PLAN AMENDMENT/ REZONING REPORT

FILE #:	**11-A-26-RZ**	**AGENDA ITEM #:**	**25**
	11-A-26-PA	**AGENDA DATE:**	**11/12/2026**
APPLICANT:	**JERRY T GREEN**		
OWNER(S):	Jerry T. Green		
TAX ID NUMBER:	154 042	**View map on KGIS**	
JURISDICTION:	Commission District 4		
STREET ADDRESS:	1608 MAPLEGREEN LN		
LOCATION:	**South side of Bluegrass Rd, east side of Maplegreen Ln**		
TRACT INFORMATION:	**4.39 acres.**		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is available via Maplegreen Lane, a local street with a 14-ft pavement width within a 34-ft right-of-way, and Bluegrass Road, a minor collector with an 18-ft pavement width within a right-of-way width that varies from 50-58 ft.		
UTILITIES:	Water Source: First Knox Utility District		
	Sewer Source: First Knox Utility District		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Tennessee River		
CURRENT PLAN AND ZONING DESIGNATION:	**SR (Suburban Residential) / A (Agricultural)**		
REQUESTED PLAN AND ZONING DESIGNATION:	**SMR (Suburban Mixed Residential) / CN (Neighborhood Commercial)**		
EXISTING LAND USE:	**Rural Residential**		
EXTENSION OF PLAN AND ZONING DESIGNATION:	No, it is not an extension of the plan designation or the zoning.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING	North: Rural residential, single family residential - SR (Suburban Residential) - A (Agricultural)		
	South: Rural residential - SR (Suburban Residential) - A (Agricultural)		
	East: Agriculture/forestry/vacant land - SR (Suburban Residential) - A (Agricultural)		
	West: Rural residential, single family residential - SR (Suburban Residential) - A (Agricultural)		

NEIGHBORHOOD CONTEXT: The subject property is in a residential area with single family houses in subdivisions and on large lots. Blue Grass Elementary School is located approximately 0.9 miles to the east.

STAFF RECOMMENDATION:

- **Deny the SMR (Suburban Mixed Residential) place type because it is not consistent with surrounding development or changing conditions in the area.**

- **Deny the CN (Neighborhood Commercial) zone because it is not consistent with adopted plans.**

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
The subject property is in a residential area with single-family subdivisions and is part of a cohesive 1.15-mile corridor of the SR (Suburban Residential) place type along Bluegrass Road. As such, the SR place type designation is not the result of an error or omission in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. Development trends in the surrounding area have consisted of single-family subdivisions with densities between 2 du/ac and 4 du/ac, except for one contractor's office approximately 600 ft to the west in legacy CA (General Business) zoning that predated the previous sector plan and current Comprehensive Plan.
2. There have been two rezoning requests approved within a one-mile radius of the subject property since the Comprehensive Plan was adopted. One request was from the A (Agricultural) zone to PR(k) (Planned Residential with conditions) up to 5 du/ac, and the other was from A to RA (Low Density Residential).
3. The trend in residential development and changes in zoning are consistent with the current SR place type designation and do not warrant an amendment to the SMR (Suburban Mixed Residential) place type.
4. A development plan for a 27-lot residential subdivision was approved approximately 500 ft west of the subject property in February of this year (2-I-26-DP), which included a condition of approval requiring sidewalks to be installed along the property's frontage. Though notable, the development plan approval does not guarantee the project will move forward or provide an estimate on when construction will occur.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. There has not been an introduction of new utilities nor any road projects completed that would make development more feasible at this site.
2. The Comprehensive Plan identified the section of Bluegrass Road between Zachary Taylor Road and Blue Grass Elementary School as an area in need of multimodal improvements, such as a sidewalk, due to the proximity of the elementary school and two day care centers in the area (Exhibit B: Capital Improvements). This improvement project has been put on hold for the foreseeable future.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. There is no new data that warrants a plan amendment to the SMR place type on this property.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The SMR place type is intended for areas with a similar pattern to the SR place type but with a greater mix of housing types. Locations are typically near or adjacent to collector roads within close proximity to existing or planned neighborhood services and served by sewer systems. Although the subject property has access to Bluegrass Road, a major collector, there has not been a substantial change of conditions in the area to support an amendment to the SMR place type at this site.
2. The proposed amendment is not consistent with the Comprehensive Plan's Implementation Policy 2:

