KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

APPEAL OF PLANNING COMMISSION DECISION

11/18/2026 09:28 AM FILE NUMBER: 11-A-26-PA

JERRY T GREEN

APPELLANT:	Jerry T. Green, Owner of property
DECISION APPEALED:	COUNTY COMPREHENSIVE PLAN AMENDMENT
FROM:	SR (Suburban Residential)
TO:	SMR (Suburban Mixed Residential)
COMM. RECOMMENDATION:	**Deny the SMR (Suburban Mixed Residential) place type because it is not consistent with surrounding development or changing conditions in the area.**
COMMISSION VOTE COUNT:	12-0
LOCATION:	1608 MAPLEGREEN LN / Parcel ID 154 042
ACREAGE:	4.39 acres
DISTRICT:	Commission District 4
COMMISSION HEARING ON:	11/12/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	10/11/2026
LEGISLATIVE HEARING ON:	12/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	11/23/2026
APPELLANT'S ADDRESS:	Jerry T. Green 302 S Northshore Dr Knoxville, TN 37919
APPLICANT'S ADDRESS:	Jerry T. Green 302 S Northshore Dr Knoxville, TN 37919
LEGISLATIVE BODY:	Knox County Commission

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION

APPEAL OF PLANNING COMMISSION DECISION

11/18/2026 09:27 AM FILE NUMBER: 11-A-26-RZ

JERRY GREEN

APPELLANT:	Jerry T. Green, Owner of property
DECISION APPEALED:	REZONING
FROM:	A (Agricultural)
TO:	CN (Neighborhood Commercial)
COMM. RECOMMENDATION:	**Deny the CN (Neighborhood Commercial) zone because it is not consistent with adopted plans.**
COMMISSION VOTE COUNT:	12-0
LOCATION:	1608 MAPLEGREEN LN / Parcel ID 154 042
ACREAGE:	4.39 acres
DISTRICT:	Commission District 4
PLACE TYPE:	SR (Suburban Residential)
COMMISSION HEARING ON:	11/12/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	10/11/2026
LEGISLATIVE HEARING ON:	12/14/2026
PUBLISHED IN:	News-Sentinel
DATE PUBLISHED:	11/23/2026
APPELLANT'S ADDRESS:	Jerry T. Green 302 S Northshore Dr Knoxville, TE 37919
APPLICANT'S ADDRESS:	Jerry T. Green 302 S Northshore Dr Knoxville, TE 37919
LEGISLATIVE BODY:	Knox County Commission
Consistent with Comp. Plan?	No, CN (Neighborhood Commercial) is not consistent with the SR (Suburban Residential) place type.
Consistent with Growth Plan?	Yes, it is within the Urban Growth Boundary.

Planning
KNOXVILLE | KNOX COUNTY

Appeal of Decision

(Please Note: Original application and staff report are made a part of this application.)

Type: ☒ Plan Amendment ☒ Rezoning ☐ Certificate of Appropriateness
☐ Street Name Change ☐ Other: _____

Decision By: ☐ Planning Staff ☒ Planning Commission ☐ Other: _____ ☐ Date of Decision: _____

Jurisdiction: ☐ City _____ Council District ☒ County 4 Commission District

11-A-26-PA / 11-A-26-RZ — Original File Number Being Appealed

Jerry T Green — Original Applicant Name

Jerry Green Revocable Trust — Name of Owner of Subject Property

Parcel Number of Subject Property

Denial of Plan Ammendment + Rezoning — Decision Being Appealed

Reason for the Appeal: *(Attach additional pages, if necessary.)*

Zero oppision / Had support of community
No more 5 Houses per Acre or Apartments

PETITIONER INFORMATION

Jerry Green — Name of Petitioner

Signature of Petitioner

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):

owner of property

All correspondence should be sent to:

Name (Print)	Phone	Email
Jerry Green	865-388-9481	JGADGETTRANS@ADL.COM

Address	City	State	ZIP
302 S Northshore Dr	Knoxville	TN	37919

STAFF USE ONLY

Application Accepted by Planning Staff Member	Appeal Fee Amount	Date Appeal Received
[signature]	500.00	11/18/26

APPEAL MEETING INFORMATION

City Council - 6 p.m.	County Commission - 5 p.m.	Knoxville-Knox County Planning Commission - 1:30 p.m.
Month | Date | Year	12 14 26 (Month | Date | Year)	Month | Date | Year

