

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

**APPEAL OF PLANNING COMMISSION DECISION**

12/17/2024 10:21 AM

FILE NUMBER: 11-B-24-PA

**AHB ENTERPRISES, INC./HUNTER BREWSTER**

*APPELLANT:* Hunter Brewster, Property Owner

*DECISION APPEALED:* COMPREHENSIVE PLAN AMENDMENT

*FROM:* SR (Suburban Residential), HP (Hillside Protection)

*TO:* CC (Corridor Commercial), HP (Hillside Protection)

*COMM. RECOMMENDATION:* **Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and transportation conditions.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 3000 CRENSHAW RD, 6708 OTTINGER DR / Parcel ID 147 105, 10501

*ACREAGE:* 3.56 acres

*DISTRICT:* Commission District 9

*COMMISSION HEARING ON:* 11/14/2024

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 10/9/2024

*LEGISLATIVE HEARING ON:* 1/22/2025

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 12/20/2024

*APPELLANT'S ADDRESS:* Benjamin C Mullins Frant, McConnell & Seymour, LLP  
550 West Main Street, Suite 500  
Knoxville, TN 3792

*APPLICANT'S ADDRESS:* Benjamin C. Mullins Frantz, McConnell and Seymour, LLP  
550 W. Main St. St. PO Box: Suite 500  
Knoxville, TN 37902

*LEGISLATIVE BODY:* Knox County Commission

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

**APPEAL OF PLANNING COMMISSION DECISION**

12/17/2024 10:17 AM

FILE NUMBER: 11-N-24-RZ

**AHB ENTERPRISES, INC./HUNTER BREWSTER**

*APPELLANT:* Andrew Brewster, Property Owner

*DECISION APPEALED:* REZONING

*FROM:* A (Agricultural)

*TO:* CH (Highway Commercial)

*COMM. RECOMMENDATION:* **Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.**

*COMMISSION VOTE COUNT:* 13-0

*LOCATION:* 3000 CRENSHAW RD, 6708 OTTINGER DR / Parcel ID 147 105, 10501

*ACREAGE:* 3.56 acres

*DISTRICT:* Commission District 9

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550 W. Main St. St. PO Box: Suite 500  
Knoxville, TN 37902

*LEGISLATIVE BODY:* Knox County Commission

*Consistent with Land Use Plan?* No, the CH zone is inconsistent with the SR (Suburban Residential) place type designation.

*Consistent with Growth Plan?* Yes.

*TTEDA Approval?* N/A



# APPEAL OF DECISION

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

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

Decision by:  Planning Staff  Planning Commission  Other: \_\_\_\_\_ Date of Decision: 12/12/24

Jurisdiction:  City \_\_\_\_\_ Council District  County \_\_\_\_\_ Commission District

Original Applicant Name: Ben Mullins Original File Number: 11B-24-PA \

Name of Owner of Subject Property: AHB Enterprises/Andrew Brewster/Jack Burdfield 11-N-24-R2

Description of Subject Property (Include city block and parcel number or lot number): Parcel ID's:  
147105 & 14710501

Zoning map of all property within 300 feet of the subject property is attached.

### DECISION BEING APPEALED

- Deny of Rezoning -

### REASON FOR THE APPEAL

Attach additional pages, if necessary. \_\_\_\_\_

- Dissatisfied on the decision. - More thought needs to be put into allowing camp sites / Temporary RV spots - in the A. Ag zoning - Boarding Housing / Lodging? (So similar)

### PETITIONER INFORMATION

Name of Petitioner: Andrew Brewster

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):  
6708 Orchard rd / 3000 Crenshaw rd. / Andrew Brewster / Jack Burdfield.  
email: aehbrewster@gmail.com

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: [Signature]

All correspondence should be sent to: Name (Print): Ben Mullins - Attorney -

550 W. Main St. Ste 500 Knoxville TN 37902  
Street Address City State Zip

Phone: 865.546.9321 Fax: \_\_\_\_\_ E-mail: bmullins@fmslp.com

### For Planning Staff Use Only

Application Accepted by Planning Staff Member: Shelley Gray  
Appeal Fee Amount: \$ 500.00 Date Appeal Received: 12/13/2024

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input type="checkbox"/> City Council - 6 p.m.	<input checked="" type="checkbox"/> County Commission - 7 p.m.	<input type="checkbox"/> City BZA - 4 p.m.	<input type="checkbox"/> Planning Commission - 1:30 p.m.
_____	<u>Jan. 22, 2025</u>	_____	_____
Month • Date • Year	Month • Date • Year	Month • Date • Year	Month • Date • Year



# PLAN AMENDMENT/ REZONING REPORT

**FILE #:** 11-N-24-RZ **AGENDA ITEM #:** 48  
 11-B-24-PA **AGENDA DATE:** 11/14/2024

**APPLICANT:** AHB ENTERPRISES, INC./HUNTER BREWSTER (OWNER)  
**OWNER(S):** Hunter Brewster AHB Enterprises, Inc.

**TAX ID NUMBER:** 147 105, 10501 [View map on KGIS](#)

**JURISDICTION:** Commission District 9

**STREET ADDRESS:** 3000 CRENSHAW RD (6708 OTTINGER DR)

**LOCATION:** Southeast side of Crenshaw Rd, northeast side of Ottinger Dr, south side of W Governor John Sevier Hwy

**TRACT INFORMATION:** 3.56 acres

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Crenshaw Road, an unstriped local road with a pavement width of 21-23 ft within a 63 ft right-of-way. Access is also via Ottinger Drive, an unstriped local road with a pavement width of 17 ft within a 35 ft right-of-way.

**UTILITIES:** Water Source: Knox-Chapman Utility District  
 Sewer Source: Knox-Chapman Utility District

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Knob Creek

**PRESENT PLAN DESIGNATION/ZONING:** SR (Suburban Residential), HP (Hillside Protection) / A (Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** CC (Corridor Commercial), HP (Hillside Protection) / CH (Highway Commercial)

**EXISTING LAND USE:** Rural Residential, Single Family Residential

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Single family residential, multifamily residential, office - RL (Rural Living), HP (Hillside Protection) - A (Agricultural), OB (Office, Medical, and Related Services)

**ZONING** South: Single family residential - SR (Suburban Residential), HP (Hillside Protection) - A (Agricultural)

East: Agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Protection) - A (Agricultural)

West: Multifamily residential, agriculture/forestry/vacant land - SR (Suburban Residential), HP (Hillside Protection) - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is at the intersection of Crenshaw Road and W Governor John Sevier Highway, a quarter-mile east of a commercial node at the intersection of W Governor John Sevier Highway and Maryville Pike. The area surrounding the subject property is characterized by single family homes on large lots over an acre in size.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and infrastructure conditions.**
  
- ▶ **Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.**

**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:**

1. The SR (Suburban Residential) place type designation for the subject property in the Knox County Comprehensive Plan is not the result of an error or omission. Until it was recently converted into an unpermitted RV park, this property had several single-family detached residences on it, and it is surrounded by homes on large lots. The property is part of a broader area of the SR land use classification south of W Governor John Sevier Highway.

