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May 11, 2026

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

Re: 9857 George Williams Rd
Agenda No. 42
5-R-26-RZ

Dear Planning Commission:

I represent the applicant for the rezoning application for Property at 9857 George Williams Rd (307 Triplett LN)(144 001, 00408 (the "Property"). This application is seeking a change in the zoning from AG to Planned Residential (PR). The application initially sought a density of 5 du/ac; however, the applicant is seeking to reduce its request to 3 du/ac. Although staff is recommended denial, it was based on the request for the increased density and made prior to sight-distance being certified by the applicant. As such, I would respectfully request that you overturn staff's recommendation and approve this application at **PR at 3 du/ac**.

I. The Property in Context:

The Property is primarily accessed by George Williams Rd, a major collector with a pavement width of 18.5 ft within a right-of-way width that varies from 55.5 and 66 feet. While the northern portion of the Property has access to Tipton Station, that portion of the Property will not be utilized for access to the planned subdivision, and the current house and barns will remain a single 15-acre functioning farm. The southern portion of the Property, with access off of George Williams, will be where the requested density can be clustered while avoiding the steeper and more environmentally sensitive areas.

The property is actually two combined parcels, each with separate access to George Williams Rd. Although the property also has access via Triplett Lane, that access is reserved for the current residences along the north of the property. While the intent is to re-subdivide the

property with the existing house and barn will remain as part of the required conservation area. While Knox County Engineering initially had access concerns, sight-distance has been certified for the site and Knox County EPW has not expressed any additional concerns about the proposed use's potential traffic impacts to George Williams following that certification.

Aerial View of Property



View of Property from George Williams Looking East:

(Western Access Point):



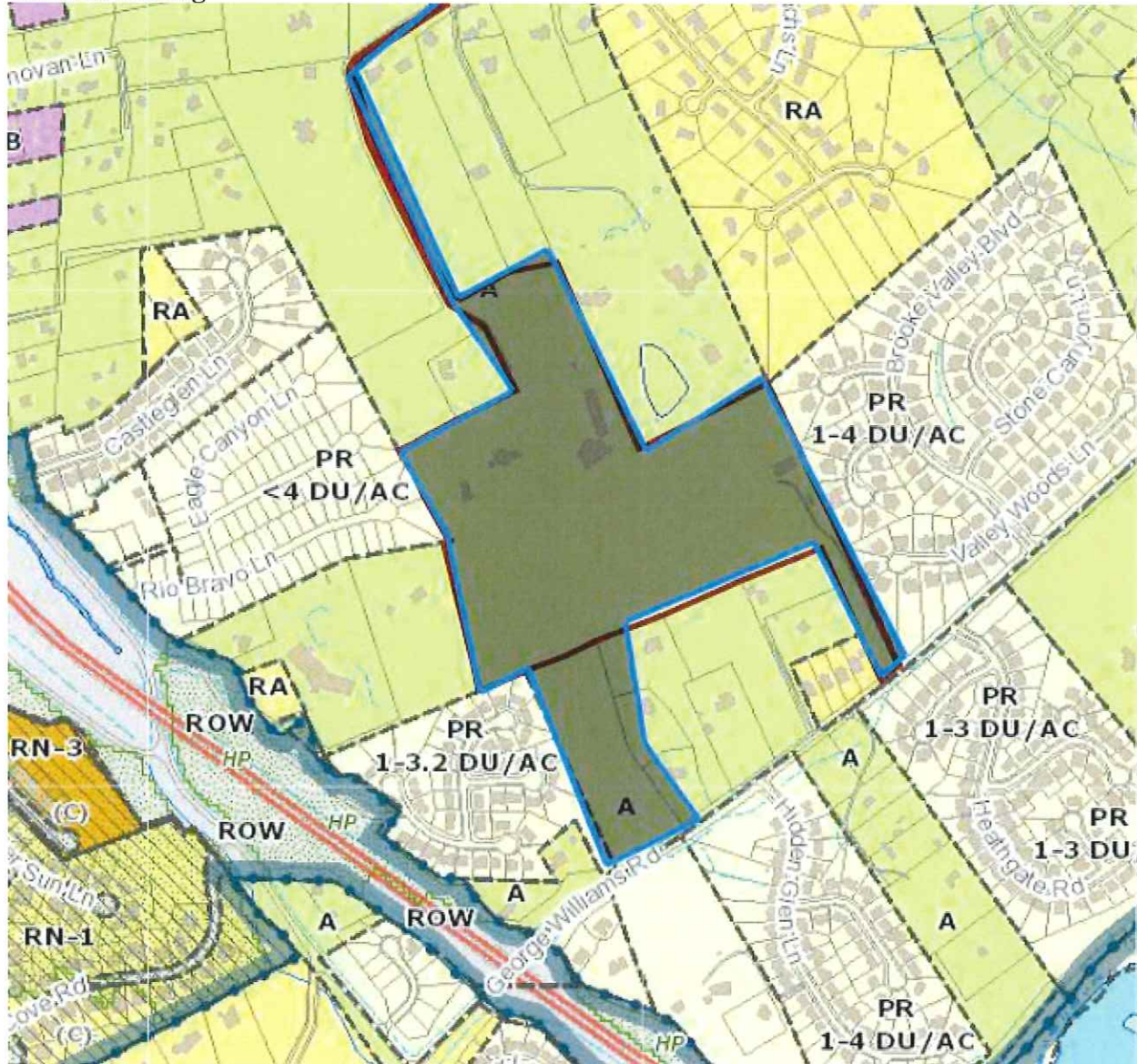
(Eastern Access Point)



