



# 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: July 10, 2025

**Jurisdiction:** ☐ City \_\_\_\_\_ Council District ☒ County 6th Commission District

**5-I-25-RZ**

**Justin Ford**

Original File Number Being Appealed

Original Applicant Name

**Justin Ford**

**91 18617**

Name of Owner of Subject Property

Parcel Number of Subject Property

**Denial of CN Rezoning**

Decision Being Appealed

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

Rezoning is ultimately decided by the chief legislative body. The Planning Commission just provides a recommendation. The subject property does meet the CN zones intent and location criteria and is appropriate at this location due to changing circumstances and the recent Schaad Rd. expansion.

## PETITIONER INFORMATION

**Benjamin C. Mullins**

Name of Petitioner

Signature of Petitioner

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

**Attorney for the owner and applicant, Justin Ford**

All correspondence  
should be sent to:

**Benjamin C. Mullins**  
Name (Print)

**865-546-9321**  
Phone

**bmullins@fmsllp.com**  
Email

**550 West Main Street, Suite 500**  
Address

**Knoxville TN**  
City State

**37902**  
ZIP

## STAFF USE ONLY

*Shelley Gray*

Application Accepted by Planning Staff Member

**\$500.00**

Appeal Fee Amount

**07/29/2025**

Date Appeal Received

## APPEAL MEETING INFORMATION

City  
Council - 6 p.m. \_\_\_\_\_  
Month | Date | Year

County **5:00 pm**  
Commission - ~~7~~ p.m. **08/18/2025**  
Month | Date | Year

Knoxville-Knox  
County Planning  
Commission - 1:30 p.m. \_\_\_\_\_  
Month | Date | Year



# REZONING REPORT

► **FILE #:** 5-I-25-RZ **AGENDA ITEM #:** 41

POSTPONEMENT(S): 5/8/2025, 6/12/2025 **AGENDA DATE:** 7/10/2025

► **APPLICANT:** JUSTIN FORD

OWNER(S): Justin Ford

TAX ID NUMBER: 91 18617

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 5240 SCHAAD RD

► **LOCATION:** South side of Schaad Rd, west of Amherst Elementary School

► **APPX. SIZE OF TRACT:** 1.25 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Schaad Road, a minor arterial divided roadway with a pavement width of 24 ft within a right-of-way which varies in width from 95 ft to 105 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Septic

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

► **PRESENT ZONING:** A (Agricultural)

► **ZONING REQUESTED:** CN (Neighborhood Commercial)

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

►  
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural)

South: Single family residential, agriculture/forestry/vacant land - A (Agricultural), I (Industrial)

East: Single family residential - A (Agricultural)

West: Single family residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area is primarily characterized by single family dwellings on a mix of small suburban lots and larger rural lots. Amherst Elementary School is to the east.

## STAFF RECOMMENDATION:

► **Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.**

## COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 2000s, development trends in the surrounding area have been mainly residential, consisting primarily of single-family dwellings on various lot sizes and limited townhouse developments. Commercial development has been concentrated east of the subject property near Oak Ridge Highway, a commercial corridor a little over a mile away up Schaad Road to the northeast.
2. The Schaad Road Improvement Project is underway a quarter mile west 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. It is intended to provide for the recurring shopping and personal service needs of nearby residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning 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. The subject property is not located at an intersection of classified streets. It is in the middle of a section of Schaad Road that mainly consists of residential development. Limited civic uses, such as a church and Amherst Elementary, are nearby, but they are located closer to the intersection of Johnson Road and Schaad Road.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth in the future would be compatible with the surrounding land uses. The range of permitted uses in the CN zone is limited to those 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. As stated previously, the subject property is not located near an intersection, and it is situated between residential uses. As such, approval of the CN zone in this location would be an encroachment of a commercial zone in a residential area.
2. Access from Schaad Road would be right-in, right-out only. Due to the untraversable median, traffic from the east would be required to make a U-turn to access the subject property. Future driveway access would be near the U-turn point, which would not be ideal for the higher traffic volumes associated with commercial and retail uses.
3. The CN zone has development standards intended to maximize compatibility between commercial and adjacent residential uses, such as increased setbacks, landscaping standards, pedestrian connections, 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 subject property is designated with the SMR (Suburban Mixed Residential) place type in the Knox County Comprehensive Plan. The SMR place type is intended to support residential areas with a mix of housing types and connectivity to surrounding neighborhoods, parks, and neighborhood commercial areas. The CN zone is partially related to the SMR place type.
2. Per Appendix H of the Comprehensive Plan, additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the CN zone aligns with the secondary commercial uses in the SMR place type.
3. The Comprehensive Plan has identified other nearby areas along Schaad Road as more appropriate for commercial development, such as the section of CMU (Corridor Mixed-Use) to the west and TCMU (Town Center Mixed-Use) at the intersection of Johnson Road and Schaad Road to the east. The plan has identified the area between the two aforementioned place types as more appropriate for residential development, and designated SMR and SR (Suburban Residential).
4. The proposed rezoning does not comply with Implementation Policy 2, to ensure that new development is sensitive to the existing community character. Though there are development standards in the CN zone, the placement of commercial and retail amenities in the middle of a residential block may disrupt the character of the surrounding neighborhood.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