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. There have been no changes in surrounding conditions to support a spot designation of the requested CC (Corridor Commercial) place type. There is an established CMU (Corridor Mixed-Use) and RCC (Rural Crossroads Commercial) node to the west at the intersection of W Governor John Sevier Highway and Maryville Pike, which still has vacant or underutilized property. These conditions do not support a disconnected and additional commercial place type in the region.

**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 have been no recent capital improvements to this area to support a plan amendment to the CC place type. The subject property's current access to Crenshaw Road where it intersects with W Governor John Sevier Highway is unsafe and is not built to current transportation engineering standards.

**NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:**

1. There are no new data or trends in development and/or population that warrant the CC place type at this location.

**THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:**

1. A plan amendment to the CC designation on the subject property conflicts with the Comprehensive Plan. Expanding commercial land use in a residential area near vacant commercial place types is inconsistent with Implementation Policy 3 to incentivize and encourage infill and redevelopment of underutilized commercial land.

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. The requested CH (Highway Commercial) zone is not supported by changing conditions in the area. The subject property is surrounded by long-established residential and agricultural property. It is also near but disconnected from an underdeveloped commercial node to the west.

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

1. The CH zone is intended to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of the highway user or tourist. The intent here is to reserve lands which because of their particular location and natural features are adapted for such uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

2. The subject property is not adjacent to any commercial development. Its access to W Governor John Sevier Highway from Crenshaw Drive is not designed for a safe increase in traffic stemming from commercial activity.

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. CH zoning at this location could result in adverse impacts to traffic safety. East-bound traffic from the highway turning right onto Crenshaw Drive must make a sharp turn that could result in vehicles entering the opposite lane. The subject property's driveway onto Crenshaw Drive is also at an angle where sight distance in both directions may be limited.

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 requested CH zone is inconsistent with the SR (Suburban Residential) place type for this property in the Knox County Comprehensive Plan, and a plan amendment is not recommended.

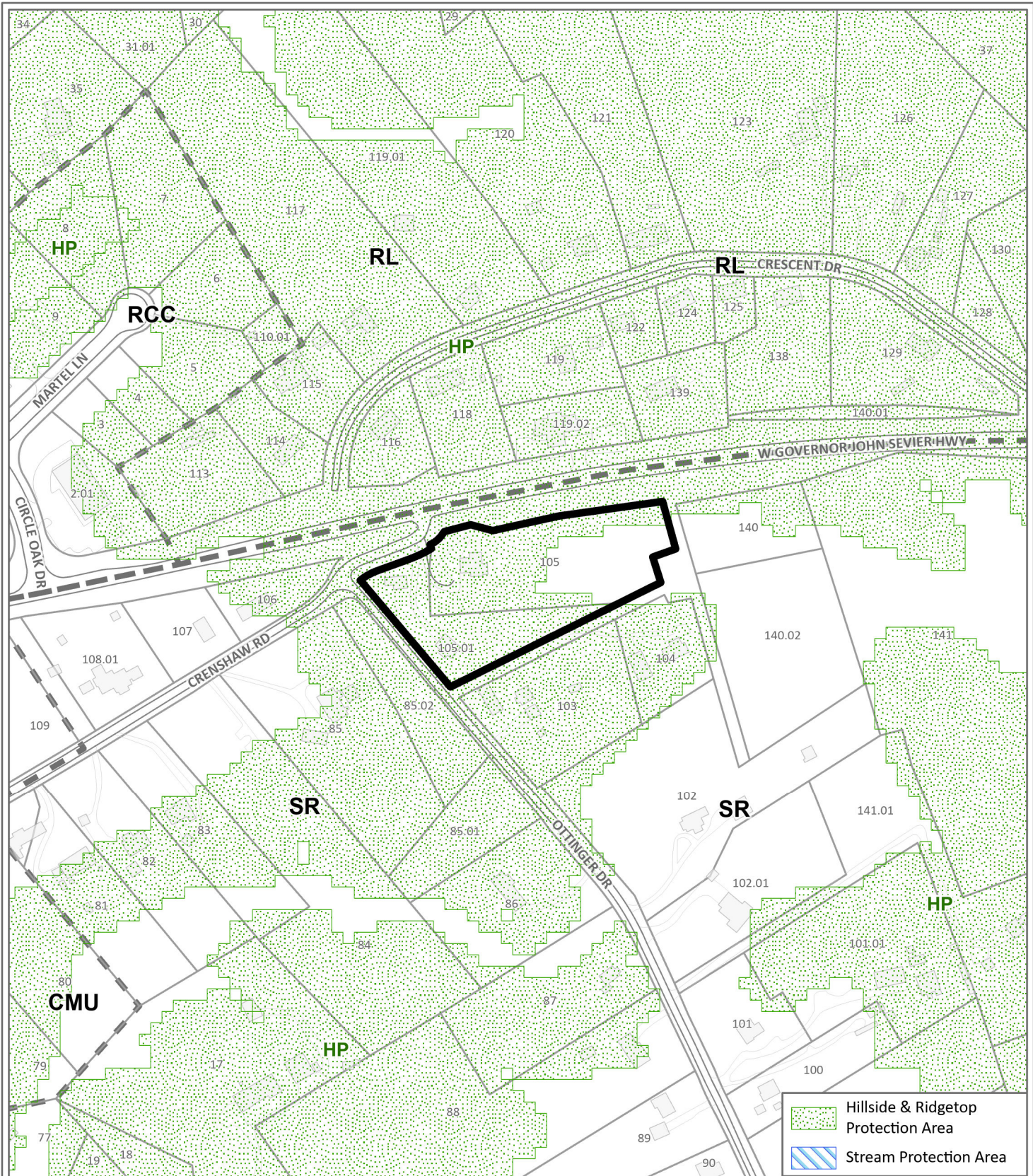
2. A commercial rezoning here also conflicts with Implementation Policies in the Comprehensive Plan, including Policy 9 to coordinate infrastructure improvements with development. No capital improvements are currently planned to occur in this area to support a more intensive and auto-centric rezoning.