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

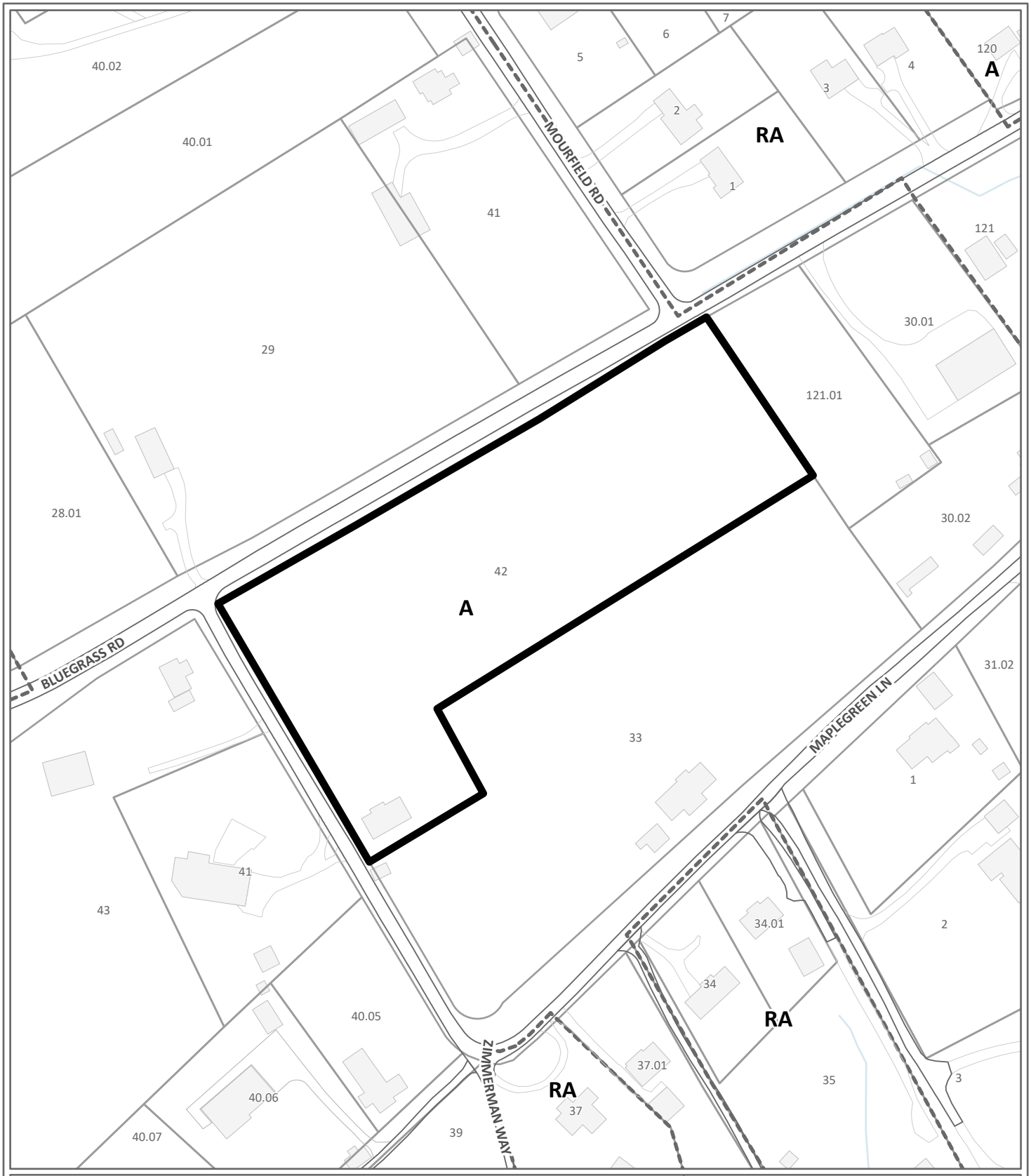
established residential area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The CN zone is consistent with the intent of the Planned Growth Area.