If approved, this item will be forwarded to Knox County Commission for action on 8/18/2025. 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.



# Request to Postpone • Table • Withdraw

Justin Ford

June 3, 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 12, 2025

Scheduled Meeting Date

File Number(s)

5-I-25-RZ

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the July 10, 2025 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Benjamin C Mullins/bm  
Applicant Signature

Benjamin C. Mullins attorney for Justin Ford

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Shelley Gray  
Staff Signature

Shelley Gray

Please Print

06/04/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

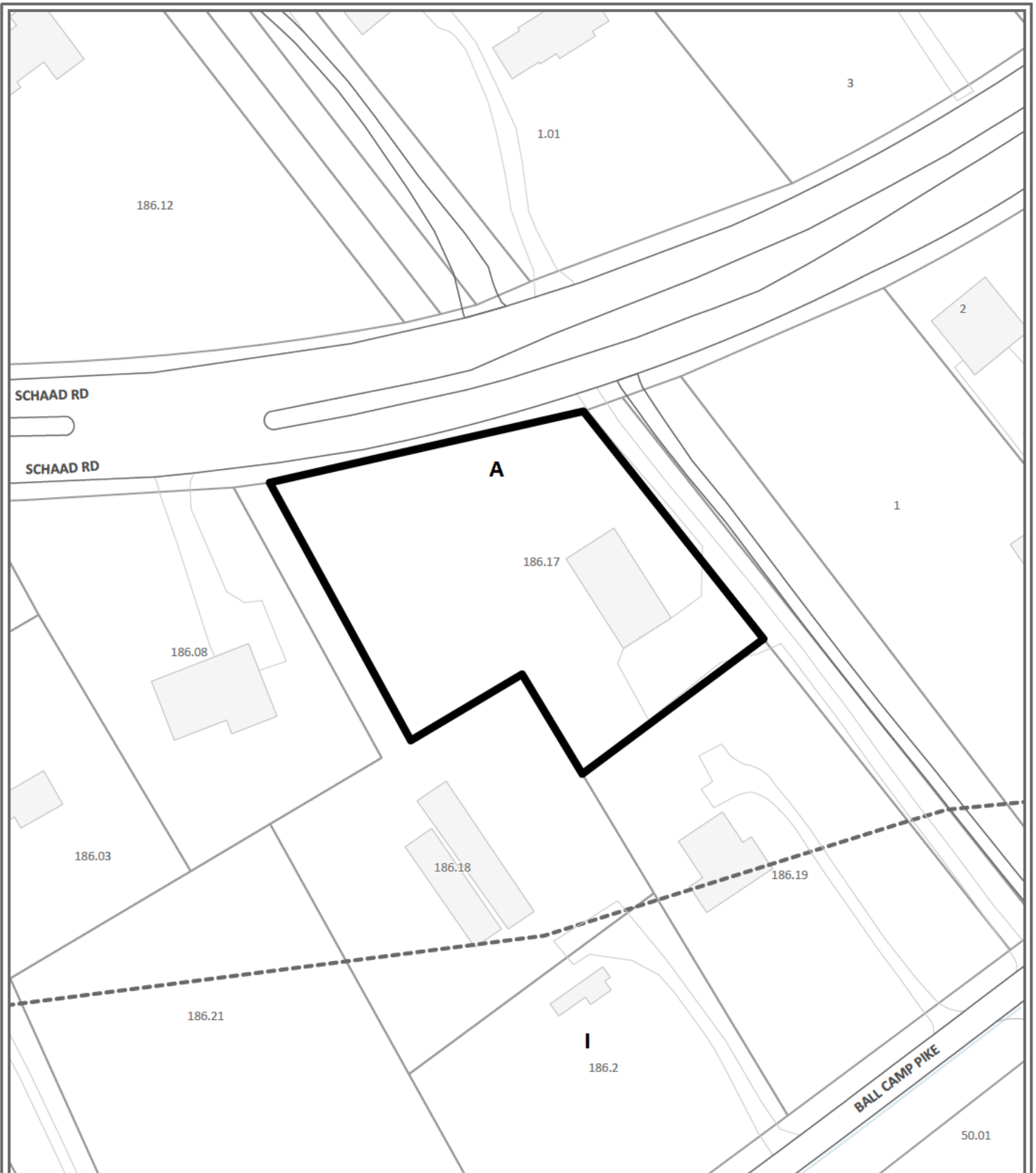
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**REZONING**