3. In the recent adoption of the Comprehensive Plan, commercial place types were intentionally set. The nearby node to the west at the intersection of W Governor John Sevier Highway and Maryville Pike, a major and minor arterial respectively, was placed in recognition of the road classifications, the existing commercial zoning at this location, and to serve the nearby communities. Further encroachment of commercial place types and zoning was not desired by the community and was not established along this length of W Governor John Sevier Highway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/9/2024. 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.



**11-B-24-PA  
COMPREHENSIVE LAND USE PLAN MAP**





**From:** SR (Suburban Residential), HP (Hillside Protection)  
**To:** CC (Corridor Commercial), HP (Hillside Protection)

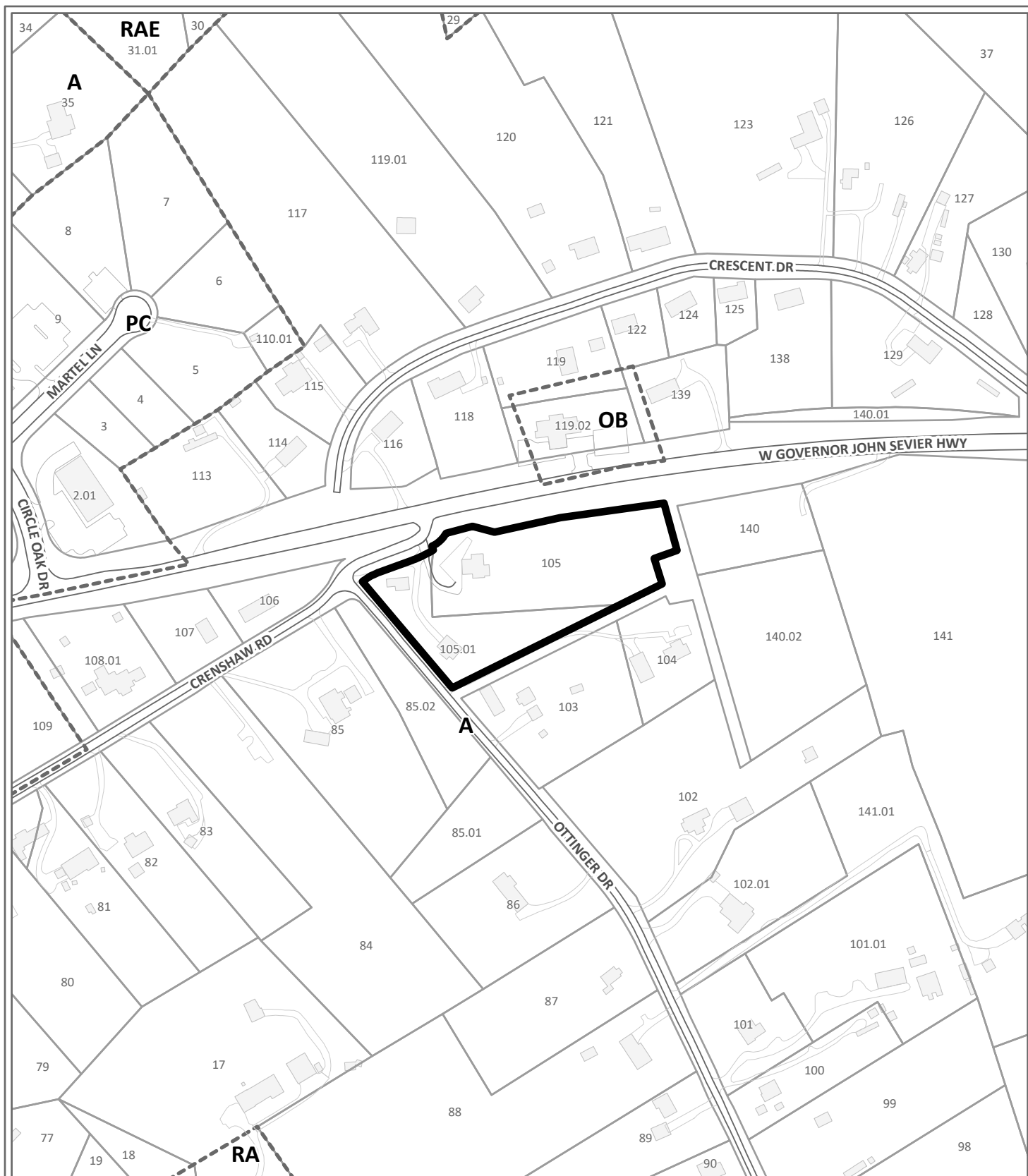
**Petitioner:** AHB Enterprises, Inc./Hunter Brewster

**Map No:** 147  
**Jurisdiction:** County

**Original Print Date:** 10/9/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



 Hillside & Ridgetop Protection Area  
 Stream Protection Area



**REZONING**

**11-N-24-RZ**

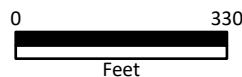
**Petitioner:** AHB Enterprises, Inc./Hunter Brewster