Ensure that development is sensitive to existing community character. The primary difference between the SMR and SR place types is that SMR allows consideration of nonresidential zones, whereas SR does not. An introduction of the SMR place type at this location would form an anomaly in an area that predominantly consists of suburban development and could create opportunities for commercial and nonresidential development to expand into an established residential area.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development trends in the surrounding area have primarily consisted of single-family subdivisions off of Bluegrass Road, including a 56-lot subdivision nearing completion 0.30 miles east of the subject property.
2. A contractor's office opened approximately 600 ft to the west between 2023 and 2024 on a property with legacy CA (General Business) zoning. It should be noted, however, that the property has functioned as nonresidential since 2010, and has not expanded commercial activities in the area.
3. This area has experienced a gradual shift from agricultural to residential zoning since the late 1980s. Nonresidential rezonings have been limited to a small node of CA and OB (Office, Medical, and Related Services) at the intersection of Bluegrass Road and Ebenezer Road, approximately one mile to the east.
4. Since 2020, there have been seven rezonings from the A (Agricultural) zone to the RA (Low Density Residential) and PR (Planned Residential) zones with up to 3 to 5 du/ac within a 0.75-mile radius of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The CN (Neighborhood Commercial) zone provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. The subject property does not meet the intent of the CN zone, as it is situated between residential and agricultural uses and removed from nearby commercial nodes.
2. The Knox County Zoning Ordinance states that the CN zone should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. However, the subject property is located at the intersection of Maplegreen Lane, a narrow residential street with a 14-ft pavement width that dead-ends to the west. Furthermore, it is not located near an established commercial node. The nearby commercial use to the west is the singular non-residential or non-agricultural use along this section of Bluegrass Road and does not necessarily support the expansion of commercial uses in the area.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The permitted uses in the CN zone are limited to those that are generally patronized on a frequent basis by neighborhood residents.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The requested CN zone would be an encroachment of commercial zoning into an established residential area and may spur additional commercial zoning requests if approved.
2. The CN zone has development performance standards to maximize compatibility between commercial uses and adjacent residential uses, such as landscaping requirements for parking areas, building facades, and buffer yards, increased side and rear yard setbacks, and site lighting requirements.

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 CN zone is not permitted in the SR (Suburban Residential) place type, and an amendment to the Comprehensive Plan is not recommended to accommodate this request.
2. The proposed rezoning is not consistent with the Comprehensive Plan's Implementation Policy 2: Ensure development is sensitive to existing community character. Although the CN zone is intended to be compatible with adjacent residential areas, the rezoning would introduce a commercial zone mid-block within an