**5-I-25-RZ**

**Petitioner:** Justin Ford

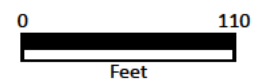


**From:** A (Agricultural)

**To:** CN (Neighborhood Commercial)

**Map No:** 91

**Jurisdiction:** County



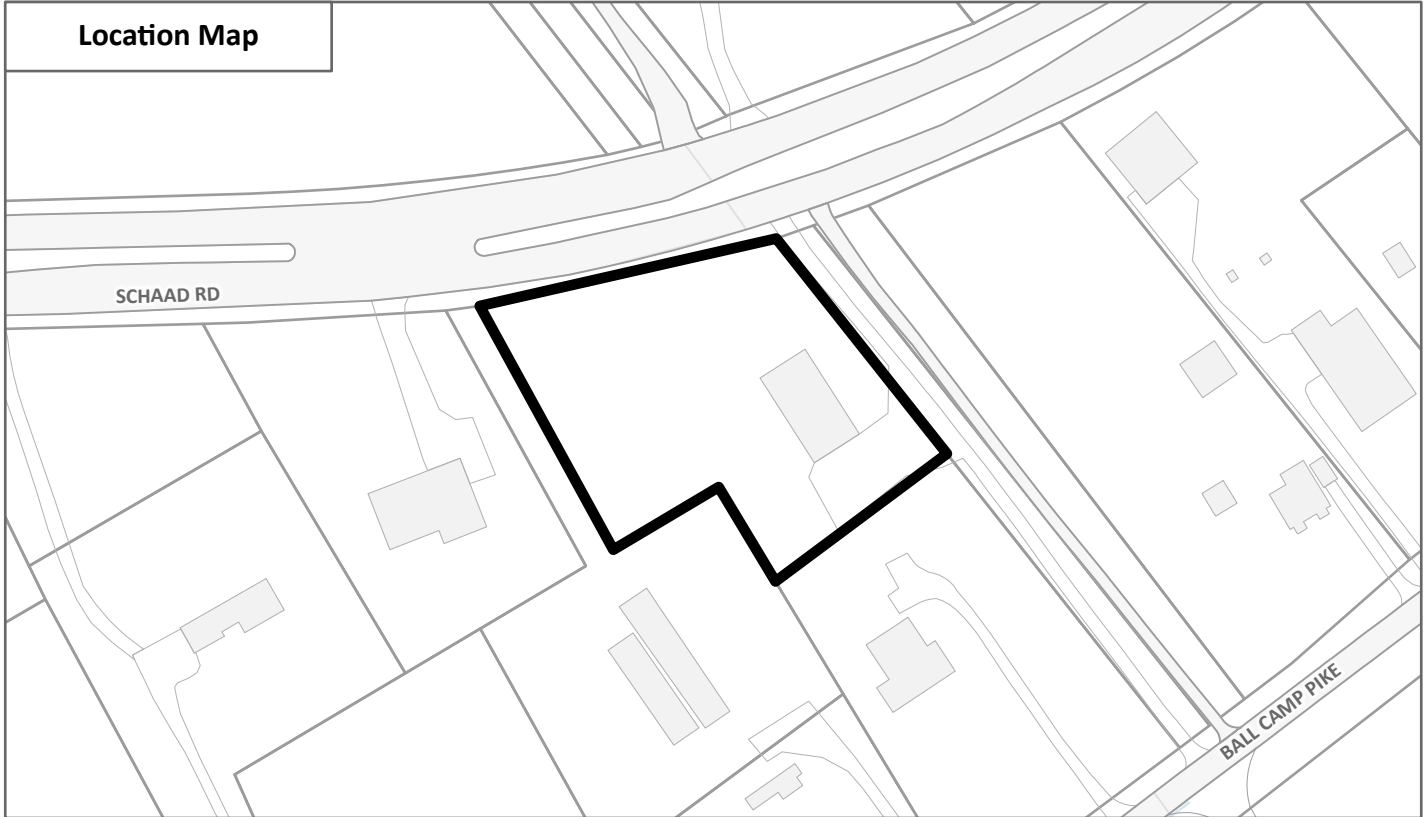
**Original Print Date:** 3/28/2025

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

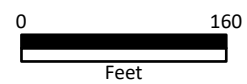


CONTEXTUAL MAPS 1

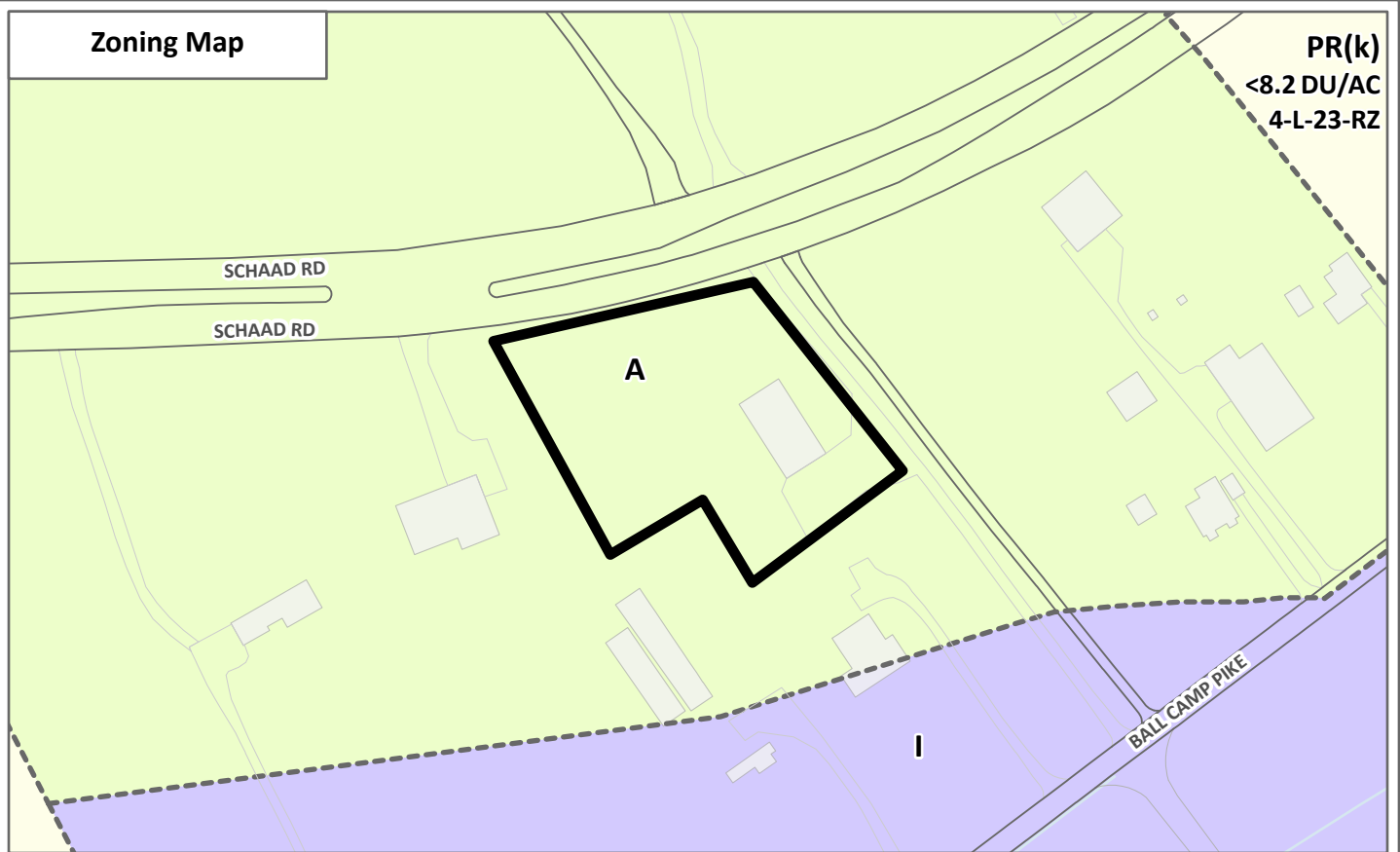
5-I-25-RZ



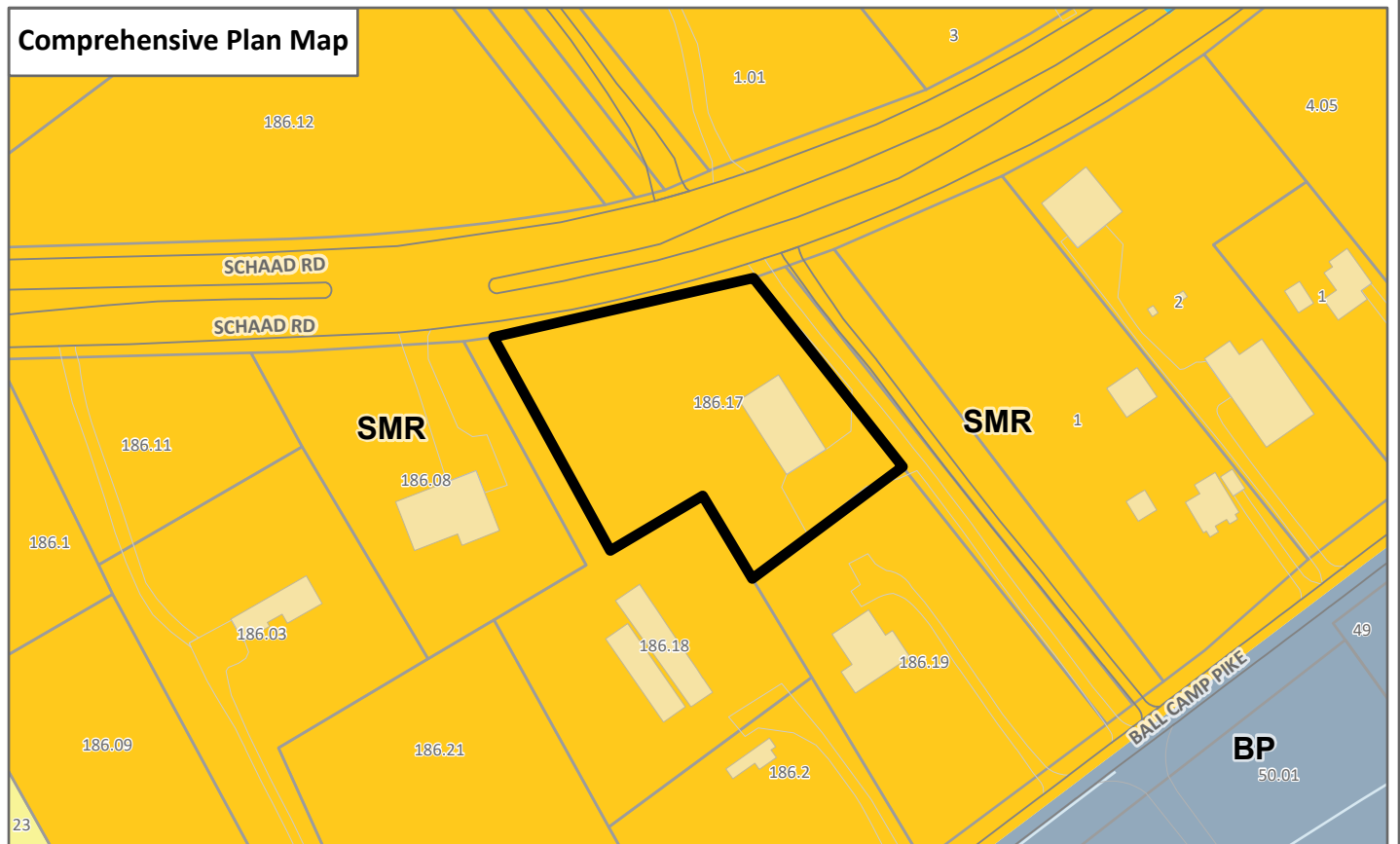
Case boundary