**From:** A (Agricultural)  
**To:** CH (Highway Commercial)

**Map No:** 147  
**Jurisdiction:** County

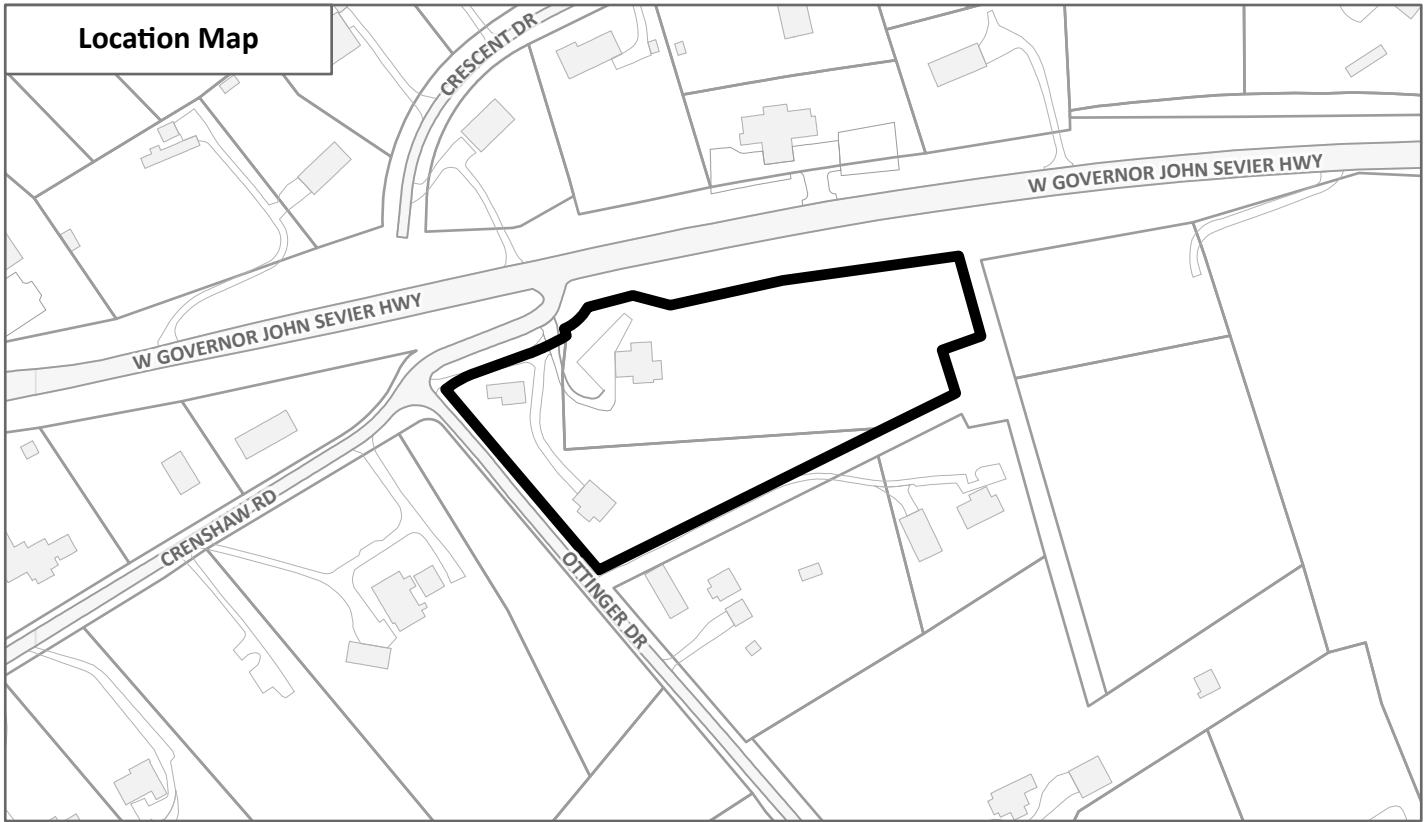
**Original Print Date:** 10/9/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