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

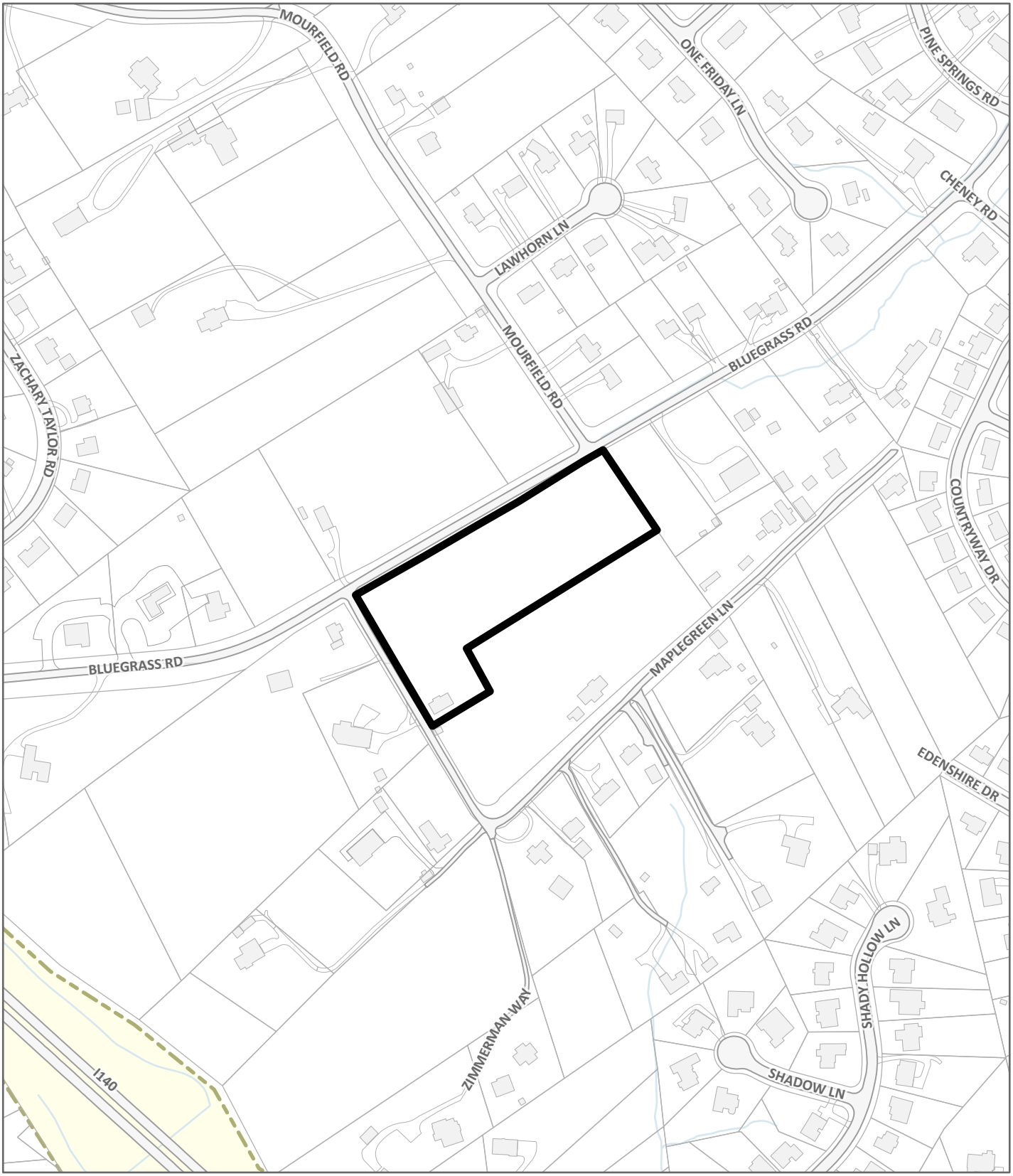
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