## Zoning Map



## Comprehensive Plan Map



## CONTEXTUAL MAPS 2

5-I-25-RZ

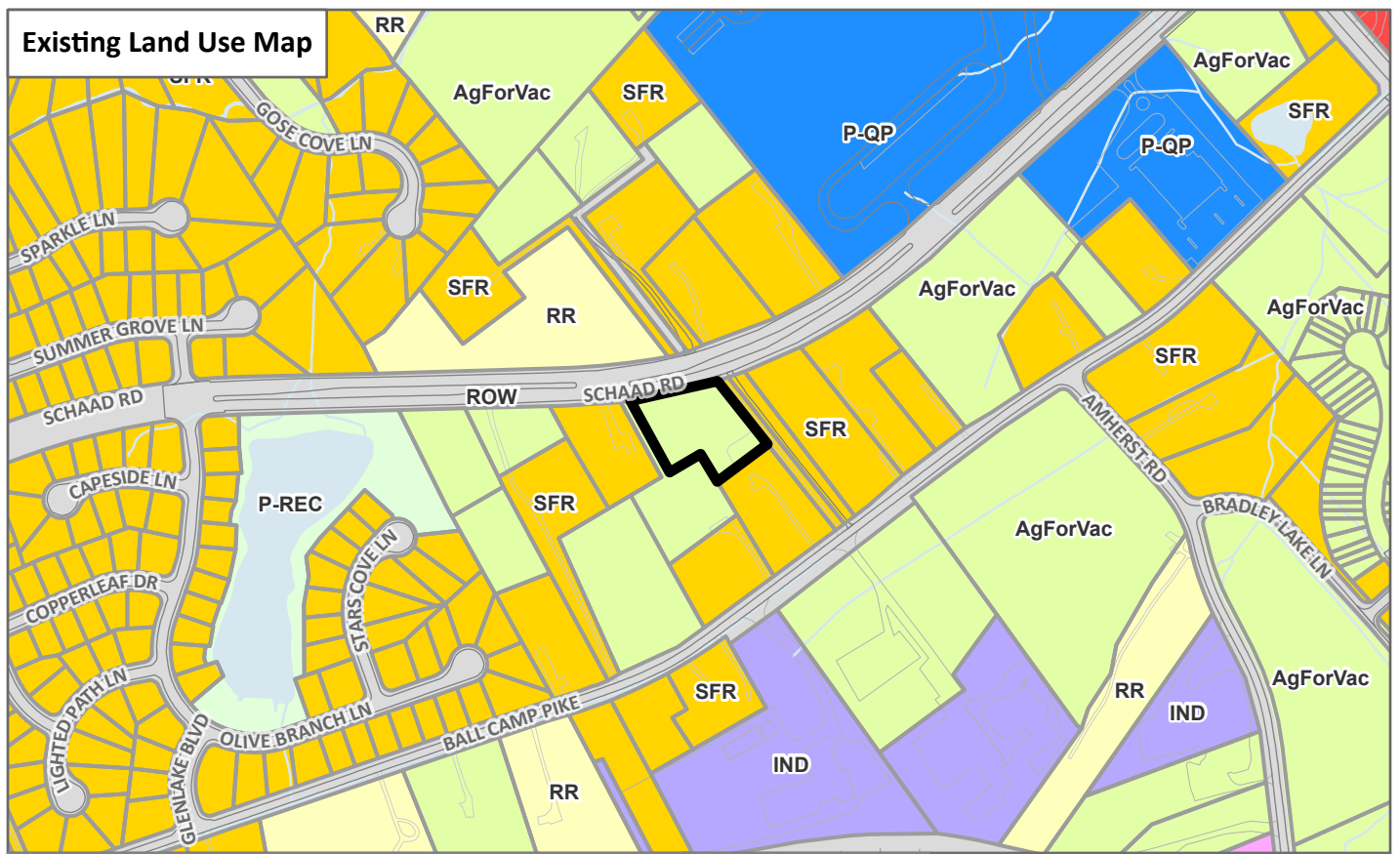


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

5-I-25-RZ



Case boundary



July 10, 2025

Planning Commission meeting

# Public Comments

## 10 Comments for 5-I-25-RZ and

---

**Ronald** (37931), May 5, 2025 at 11:27 AM

We are residents of this neighborhood and our property boundaries this lot. We have lived here 50+ years and raised our children and grandchildren here. This lot is surrounded by residential housing and there is not a business within a mile at this time. We are afraid if it is rezoned commercial, it will damage the family atmosphere of the neighborhood and influence lower property values. We are asking you to deny this request and leave it residential for the betterment of the families located here. THANK YOU FOR YOUR CONSIDERATION.

---

**Shane** (37931), May 6, 2025 at 4:05 PM

The parcel of land, 5240 Schaad Road is adjacent to 7223 Ball Camp Pike. I, respectfully object to the rezoning proposal from agricultural to commercial. There are deep concerns that it could negatively affect the value, the use or enjoyment of the property, and alter the character of the neighborhood community! Thank you.

---

**Lester** (37931), May 6, 2025 at 9:51 PM

We have lived here for 54 years. This is a residential area and would Appreciate you denying this request for commercial. This property should only be residential, only has drainfield for 1 bedroom and no water. Please consider our request. It doesn't have a driveway either.