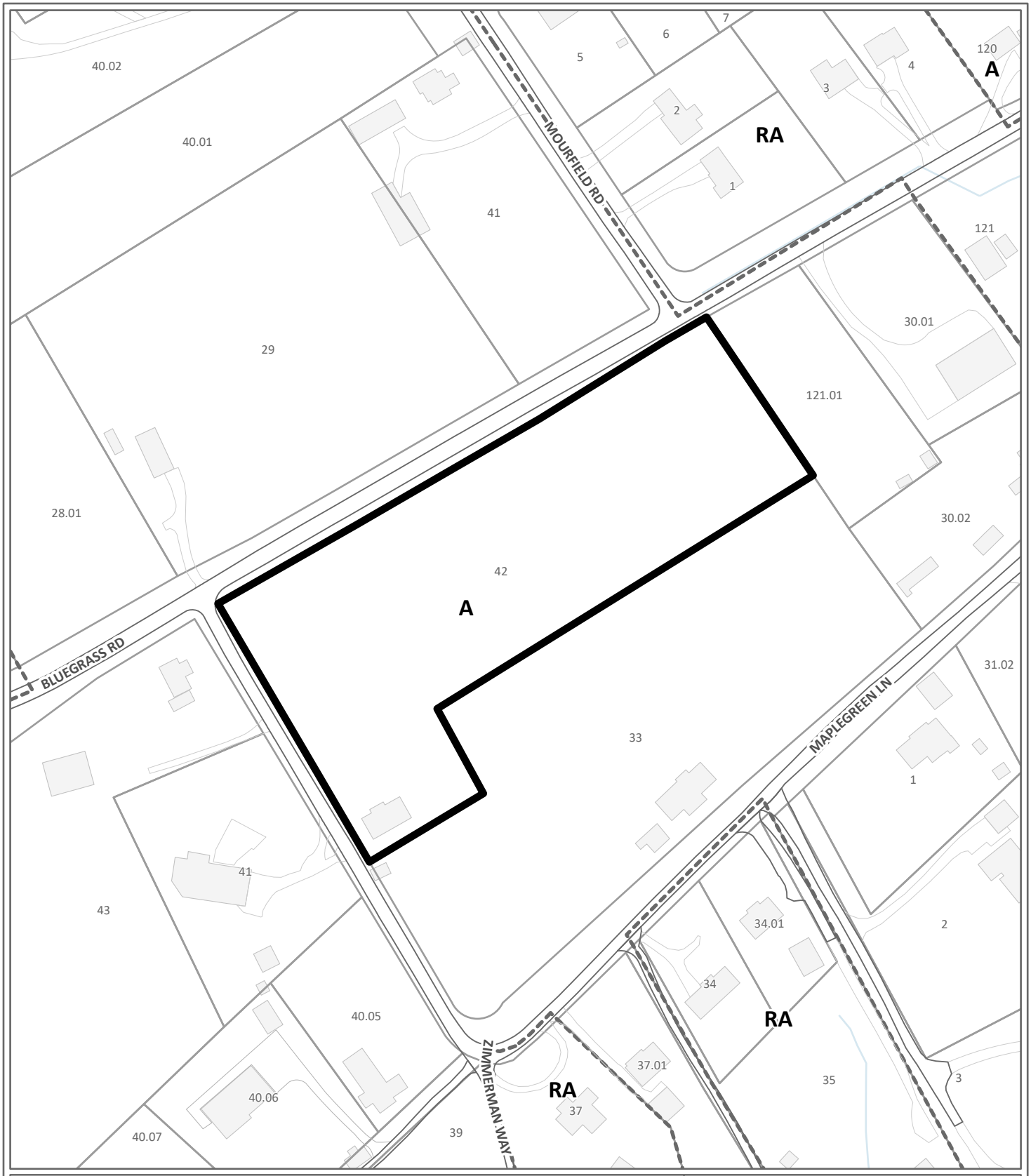
established residential area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The CN zone is consistent with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. 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 **11-A-26-RZ**

Petitioner: Jerry Green

From: A (Agricultural)

To: CN (Neighborhood Commercial)