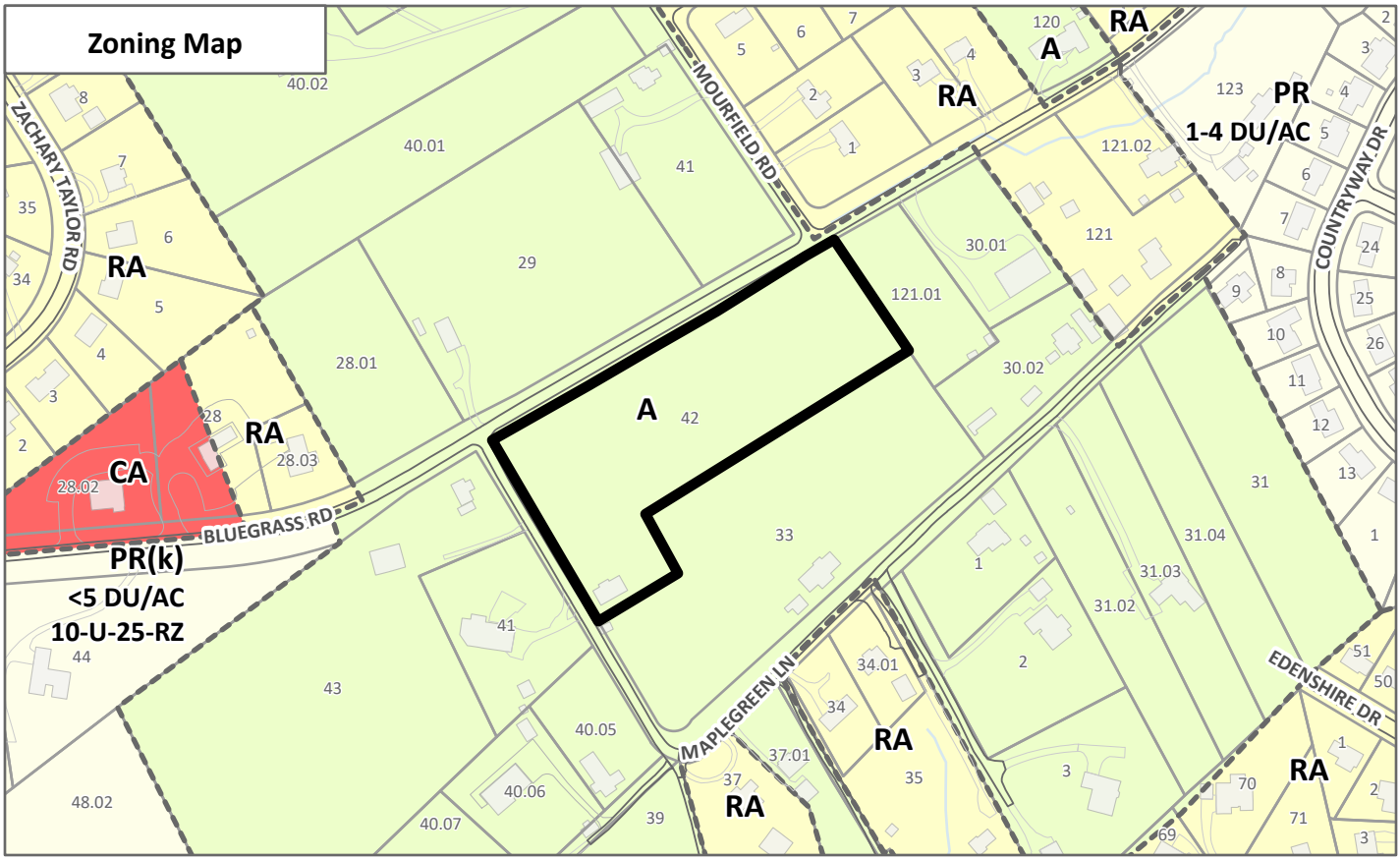
LOCATION MAP **11-A-26-PA / 11-A-26-RZ**

