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August 11, 2025

Knoxville-Knox County Planning
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Re: Agenda Item 36; 7-M-25-RZ
205 N. Woodale Rd

Dear Planning Commission:

I represent the property owner relating to this property at 205 N. Wooddale Rd. This property will seem familiar to most of you as you voted unanimously in December to approve rezoning on this property up to 6 dua. In a highly contentious County Commission meeting, with multiple votes arguing over appropriate conditions to the rezoning, the property was ultimately rezoned to PR at 2 dua with no conditions.¹ While the district commissioner cited the rural area of the East County Community Plan as support for this rezoning, the prevailing reason the zoning was denied was the applicant not being willing to work with the neighbors on certain conditions to mitigate their concerns. Since that denial, the property owner retained me to revisit the zoning density and to engage the neighbors in the process. While the application sought PR for 7 dua, we are asking that this Commission approve the density for 4.5 dua.

Context of Property:

The property is in the Urban Growth Area of the Growth Policy Plan. It is on Wooddale Rd. which averages 18.5 feet in width. There are zonings in the immediate vicinity that range from 4.5 dua to 12 dua. Staff's December report, attached [HERE](#), outlines how PR at up to 6 dua is consistent with the Knox County Comprehensive Plan, the Growth Policy Plan, and the Suburban Residential place type.

¹ The first motion was to deny the zoning outright; however, a substitute motion was made to approve 4 dua. The substitute motion failed following an attempt to add a condition to the 4 dua. A motion was then made for 2 dua with no conditions; a substitute motion was made for 6 dua with a ½ acre pocket park. This motion failed for lack of a second. 2 dua was approved on a 6-4-1-0 vote.

Neighborhood Engagement:

Staff's objections to the current zoning is that there has not been a change of conditions between the March rezoning and now; however, unlike the prior application, the property owner has been engaged with the neighbors in an ongoing and meaningful manner. While these conversations are continuing, this level of neighborhood engagement constitutes a changing condition from March when the property was rezoned to 2 dua. As staff aptly noted in its report, "County Commission has final approval of all rezoning applications" and it is appropriate to send this rezoning back to County Commission with a recommendation of 4.5 dua for consideration with the additional context of ongoing neighborhood engagement.

The applicant has met with Kevin Murphy with the Knox County Planning Alliance, and a neighbor appointed representative Joseph Bailey. The parties have further met, as a group, with Jim Snowden and Steve Elliot and have shared emails with EPW stormwater about ongoing options and concerns. Preliminarily, the neighbors are requesting a level of non-disturbance and/or a landscape buffer around the perimeter of the property, some degree of a conservation easement along the western border, and a commitment to a Traffic Study at the time of a development plan. Conceptually, the density of 4.5 dua, which could lead to 43 to 46 single-family homes, is acceptable if appropriate mitigation conditions can be agreed to. The property owner is open to these concepts and is currently exploring the effect of the conservation easement on the developable envelope of the property to see what he can commit to without limiting the properties development potential.

Conclusion:

There is more work to be done with the neighbors, and that work will continue before this is voted on by County Commission. At this time, the property owner is asking you to vote to rezone the property to PR at 4.5 dua and let the property owner and the neighbors continue to hash out the details before County Commission's ultimate action.

Sincerely,



Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:amc

cc: Aziz "Eddie" Kherani (via Email)
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