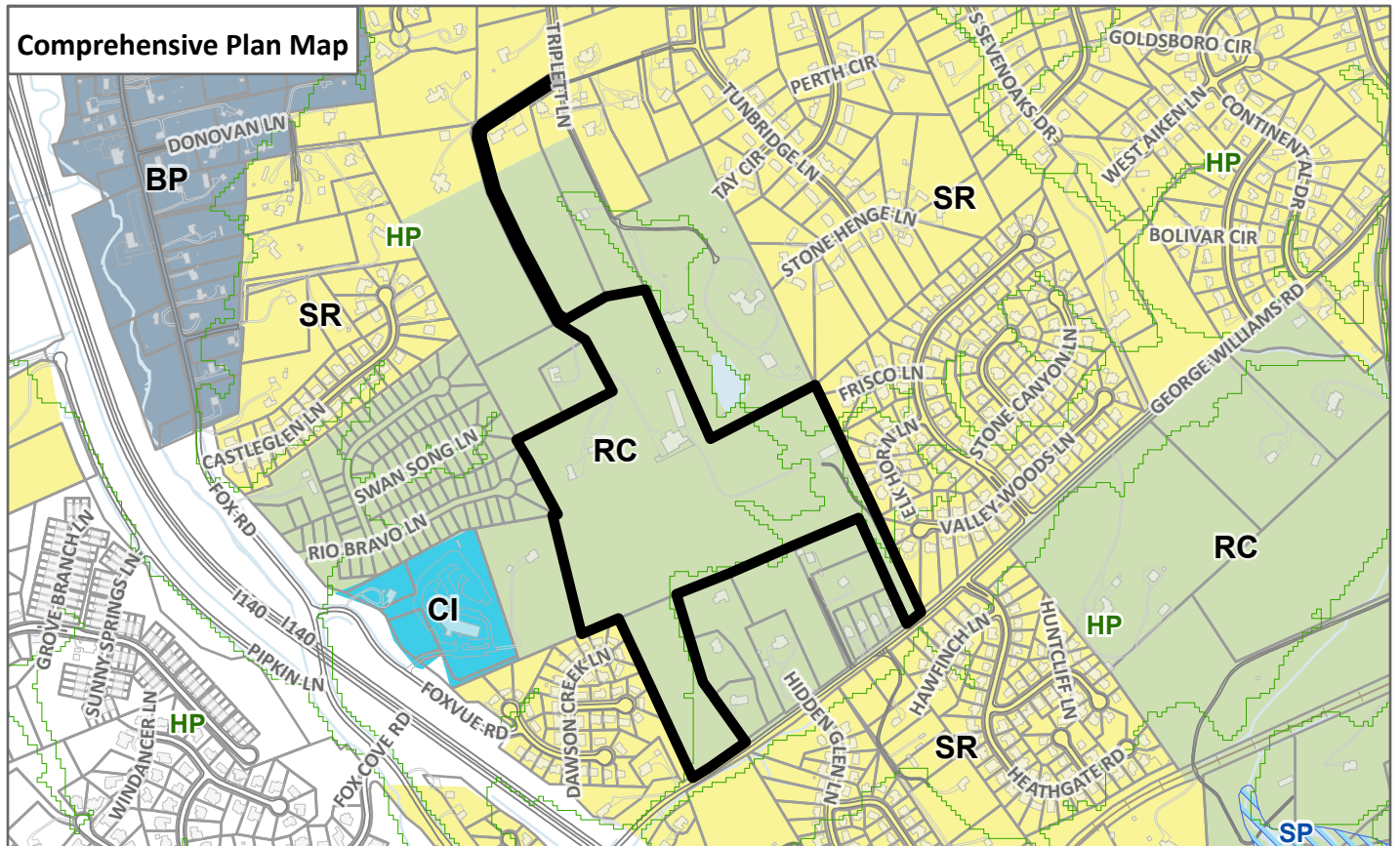


EXHIBIT A, CONTEXTUAL MAPS

5-R-26-RZ



Case boundary