Case boundary

0 360

Feet

N



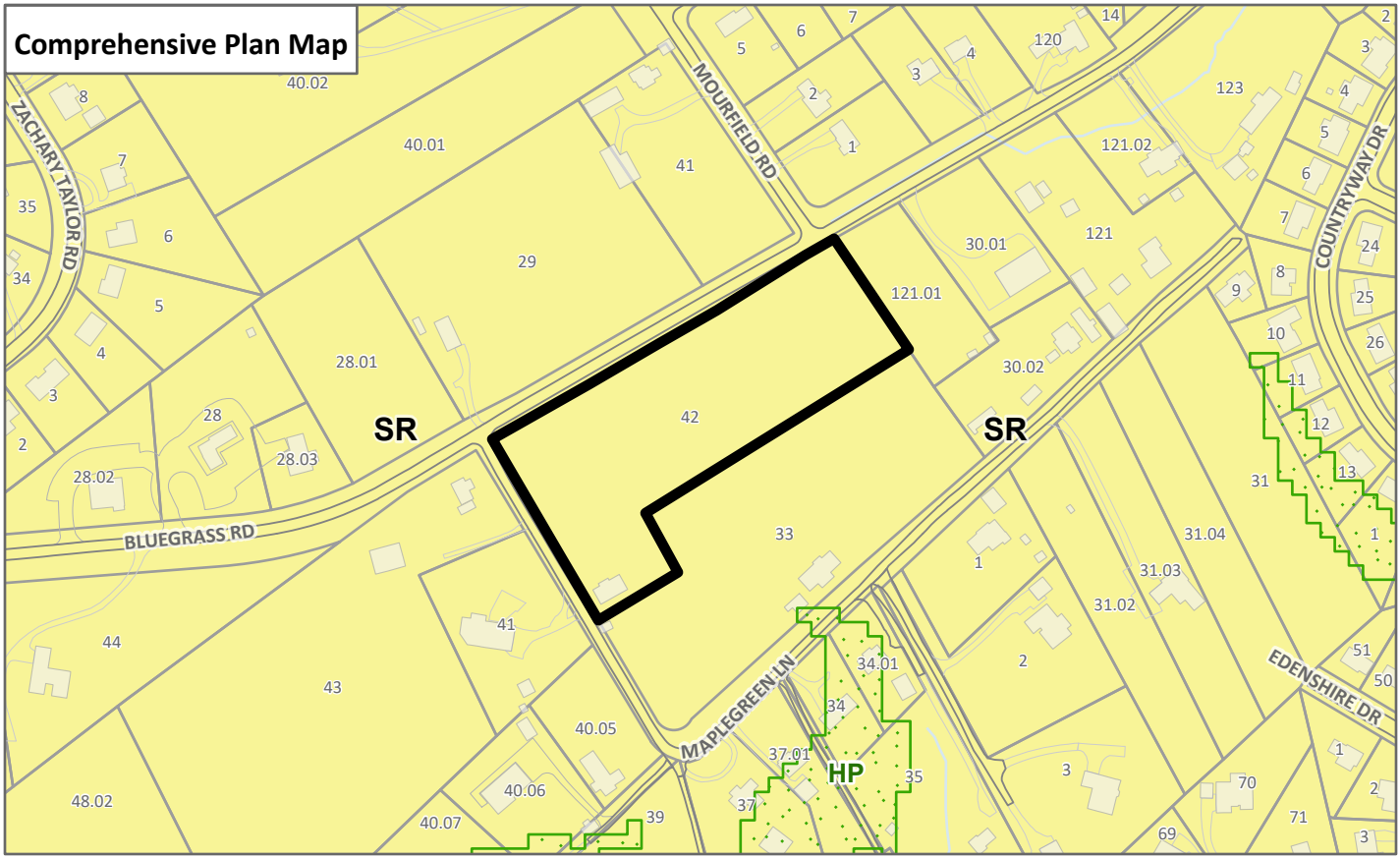


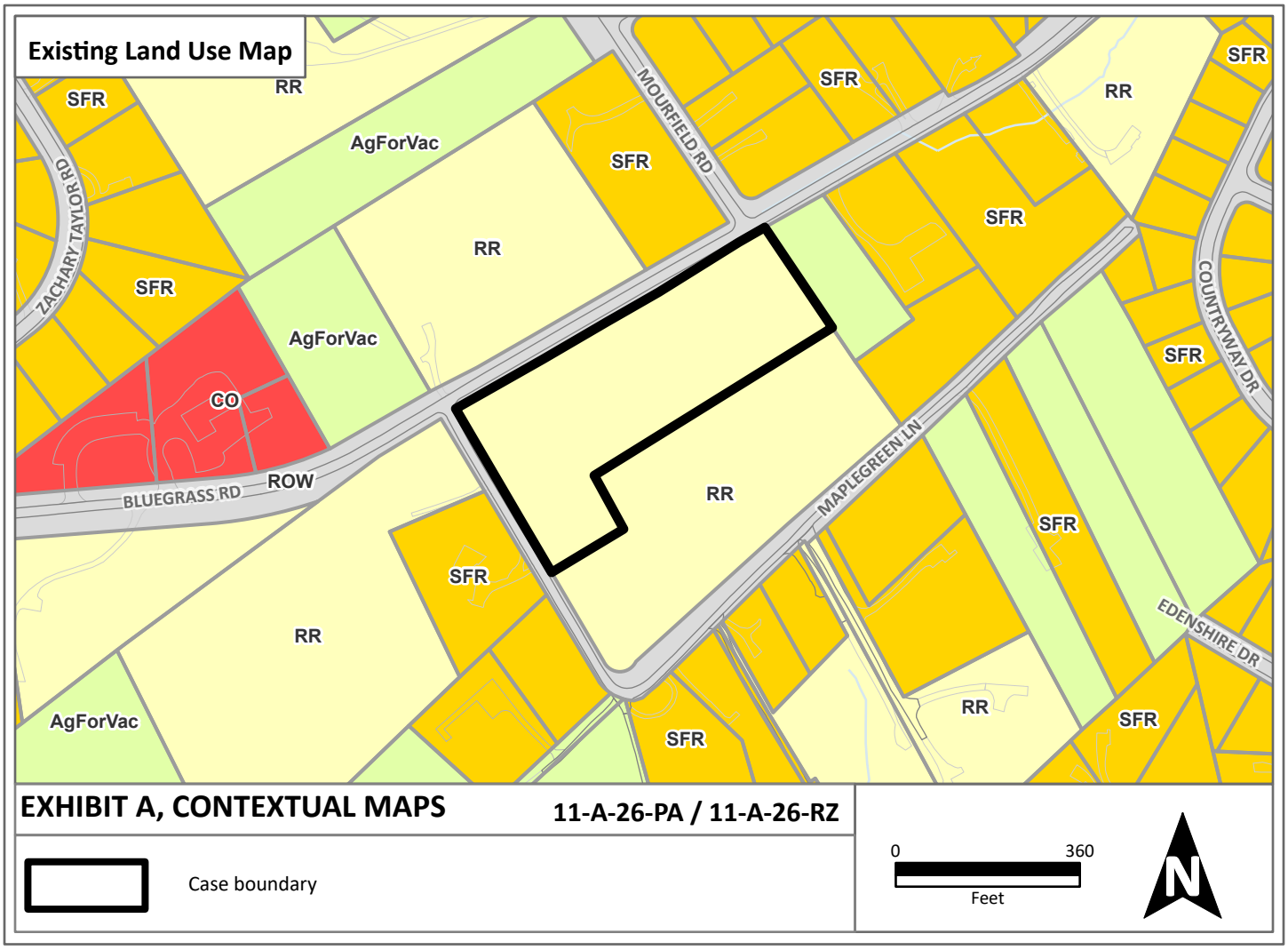
EXHIBIT A, CONTEXTUAL MAPS **11-A-26-PA / 11-A-26-RZ**