---

**Heather** (37931), May 7, 2025 at 10:46 AM

I am writing as a resident of [address redacted] to formally express my opposition to the proposed rezoning of the property located at 5240 Schaad Rd from residential to commercial use.

Our neighborhood is characterized by its peaceful residential nature, and introducing a commercial entity would disrupt this tranquility. The potential increase in traffic, noise, and activity associated with commercial operations raises significant concerns about safety, especially for children and pedestrians, and the overall quality of life for residents.

Furthermore, such a change could set a precedent for future commercial encroachments, potentially altering the character of our community irreversibly. I urge the Commission to consider the long-term implications of this rezoning and to prioritize the well-being and preferences of existing residents.

---

**Scott** (37931), May 7, 2025 at 11:24 AM

I am writing to express my strong opposition to the proposed rezoning of the property located at 5240 Schaad Road. This property is entirely surrounded by single-family homes, and there are currently no other commercial or business establishments in the immediate vicinity. Introducing a business into this residential neighborhood would significantly disrupt the character and peacefulness of the area.

As a homeowner of the adjacent property, I am deeply concerned about the potential impact. The proposed rezoning would likely result in an eyesore and a nuisance to the community. Additionally, the property lacks essential infrastructure for commercial use. It currently has:

No water connection  
No access to public sewer services  
Soil conditions that support only a single-bathroom sewage system  
No existing entrance or driveway

These limitations further underscore the unsuitability of the site for business development.

For these reasons, I respectfully request that the rezoning application be denied in order to preserve the integrity and residential nature of our neighborhood.

---

**Michelle** (37931), May 7, 2025 at 11:34 AM

I am writing to express my strong opposition to the proposed rezoning of the residential land located at 5240 Schaad Rd, Knoxville, TN, from residential to commercial use.

First, our neighborhood has always been a peaceful residential area, and rezoning this land for commercial use would disrupt the quiet and close-knit nature of our community. Turning this land into a commercial zone would not only affect the character of the area but could also lead to additional commercial development in the future.

Additionally, traffic in our area has already increased significantly with the construction of the new road. Our neighborhood has sidewalks used daily by families, children, and elderly residents for walking and recreation. With increased traffic, many residents would no longer feel safe using these sidewalks which undermines the walkability of our community.

Lastly, a shift to commercial use could have negative consequences for nearby property values and diminish the residential appeal of our area. Noise, lighting, and increased activity from commercial operations could deter future families from settling in what has always been a peaceful residential zone.

For these reasons, I respectfully urge the commission to deny the rezoning request and preserve the residential nature of our neighborhood. Thank you for your consideration.

---

**Chris** (37931), May 7, 2025 at 11:43 AM

I am writing as a concerned neighbor to formally oppose the proposed rezoning of the parcel located at 5240 Schaad Rd from residential/agricultural to commercial use.

This proposed change is concerning for several reasons:

1. The surrounding area is primarily residential and agricultural, fostering a peaceful and rural environment. A shift to commercial zoning would not only disrupt the character of the neighborhood but also contradict the original intent of land use in this area.
2. Commercial development typically brings a significant increase in vehicle traffic, including delivery trucks and customer vehicles. This rise in traffic would pose safety risks to local residents, particularly children and pedestrians.
3. Rezoning may lead to noise pollution, light pollution, and runoff that could affect local farmland, wildlife, and water supplies.
4. Commercialization could result in decreased property values and negatively affect our quality of life.

I respectfully urge the board to reject this rezoning request and preserve the integrity and intent of our community's land use plan.

---

**jane** (37931), May 7, 2025 at 3:00 PM

My Parents bought 27 acres at [address redacted] when I was a very young girl. I have lived here for over 70 Years. My Husband & I now own that home. Our residential driveway is directly beside the proposed rezoning spot. We also own a home at [address redacted] directly across from the proposed rezoning spot. I am totally against rezoning that spot at 5240 Schaad. to anything except residential or agriculture This is a Family Friendly community of Homes residential & agriculture. This is not a good fit at all for that spot. There is already an approved development (which is actively developing) for an EZ Stop that was changed from AG to CM at the corner of Schaad & Johnson Rd which is only approx. 0.3 miles from this proposed rezoning Thank you and please deny this proposal.



---

**Zachary** (37771), May 7, 2025 at 3:01 PM

---

Please see attachment. Character and attachments limit.

[View Attachment](#)

---

**Benjamin** (37902), July 7, 2025 at 4:19 PM

---

See attached.