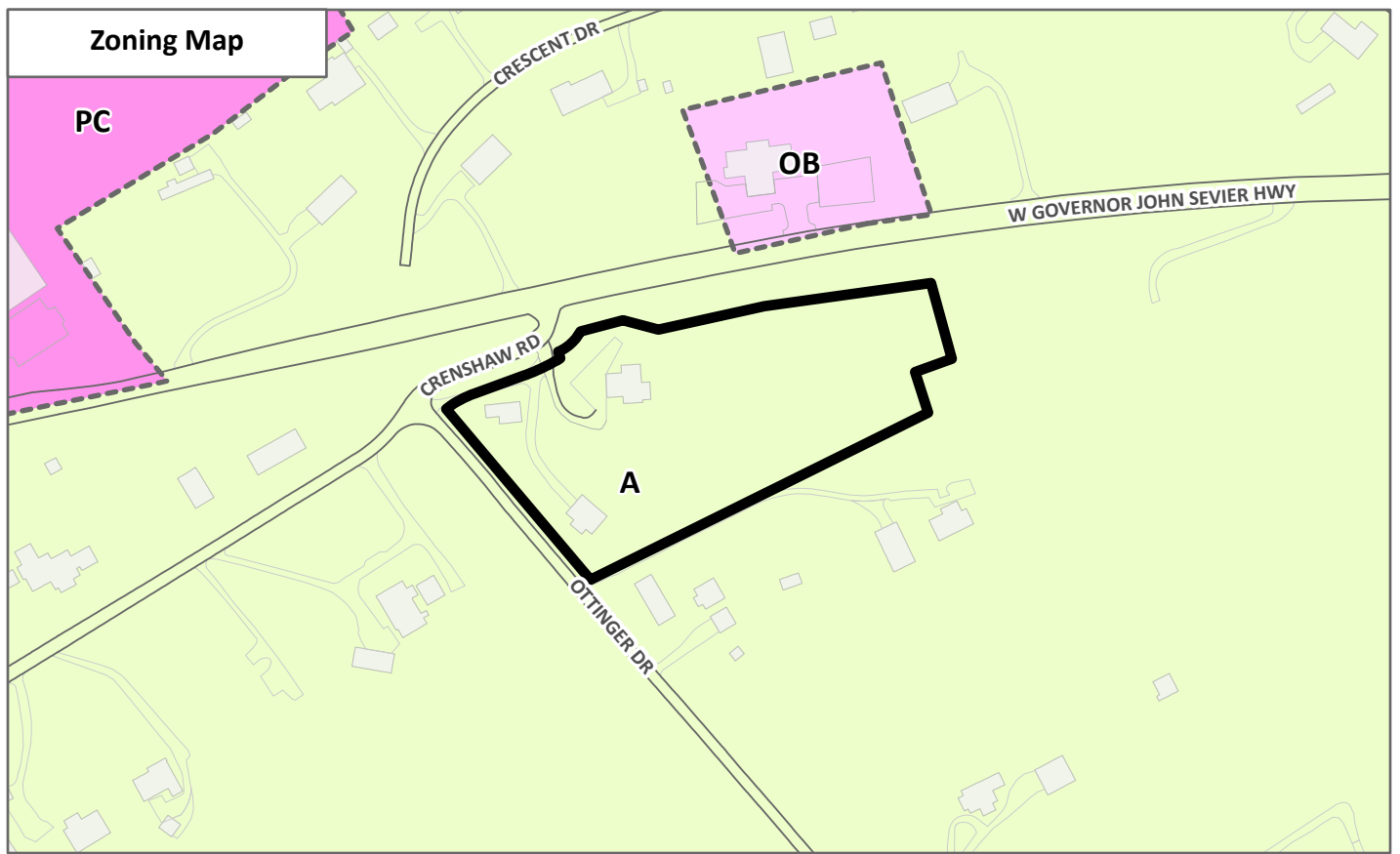
11-B-24-PA / 11-N-24-RZ



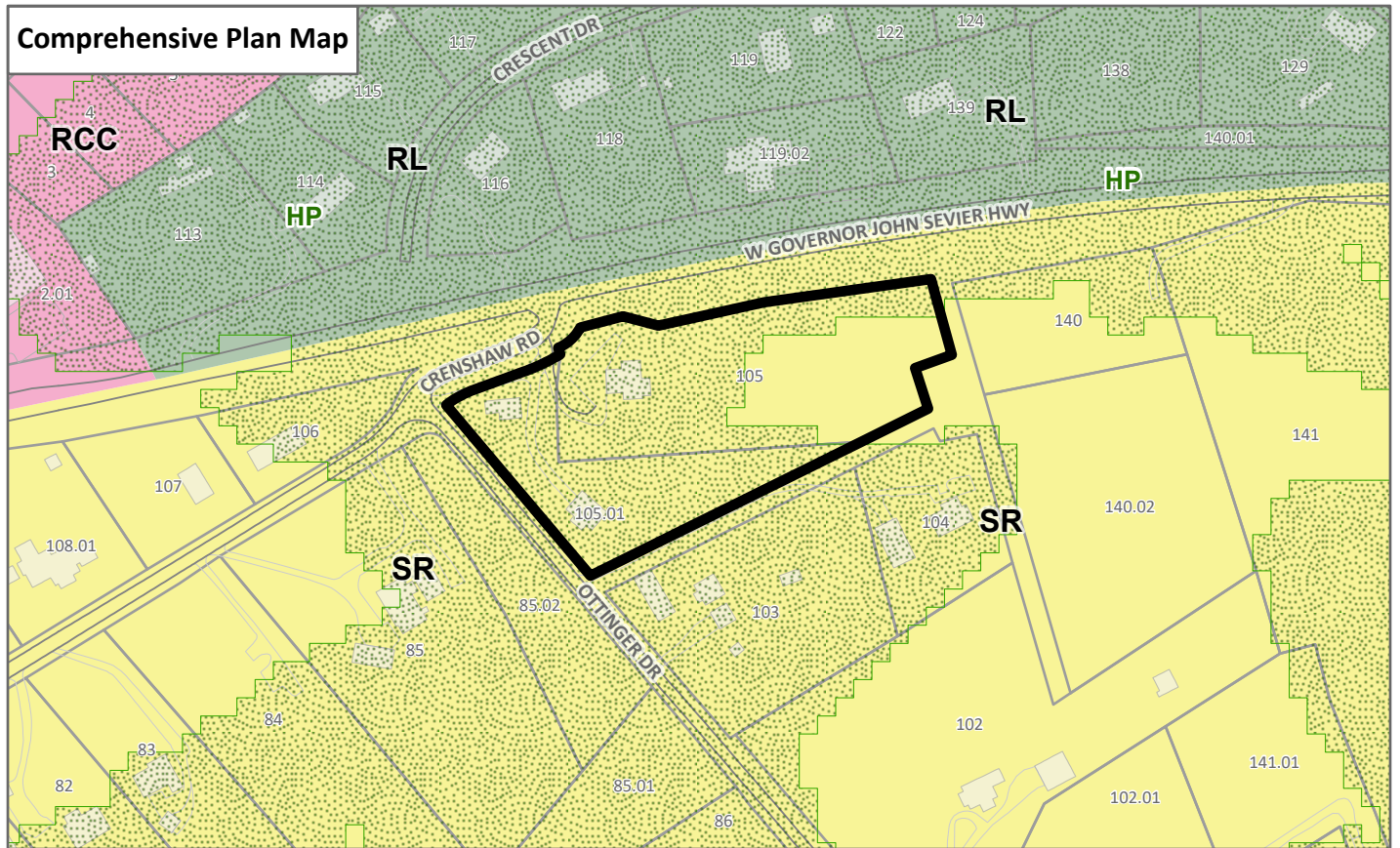
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