Case boundary

0 360

Feet

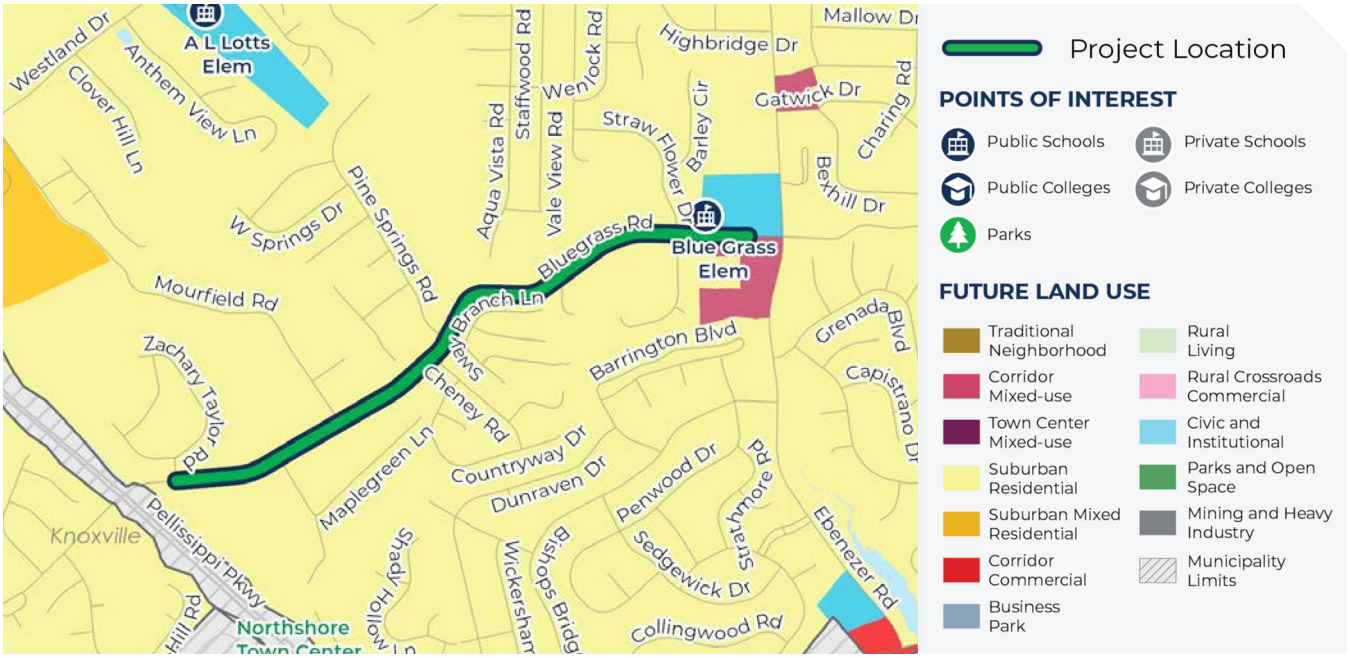
N


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
0
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