Map No: 154

Jurisdiction: County

0 180

Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

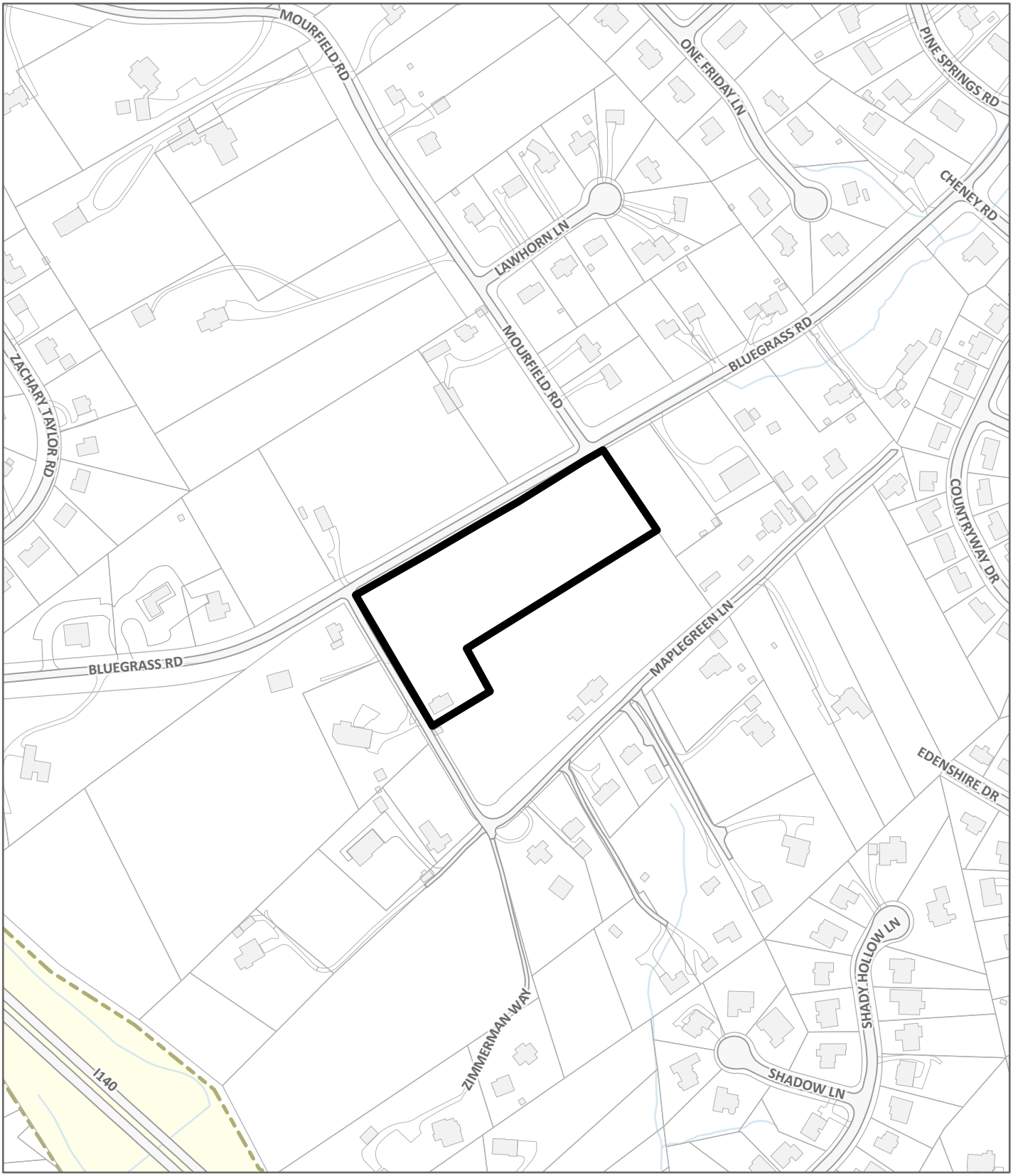
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