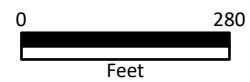


**CONTEXTUAL MAPS 2**

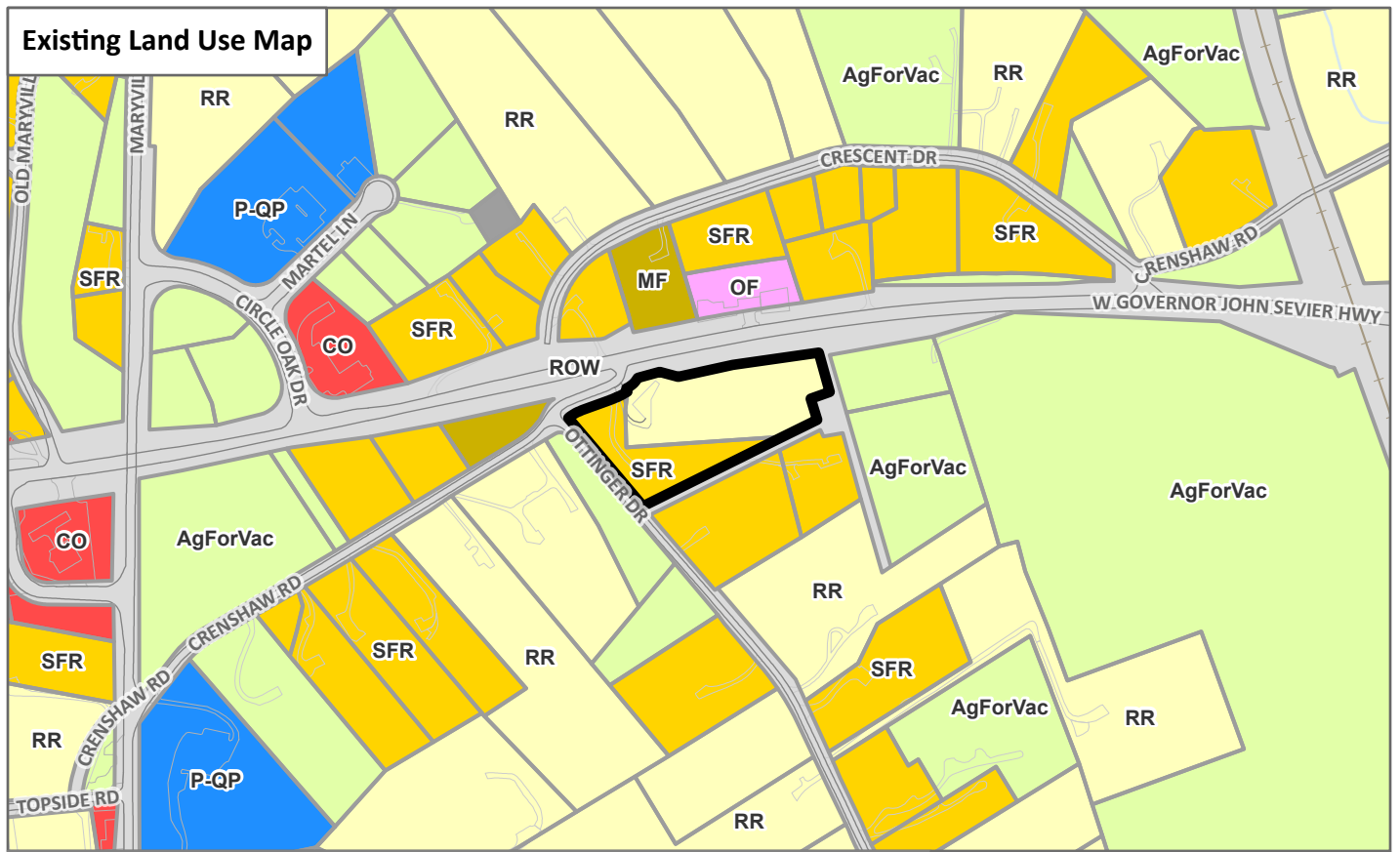
**11-B-24-PA / 11-N-24-RZ**



Case boundary



Existing Land Use Map

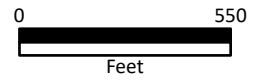


CONTEXTUAL MAPS 3

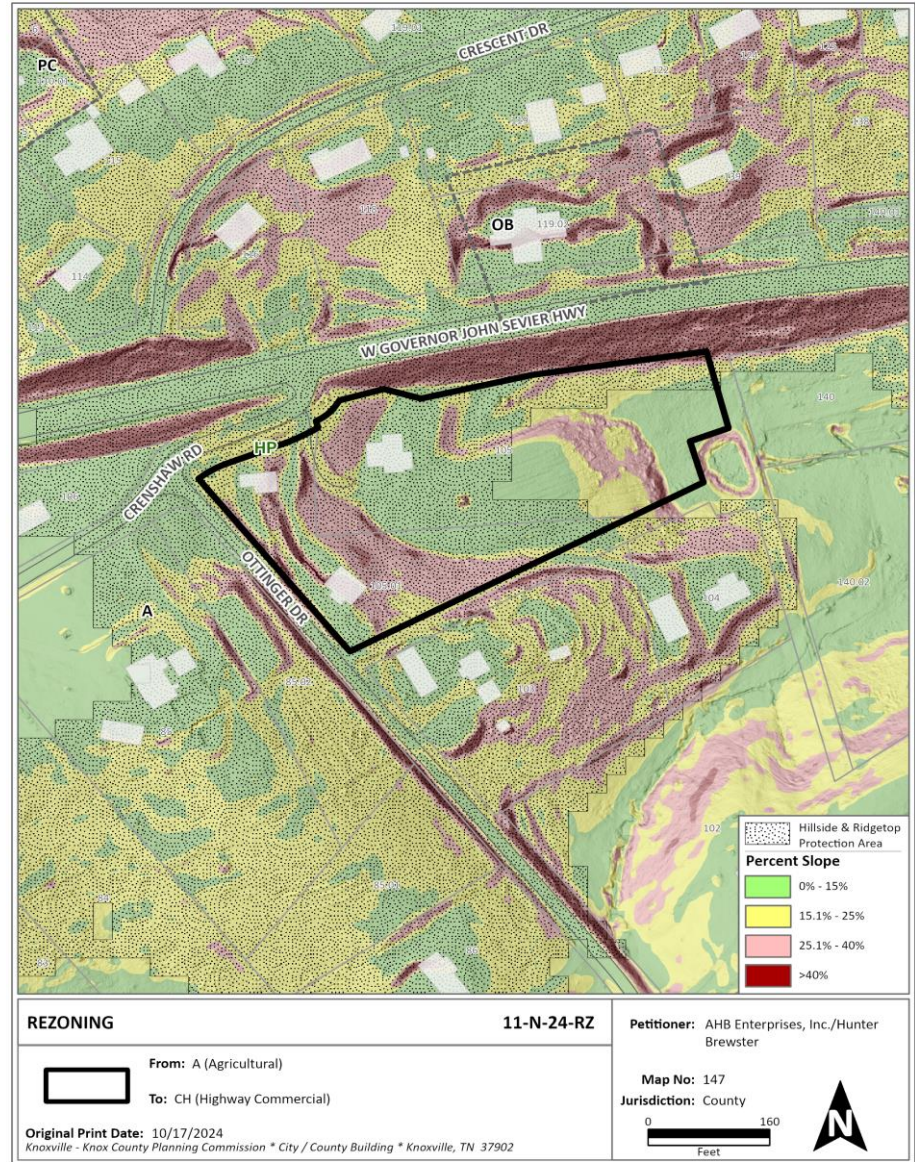
11-B-24-PA / 11-N-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>3.6</b>		
Non-Hillside	0.9	N/A	
0-15% Slope	1.2	100%	1.2
15-25% Slope	0.7	50%	0.3
25-40% Slope	0.8	20%	0.2
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>2.7</b>	Recommended disturbance budget within HP Area (acres)	<b>1.7</b>
		Percent of HP Area	<b>61.1%</b>



November 14, 2024  
Planning Commission meeting

# Public Comments

## 9 Comments for 11-N-24-RZ and 11-B-24-PA

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**Robert** (37920), November 11, 2024 at 11:08 AM

For the reasons stated in the staff report, the requested plan amendment and rezoning should be denied.