[View Attachment](#)

---

**July 10, 2025**1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on July 10, 2025, 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	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

**41. JUSTIN FORD****5-I-25-RZ**

5240 Schaad Road / Parcel ID 091 18617, Commission District 6.  
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speakers:

Benjamin Mullins, 550 W Main St., Ste. 500, Knoxville, TN 37902  
Jane Smith, 5209 Schaad Rd, Knoxville, TN 37931  
Heather Story, 5310 Schaad Rd, Knoxville, TN 37931  
Wilma Monroe, 7243 Ball Camp Pike, Knoxville, TN 37931

**Item No.****File No.****1. STAFF RECOMMENDATION**

Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.

**2. MOTION (MIDIS) MADE TO DENY PER STAFF RECOMMENDATION BECAUSE IT DOES NOT MEET THE ZONE INTENT OR LOCATION CRITERIA.****MOTION FAILED DUE TO LACK OF A SECOND.****3. MOTION (OVERTON) AND SECOND (LEVENSON) TO APPROVE CN (NEIGHBORHOOD COMMERCIAL) BECAUSE IT DOES MEET ZONE INTENSE AND IS COMPATIBLE WITH THE INTENT OF COMMERCIAL LAND USE PLAN.****MOTION FAILED 6-9 (NO: HILL, BROWNING, BOYER, PEREZ, ANDERSON, BUTLER, BIGGS, DALEY & MIDIS****4. MOTION (ANDERSON) AND SECOND (HILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-4 (NO: BARGER, OVERTON, GILL & HUBER). DENIED**

---



STAFF REVIEW ☐

# Development Request

**Subdivision** ☐ Concept Plan ☐ Final Plat**Zoning** ☒ Rezoning ☐ Plan Amendment**Development** ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Justin Ford

Owner

Applicant Name

Affiliation

3-21-25

File Number(s)

Date Filed

Meeting Date (if applicable)

5-I-25-RZ

## Correspondence

*All correspondence will be directed to the approved contact listed below.*☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Justin Ford

Name

Company

3326 Cove Point Dr

Louisville

TN

37777

Address

City

State

ZIP

865-770-8870

Phone

Email

## Current Property Info

Same

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5240 Schaad Rd

091 18617

Property Address

Parcel ID

KUB

KUB

Y Current

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Subdivision Request





		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

CN	PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	
Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application   Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____	

## 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**

	 Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Applicant Signature	Please Print	Date	
865-770-8870			
Phone Number	Email		
	 Justin Ford cn=Justin Ford, email=jford400@gmail.com 3/21/25	Justin Ford	3-21-25
Property Owner Signature	Please Print	Date Paid	

## Staff Use Only

ADDITIONAL REQUIREMENTS   ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

# 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). 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.

4-25-25

5-9-25

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



Justin Ford  
cn=Justin Ford,  
email=jford400@gmail.com  
3/21/25

Justin Ford

3-21-25

Applicant Signature

Applicant Name

Date



## 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:**

LOKR0343190

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**1 Affidavit:**

7.50

**Total payment:**

92.76

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

### PREVIEW FOR AD NUMBER LOKR03431900

#### PUBLIC NOTICE - APPEAL OF DECISION

The following item will be considered by the Knox County Board of Commissioners on August 18, 2025, at 5:00 p.m. in the Main Assembly Room, City County Bldg, 400 Main St., Knoxville, TN. Information related to this item is available at the Knoxville-Knox County Planning office, suite 403 of the City County Bldg., and on the Knoxville-Knox County Planning website at [knoxplanning.org](http://knoxplanning.org). 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 215-2952.

Appeal by Benjamin C. Mullins of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from A (Agricultural) to CN (Neighborhood Commercial) for property located at 5240 Schaad Road / Parcel ID 091 18617. Commission District 6. Planning Commission File No. 5-I-25-RZ.

July 31 2025

LOKR0343190

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

### ACCOUNT INFORMATION

Knoxville-Knox County Planning

400 W Main ST # 403 DALLAS DEARMOND

Knoxville, TN 37902-2427

865-215-3810

[dallas.dearmond@knoxplanning.org](mailto:dallas.dearmond@knoxplanning.org)

Knoxville-Knox County Planning

Contract ID: GOVT

### TRANSACTION REPORT

**Date**

July 29, 2025 12:50:40 PM EDT

**Amount:**

92.76

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR03431900

July 31, 2025

Knoxville News Sentinel

[Privacy Policy](#)

[Terms of Service](#)

[Contact Us](#)

i-Publish® AdPortal: v2.6

©2025 iPublish Media Solutions, LLC

**This case is scheduled to be heard by County Commission on **August 18, 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.**