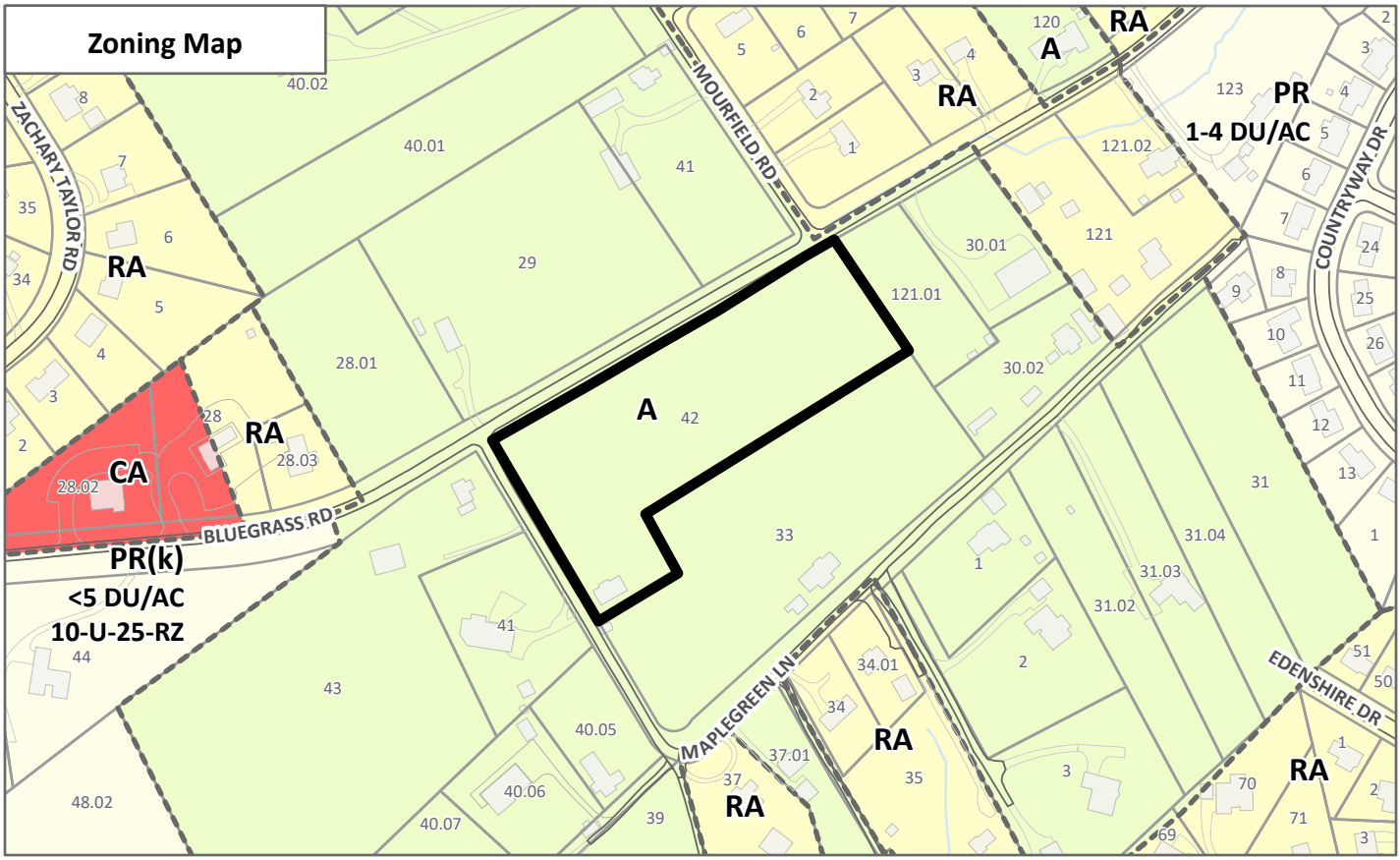
LOCATION MAP **11-A-26-PA / 11-A-26-RZ**