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**Carson** (37920), November 11, 2024 at 3:05 PM

Commissioners, please support the staff recommended of denial. Mr. Brewster called me this past summer and was informed that RV is not allowed. Mr. Brewster has ignored all zoning requirements, engineering permit for grading and codes. Knox County codes has requested Mr. Brewster to stop all commercial activities. Everything Mr. Brewster has done to date is illegal according to Knox County codes. Part of the Governor John Sevier Highway plan is for commercial at the appropriate intersections. Commercial RV park is not appropriate for the neighborhood and Governor John Sevier Highway Corridor. Please support the community and vote no of the requests for rezoning.

---

**Carla** (37920), November 13, 2024 at 8:44 AM

As a homeowner in the area, I support the staff recommendation to deny rezoning. I do not believe the infrastructure can support a commercial RV facility. The roads into the area in question are small rural roads. I believe that it would also lead to further congestion on John Sevier Highway and Maryville Pike I am also afraid of the precedent it would set and that it would lead to further commercialization of the area.

---

**Chris** (37920), November 13, 2024 at 12:55 PM

Commissioners, I support the staff recommendation of denial. According to the KGIS Owner Card, AHB ENTERPRISES INC mailing address is in Louisville, TN at 1240 TOPSIDE RD. See the aerial photography of this location and this is what or neighborhood can expect. We do not want our neighborhood to look like this property. I have driven by 1240 Topside Rd for 2 decades and that property hasn't changed at all. The commercial traffic on our road is horrendous because it's a cut-through to John Sevier from Maryville Pike. Most cars and trucks exceed 30 mph. We get all sizes of trucks and campers from 18 wheelers to full size trucks with trailers and most end up in our yards because the road is so narrow. This road was never meant to have this much traffic on it. Please deny this request. Scenic John Sevier doesn't need this either. [https://www.kgis.org/output/OwnerCard\\_ba8c3085-c37a-49da-b03f-2d20af722ca6.pdf](https://www.kgis.org/output/OwnerCard_ba8c3085-c37a-49da-b03f-2d20af722ca6.pdf)  
<https://blountgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=38d69f75766040e3b69d72b2e68d20bf>

[View Attachment](#)

---

**Nan** (37920), November 13, 2024 at 9:09 PM

Please reject this request to change the zoning on this property. It is inconsistent and incompatible with the area and infrastructure, as noted in the Rezoning Report. It is an eyesore. It has unexpectedly popped up into what

appears to be a poorly developed and possibly unregulated RV park. This use is inconsistent with surrounding property. John Sevier Highway is designated as a scenic highway. At this time, this property is sorely out of character with the surrounding area. Thank you.

---

**Holly** (37027), November 13, 2024 at 10:41 PM

---

In regards to 11-N-24-RZ: I am against the rezoning of this property at Crenshaw Road and Ottinger to Highway Commercial for an RV Park. This is a residential community and the proposed RV park would be visible from John Sevier Highway, a scenic highway. I am from this area and still have many friends and family who live nearby. Thank you for your consideration in keeping this beautiful part of South Knoxville residential.

---

**Debbie** ( 3792), November 14, 2024 at 10:10 AM

---

I am opposed to this proposal. This is supposed to be a "scenic Highway" it is quickly becoming just another cluster of businesses. And if we continue to destroy natural habitats of our native species, our city is just going to become another ugly blight on nature. Please preserve some of the beauty of our area.

---

**Lezlie** (37920), November 14, 2024 at 11:02 AM

---

Please do not approve a long term RV park and change to highway commercial zoning. This is not what our community needs in this residential area. Thank you for considering my opinion as a South Knoxville homeowner.

---

**Mary** (37920), November 14, 2024 at 12:14 PM

---

I am disappointed that this area may be rezoned. Our area is becoming more and more developed, without always examining the impact it may have on the existing community. I am against the rezoning of this property.

---

The Planning Commission met in regular session on November 14, 2024, 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

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis*	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, \*Left early

### 48. AHB ENTERPRISES, INC./HUNTER BREWSTER

3000 Crenshaw Road, 6708 Ottinger Drive / Parcel ID 147 105, 10501, Commission District 9.

Speaking today:

Ben Mullins, 550 W Main St. Ste 500, Knoxville, TN 37902

Steve Kaufman, 6729 Ottinger Dr., Knoxville, TN 37920

Carson Dailey, 7508 Government Farm Rd., Knoxville, TN 37920

#### A. COMPREHENSIVE PLAN AMENDMENT

**11-B-24-PA**

From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

##### 1. STAFF RECOMMENDATION

Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and infrastructure conditions.

##### 2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

---

**B. REZONING**

**11-N-24-RZ**

From A (Agricultural) to CH (Highway Commercial).

**1. STAFF RECOMMENDATION**

Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.

**2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

---





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**AHB Enterprises, Inc./Hunter Brewster**

**Owner**

Applicant Name

Affiliation

**9/30/2024**

**11/14/2024**

**11-N-24-RZ / 11-B-24-PA**

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Benjamin C. Mullins Frantz, McConnell and Seymour, LLP**

Name / Company

**550 W. Main St. St. Suite 500 Knoxville TN 37902**

Address

**865-546-9321 / bmullins@fmsllp.com**

Phone / Email

## CURRENT PROPERTY INFO

**Hunter Brewster AHB Enterprises, Inc.**

**3000 Crenshaw Rd Knoxville TN**

**865-363-8631 / AEHBrewster@**

Owner Name (if different)

Owner Address

Owner Phone / Email

**3000 CRENSHAW RD / 6708 OTTINGER DR**

Property Address

**147 105, 10501**

**3.56 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knox-Chapman Utility District**

**Knox-Chapman Utility District**

**No**

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>CH (Highway Commercial)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>CC (Corridor Commercial)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,650.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>AHB Enterprises, Inc./Hunter Brewster</b> Please Print	<b>9/30/2024</b> Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	<b>Hunter Brewster AHB Enterprises, Inc.</b> Please Print	<b>9/30/2024</b> Date

venience.  
2) Sign the application digitally (or print, sign, and scan).

Knoxville-Knox County Planning offices  
OR email it to applications@knoxplanning.org

Reset Form



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP  PA
- Rezoning

AHB Enterprises, Inc./Hunter Brewster

Owner

Applicant Name

Affiliation

September 30, 2024

November 14, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-N-24-RZ  
11-B-24-PA

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

## CURRENT PROPERTY INFO

3000 Crenshaw Rd.

865-363-8631

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3000 Crenshaw Rd and 6708 Ottinger Dr.