Existing Land Use Map

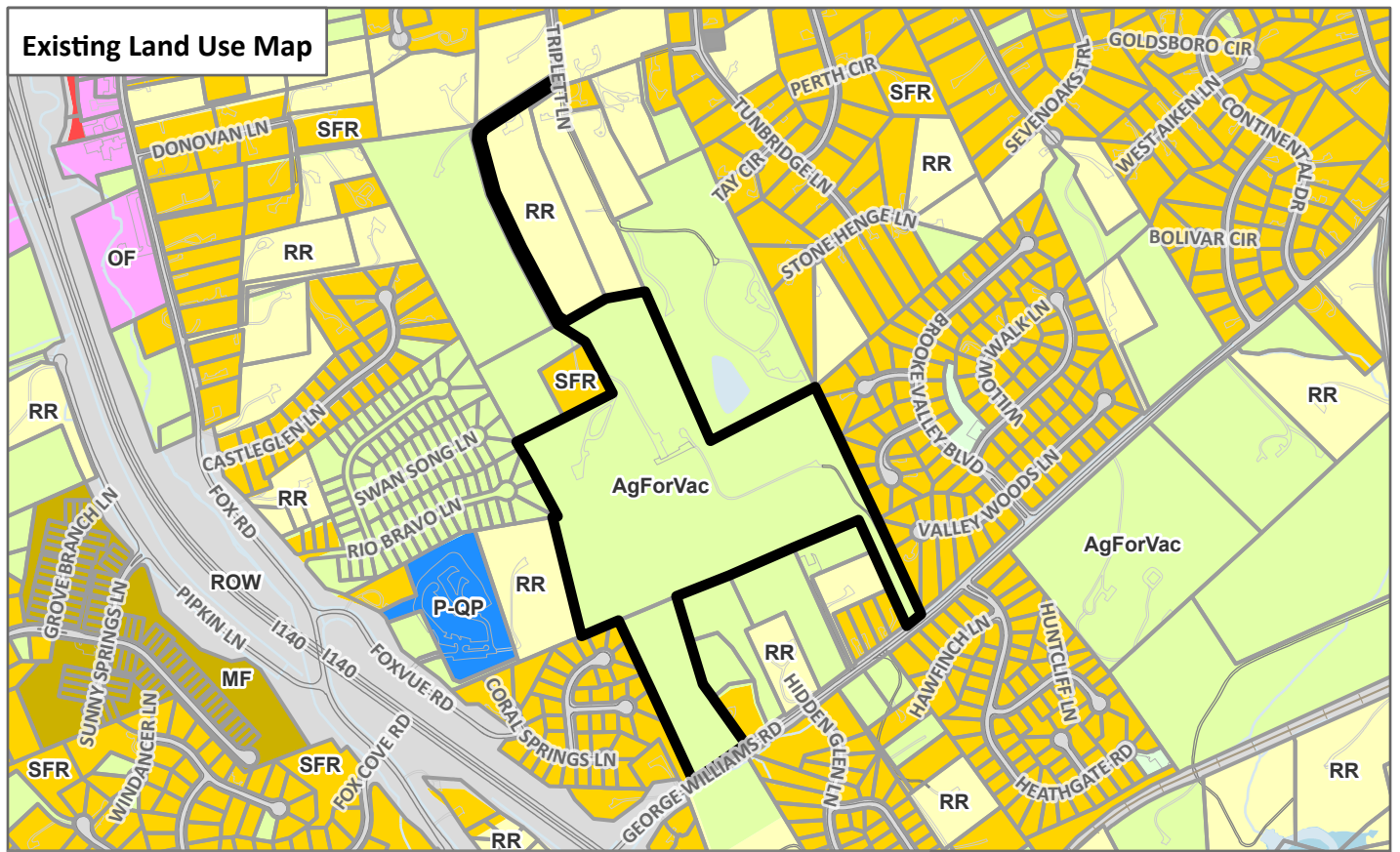
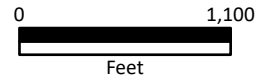