Case boundary

0 360

Feet

N



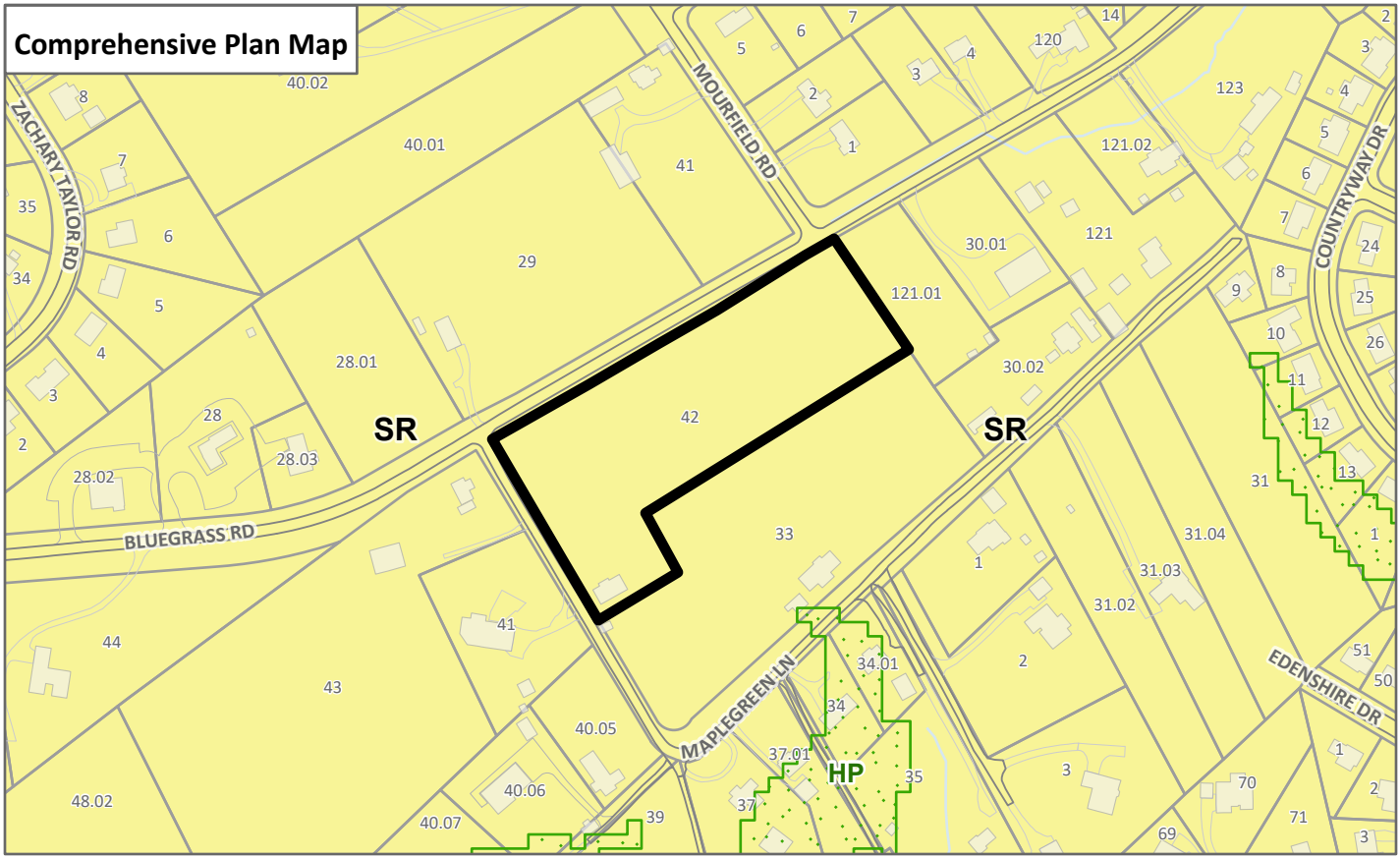