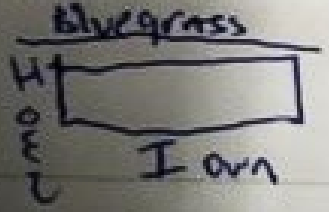
OR

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

Applicant Signature

Jerry T Green
Applicant Name

6-5-26
Date

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☑ No, but I plan to prior to the Planning Commission meeting

17 CHRYSLER PACIFICA COMPANY 2C4RC1BG8HR803428 8,909 7,195 212 94,624

20 GMC SIERRA COMPANY 206 102,623

Planning
KNOXVILLE | KNOX COUNTY

November 12, 2026
Planning Commission meeting

Public Comments

15 Comments for 11-A-26-PA and 11-A-26-RZ

Mackenzie (37922), October 13, 2026 at 9:29 AM

Mourfield and Blue Grass road already have horrible traffic and congestion. Adding anything to the grass fields is going to cause nothing but chaos and even worse air quality in the area. Leave Knoxville with some green lots i promise not everything has to be concrete!

Holly (37922), October 15, 2026 at 5:27 PM

I respectfully ask that any zone changes include a provision for construction of a sidewalk and road buffer as a condition. That area is constrained by a narrow intersection that would be dangerous with additional cars. Please put in the proper safety boundaries that make sure everyone gets home each night.

Roy (37922), October 20, 2026 at 11:08 AM

Best case : zone agriculture and sell as farm.
Next best case : Single family housing.
Shermans Meadow

Kimberly (37922), October 20, 2026 at 11:28 PM

Since moving here in 2019 I have seen the traffic triple on Bluegrass and have ended up with several cars in my yard from accidents. This road was not built to withstand this type of traffic . Stop over developing everything. We need sidewalks, roads without harsh drop offs and better plans before we just over build an already over developed area.

Tom (37922), October 22, 2026 at 8:29 AM

Commercial zoning in this area of residential and agricultural use will be completely inappropriate. The roads are narrow and have several blind hills.Commercial development in this area will negatively affect property values.The increased road use by commercial type vehicles will also be dangerous for current residents.

Jennifer (37922), October 29, 2026 at 1:56 PM

I'm providing comment to protest the rezoning of 1608 Maplegreen Ln/ Parcel ID 154 042 to a Neighborhood Commercial zone. Please see attached letter for my comments. I implore you to please vote no on this zoning request.

View Attachment

Eric (37918), October 29, 2026 at 3:55 PM

This will be a horrible experience for resident and the RV company is a money laundering scam

Suzanne (37923), October 29, 2026 at 4:27 PM

I travel Blue Grass Rd almost daily. I'm a born and raised local here. It's devastating that another beautiful area of Knox County may be rezoned. Blue Grass is a small country road with too much traffic already. To have it rezoned for any type of commercial use seems inappropriate for the surrounding area and the type of road. It would be great to see some city/county planning happening with long term goals for its residents. Long term goals include maintaining the allure of our community.

Katie (37918), October 29, 2026 at 5:40 PM

The zoning of this area and plot is simply a bad idea. The road leading to this area cannot withstand this type of traffic. It is a danger to those that live nearby.

Jerry (37919), November 2, 2026 at 8:32 AM

thank you for your concerns im jerry green 865-388-9481 for any questions a project like this will reduce trafic better then 50 new houses ive tried to come up with something that would be low impact for this area since my family farm has been here since 1907 one of 12 century farms in knox county love to hear from anyone with concerns

James (37922), November 6, 2026 at 11:30 AM

I have added my comments in the attached letter.

View Attachment

William (37922), November 9, 2026 at 8:50 AM

I am not in favor of this rezoning to NC due to current infrastructure.
I would be in favor of a neighborhood deli, bakery, coffee shop or other local gathering space. But there would need to be improvements to Bluegrass and Mourfield road for me to support this plan.
For Neighborhood Commercial there needs to be some form of connection to the surround neighborhoods. There are no sidewalks or even a shoulder to walk on to get to the proposed development. There is no infrastructure to support biking or walking to this property from the surrounding neighborhoods.
For any commercial property there is a need to be supplied so that the commercial entity can have goods to sell. Any road leading into the property's location on bluegrass, has a tight turn that a tractor trailer would have to cross the center lane to accomplish the turn. This combined with the narrow lanes on Bluegrass make for a large safety risk to the community. Even School buses must currently wait for the road to be clear on both sides before turning in or out of neighborhood.
Also, if this Neighborhhod Commercial rezoning is for a storage unit, as was commented earlier. There are already storage units on Westland and Northshore near the Pellissippi parkway. This use would not serve the narrow lanes of Bluegrass road. Already when lawn services come down the road with their trailers, it is uncomfortable to be driving in the other lane due to the width of the trailers.
Thank you, Will.