147 105 and 147 10501

Property Address

Parcel ID

Knox-Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

**DEVELOPMENT REQUEST**

- Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels     Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change

CH Highway Commercial

Proposed Zoning

Plan Amendment Change

Corridor Commercial

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review     Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request  
 Amendment Request (*Comprehensive Plan*)

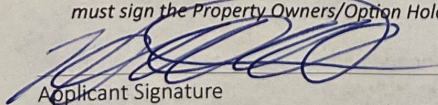
**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0803	\$1,000.00	
Fee 2		
0608	\$650.00	\$1,650.00
Fee 3		

**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct: **1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**



Applicant Signature

Andrea Huth Brewster

Print Name / Affiliation

9-30-24

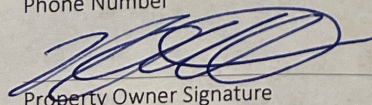
Date

865-363-8631

Phone Number

AEMBrewster@gmail.com

Email



Property Owner Signature

Andrea Huth Brewster

Please Print

09/30/2024, SG

Date Paid



# 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**

- 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**

Significant influx of transient workers for significant natural gas pipeline expansion project require temporary housing opportunities and RV parking locations that current supply will not meet. East Tennessee Natural Gas, LLC (ETNG) is proposing to build 122.2 miles of natural gas pipeline to transport gas to the Tennessee Valley Authority's (TVA) Kingston Fossil Plant and this development will accommodate transient workers to locate their transient housing onsite with no additional infrastructure development.

The Proposed Changes also support the following Policies and Actions, goals, objectives, and criteria of the Plan:

- \* The proposed amendment meets this location criteria for corridor commercial because it is situated along a major transportation corridor which is appropriate for a mix of commercial development.
- \* Corridor Commercial is established ~1 mile to the east.
- \* Policy 5: incentivizes transient mobile housing along a major corridor with multiple amenities within close proximity.
- \* Policy 6: Provides attainable housing to temporary Knox County residents working on major infrastructure project.
- \* Policy 9: The amendment is necessary to provide affordable housing options for workers on major infrastructure improvement project.
- \* Policy 14. Absent affordable options for transient workers to locate transient mobile housing, the workers would be traveling from outside of the county and state for work thereby reducing network efficiency and increasing traffic congestion.

Property Owner Signature

AHB Enterprises/Hunter Brewster

9-30-2024

Print Name

Date

11-N-24-RZ & 11-B-24-PA

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

## 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.

## 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).

### 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.

~~November 2, 2024~~  
November 1, 2024

November 15, 2024

Date to be Posted

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

AHB Enterprises/Hunter Brewster

Applicant Name

9-30-2024

Date

11-N-24-RZ & 11-B-24-PA

FILE NUMBER

**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
<b>Order Number:</b> LOKR0209341
<b>External Order #:</b> 10863220
<b>Order Status:</b> Changed
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 291.70
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> December 16, 2024 2:02:40 PM EST
<b>Amount:</b> 222.68
<b>Date</b> December 17, 2024 9:43:26 AM EST
<b>Amount:</b> 69.02

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02093410
December 20, 2024 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02093410
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>The following items will be considered by the Knox County Board of Commissioners on January 22, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> or visit the Planning Office in suite 403 of the City County Bldg. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952.</p> <p style="text-align: center;"><b>PLAN AMENDMENTS/REZONINGS</b></p> <p><b>11-A-24-RZ – DAVID HARBIN-</b> 7507 BALL CAMP PIKE. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 8 du/ac, subject to one condition</p> <p><b>12-A-24-RZ - HOMESTEAD LAND HOLDINGS, LLC-</b> 1824 N CAMPBELL STATION RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 4 du/ac</p> <p><b>12-B-24-RZ - BENJAMIN C. MULLINS-</b> 4923 SHIPE RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac</p> <p><b>12-D-24-RZ - MESANA INVESTMENTS, LLC-</b> 205 N WOODDALE RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 6 du/ac</p> <p><b>12-E-24-RZ - EVER ARIAS-</b> 1420 CHERT PIT RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><b>12-F-24-RZ - RANDY GUIGNARD-</b> 0 PARKERHILL LN. Property located at western terminus of Parkerhill Ln., northwest of N Parkridge Dr. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 3 du/ac</p> <p><b>12-G-24-RZ - BENJAMIN C. MULLINS-</b> 6350 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve RB (General Residential), subject to one condition</p> <p><b>12-H-24-RZ - BENJAMIN C. MULLINS -</b> 6356 CLINTON HWY. Proposed rezoning. Planning Commission Action: Approve CA (General Business)</p> <p><b>11-B-24-RZ - TERRY &amp; WILMA C. GAYLOR-</b> 1915 ANDES RD. Proposed rezoning. Planning Commission Action: Approve RA (Low Density Residential)</p> <p><b>11-M-24-RZ - MESANA INVESTMENTS, LLC-</b> 6209 HAMMER RD. Proposed rezoning. Planning Commission Action: Approve PR (Planned Residential) up to 5 du/ac</p> <p style="text-align: center;"><b>STREET NAME CHANGES</b></p> <p><b>12-A-24-SNC - JIM SNOWDEN KNOX COUNTY ENGINEERING &amp; PUBLIC WORKS-</b> Request to change the street name of Andes Rd. between Ball Camp Pike and the north corner of parcel 091PA037 to Bailey Farm Dr. Planning Commission Action: Approve name change as requested</p> <p><b>12-B-24-SNC - JIM SNOWDEN KNOX COUNTY ENGINEERING &amp; PUBLIC WORKS-</b> Request to change the street name of Ball Camp Pk. between the west corner of parcel 104 046 and Andes Road to Bailey Farm Dr. Planning Commission Action: Approve name change as requested</p> <p style="text-align: center;"><b>APPEAL OF DECISION</b></p> <p><b>11-B-24-PA/11-N-24-RZ-</b> Appeal by Andrew Brewster of the Knoxville-Knox County Planning Commission's denial of a request for a plan amendment from SR (Suburban Residential) and HP (Hillside Protection) to CC (Corridor Commercial) and HP (Hillside Protection) and the denial of a request for rezoning from A (Agricultural) to CH (Highway Commercial) for property located at 3000 Crenshaw Road and 6708 Ottinger Drive / Parcel ID 147 105, 10501. Commission District 9. December 20 2024 LOKR0209341</p>

[<< Click here to print a printer friendly version >>](#)





**This case is scheduled to be heard by County Commission on **January 22, 2025 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.**