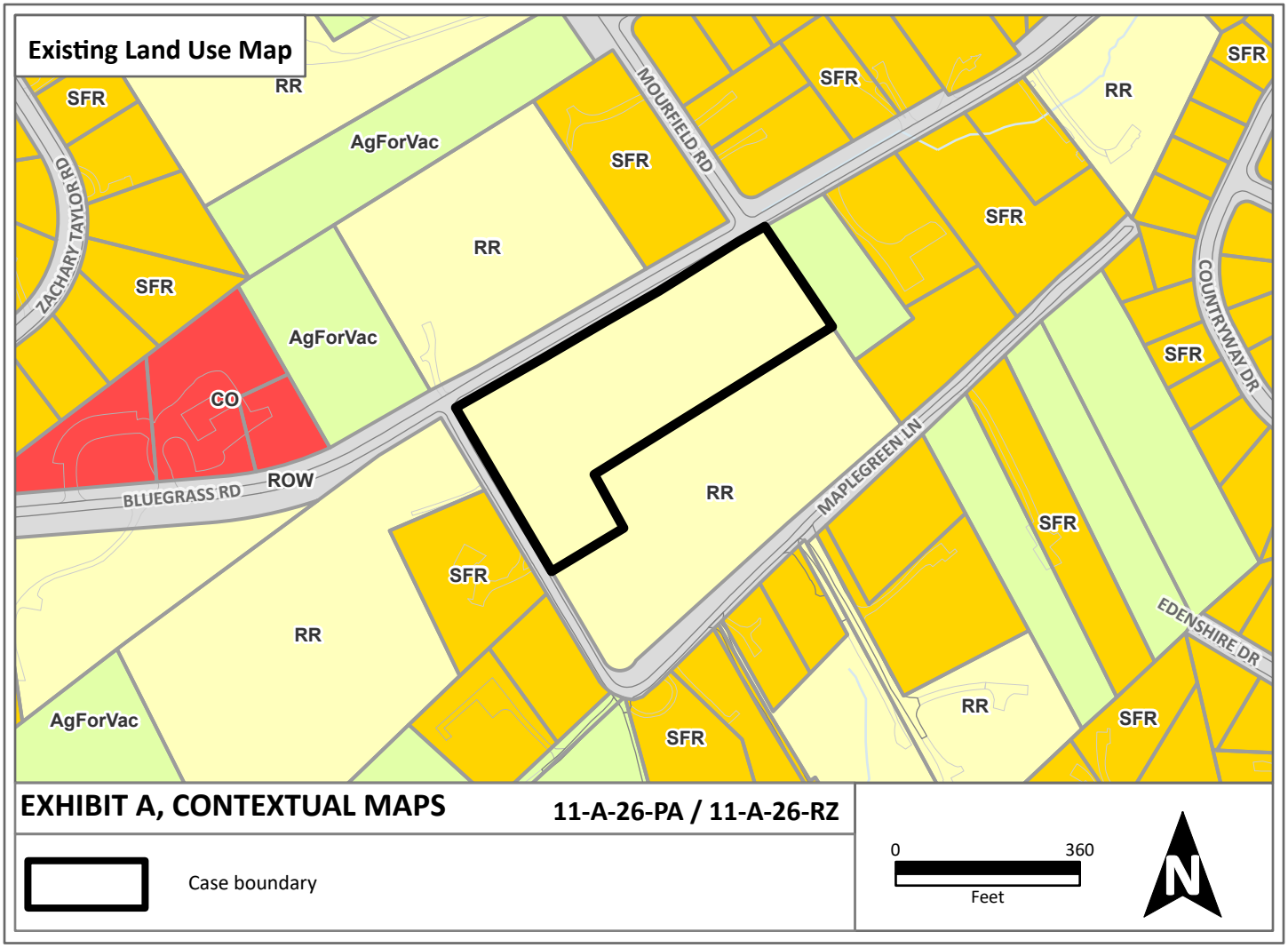