Jill (37922), November 9, 2026 at 11:20 AM

Bluegrass/Mourfield road already floods when it rain so what will happen with more asphalt and less ground in that area? Also, it is a congested area with so many houses and more being built just a short distance west of there. The neighborhoods close by would hate to see this field rezoned for a commercial storage facility. It will add more traffic to an already busy road.

John (37922), November 10, 2026 at 1:41 PM

I've known Jerry and his family for many years and I've lived in the Bluegrass community my whole life. The

fact of the matter is that the community that we live in today is nothing like the one we grew up in. Things grow and change over time and that's just the way it is. Every subdivision that has been built on bluegrass road at one time was a part of a farm or vacant land that was sold to build houses. I've talked to Jerry about his plans for the field on bluegrass road and to be honest, I would rather see a boat and RV storage facility than to see more houses or apartments. The property has been in his family for over a hundred years and he wants to keep it in his family. This is a way that he can create revenue without selling to a developer.
Jerry is a good man, he put his name and phone number on this page for people to reach out to him if they have any questions. I would suggest that you do that if you have any concerns. Thanks for your time.

Johnny (37922), November 11, 2026 at 10:19 AM

I've known Jerry and his family for many years and I've lived in the Bluegrass community my whole life. The fact of the matter is that the community that we live in today is nothing like the one we grew up in. Things grow and change over time and that's just the way it is. Every subdivision that has been built on bluegrass road at one time was a part of a farm or vacant land that was sold to build houses. I've talked to Jerry about his plans for the field on bluegrass road and to be honest, I would rather see a boat and RV storage facility than to see more houses or apartments. The property has been in his family for over a hundred years and he wants to keep it in his family. This is a way that he can create revenue without selling to a developer.
Jerry is a good man, he put his name and phone number on this page for people to reach out to him if they have any questions. I would suggest that you do that if you have any concerns. Thanks for your time.

November 12, 2026

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on November 12, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No. File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		
Marité Pérez		✓	
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Cathy Shuck		✓	
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

25. JERRY T. GREEN

1608 Maplegreen Lane / Parcel ID 154 042, Commission District 4.

Speaking:
Jerry Green, no address given

A. COUNTY COMPREHENSIVE PLAN AMENDMENT 11-A-26-PA

From SR (Suburban Residential) to SMR (Suburban Mixed Residential).

1. **STAFF RECOMMENDATION**

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

2. **MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. DENIED

B. REZONING 11-A-26-RZ

From A (Agricultural) to CN (Neighborhood Commercial).

1. **STAFF RECOMMENDATION**

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

2. **MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. DENIED

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
LOKR0638278
Order Status:
Submitted
Classification:
Public Notices
Package:
General Package
1 Affidavit:
7.50
Total payment:
52.16
Payment Type:
Account Billed
User ID:
L0013876
External User ID:
676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DELLAS DEARMOND
Knoxville, TN 37902-2427
865-215-2506
dori.caron@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date
November 18, 2026 9:18:39 AM EST
Amount:
52.16

ADDITIONAL OPTIONS

1 Affidavit

PREVIEW FOR AD NUMBER LOKR06382780

PUBLIC NOTICE-APPEAL OF DECISION
Appeal by Jerry T. Green of the Knoxville-Knox County Planning Commission's denial of a request for a Comprehensive Plan Amendment from SR (Suburban Residential) to SMR (Suburban Mixed Residential) and rezoning from A (Agricultural) to CN (Neighborhood Commercial) for property located at 1608 Maplegreen Lane / Parcel ID 154 042, Commission District 4. Planning Commission File No. 11-A-26-PA/11-A-26-RZ
November 23 2026
LOKR0638278

<< Click here to print a printer friendly version >>

SCHEDULE FOR AD NUMBER LOKR06382780

November 23, 2026
Knoxville News Sentinel

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This case is scheduled to be heard by County Commission on December 14, 2026 at 5:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. YOU or YOUR representative must be present. The item will be postponed or withdrawn if you are not represented.