EXHIBIT A, CONTEXTUAL MAPS

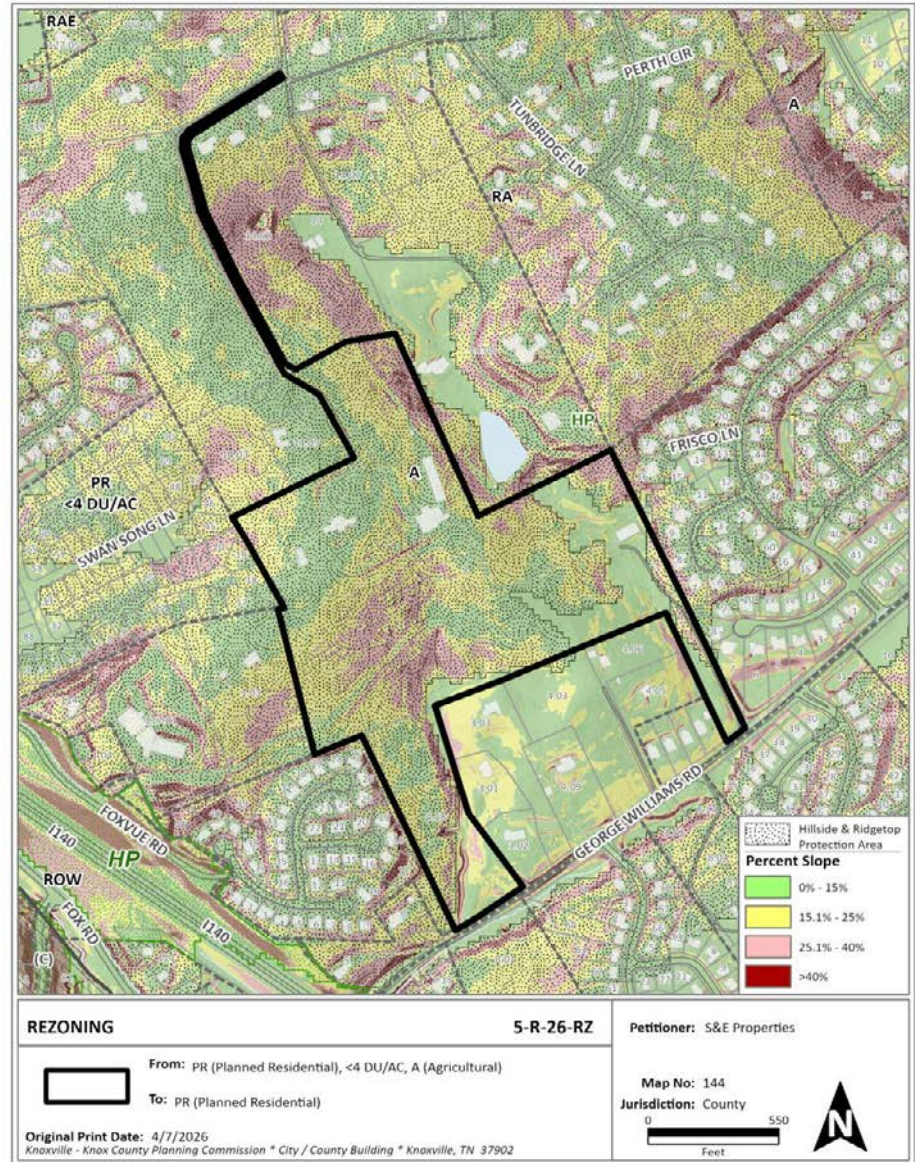
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	48.2		
Non-Hillside	8.4	N/A	
0-15% Slope	14.2	100%	14.2
15-25% Slope	18.3	50%	9.1
25-40% Slope	7.0	20%	1.4
Greater than 40% Slope	0.5	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	39.9	Recommended disturbance budget within HP Area (acres)	24.7
		Percent of HP Area	62.1%



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.

05/02/2026

Date to be Posted

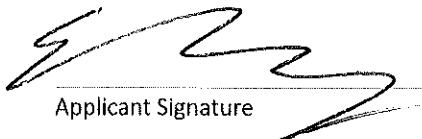
05/15/2026

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



Applicant Signature

Eric Mosalag

Applicant Name

3/30/26

Date