EXHIBIT A, CONTEXTUAL MAPS **11-A-26-PA / 11-A-26-RZ**

Case boundary

0 360
Feet

N


Existing Land Use Map
SFR
RR
AgForVac
SFR
MOURFIELD RD
SFR
RR
SFR
ZACHARY TAYLOR RD
SFR
AgForVac
RR
CO
BLUEGRASS RD
ROW
RR
MAPLEGREEN LN
SFR
COUNTRYWAY DR
SFR
SFR
EDENSHIRE DR
RR
AgForVac
SFR
RR
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-A-26-PA / 11-A-26-RZ
Case boundary
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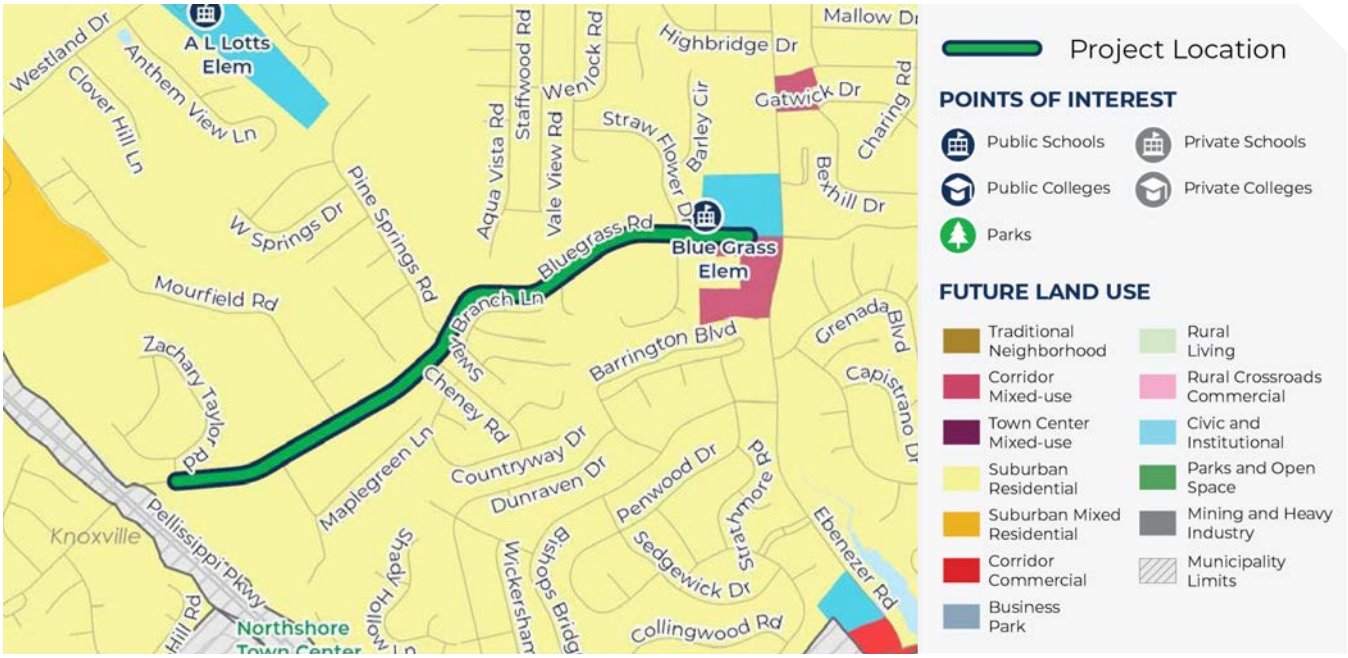
360
Feet
N

Bluegrass Road

Zachary Taylor Road to Bluegrass Elementary School

Multimodal



NEED AND PURPOSE

This project improves multimodal access along Bluegrass Road. The project is within the parental responsibility zone and a sidewalk is being added.

AT A GLANCE

Length	Minor Collector
Project Cost (2023)	$1,250,000
Priority Tier	Near-Term

ENVIRONMENTAL CONSIDERATIONS

- ☐ **Wetlands/Floodplains**
- ☐ **Hillside/Ridgetop Protection Area**
- ☐ **Railroad Crossing**

TRANSPORTATION CHARACTERISTICS

Path Type	Sidewalk
Width	5-6 feet
Adjacent Roadway Laneage	2 lanes

POINTS OF INTEREST

Blue Grass Elementary School is along this corridor. There are also two daycares nearby.

Planning

Knox County Comprehensive Plan

Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM 6, demonstrating:

Either

[X] There is an obvious or significant error or omission in the Plan

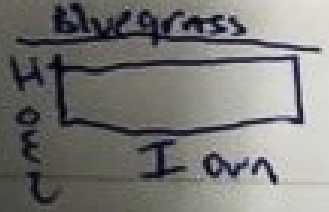
OR

2 or more of the following criteria apply

- [ ] **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- [ ] **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- [ ] **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- [ ] **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

There is commercial across street mike stevens Homes - There is enough Residential all over Any valant land it Becomes 5 houses per Acre- I Think Boat & RV storage is very Usefull For The community There is storage on westland with commercial Also Northshore. Very low car count compared to 50 houses. I own The property That surronds This project - B across Bluegrass. I have spoke to neighbors They Rather see Boat & RV Then houses.



Property Owner Signature

Jerry Green

Print Name

Date

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER

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.*

10/31/26
Date to be Posted

11/13/26
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

Jerry T Green
Applicant Name

6-5-26
Date

17 CHRYSLER PACIFICA COMPANY 2C4RC1BG8HRB03428 8,909 7,195 212 94,624

20 GMC SIERRA COMPANY 29,073 26,600 206 102,623