Current Zoning in Context:

This Property is in the Planned Growth area of the Growth Policy Plan. The Property is bound on its east with RA zoning (4.3 dua) and PR at 1-4 dua. On its west it is bound by PR < 4 dua and PR at 3.2 dua. To the South, there are two existing subdivisions of 3 and 4 dua respectively. Of these existing developments, most of them have access to George Williams. As staff noted, there are changing conditions due to these recent rezonings, and this area has been trending toward more suburban subdivisions. Previously, the property was utilized primarily as a horse farm for the current owner, Victoria Gillenwater, which is the primary reason it is currently zone Agriculture and likely the reason the Rural Conservation (RC) place type was imposed on the Property. Prior to Advance Knox, the Sector Plan was LDR (Low Density Residential). Both the prior LDR Sector Plan, and the current RC Placetype allow for consideration of up to 5 dua. The reduced request to 3 dua is in response to the concerns raised by staff in its report regarding the character of the Property in context with the surrounding properties. Reducing the density to 3 units an acre is squarely in line with the existing development for the surrounding properties.

Current Zoning

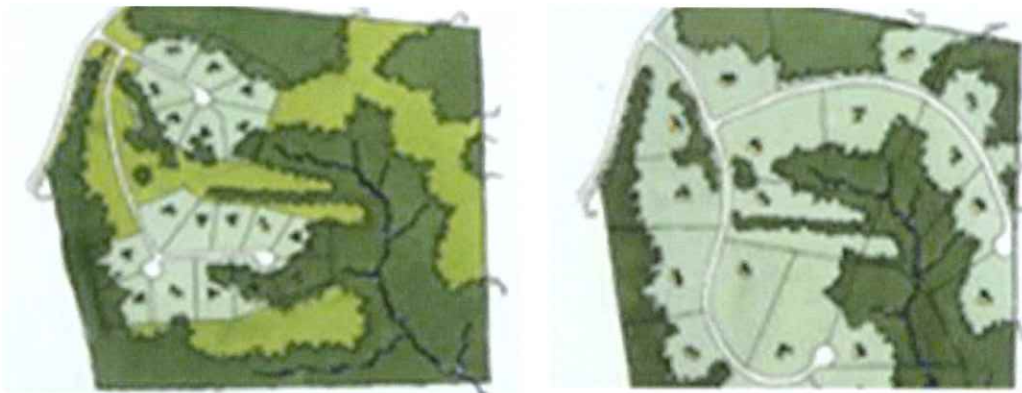


Road Access and Rural Conservation Placetype:

Staff asserted in its report that the property has inadequate road access. I respectfully disagree. The western connection to George Williams contains ~340 feet of frontage on George Williams, while the eastern portion of the property contains ~100 feet. Both access points have sight distance which has recently been certified by the developer (and will need to be confirmed by EPW prior to permitting). In addition to confirmation of site distance, a development of more than 70 trips will require a Traffic Impact Study to further identify potential traffic issues and ways the developer will be required to mitigate those concerns at the development plan and design phase of the project.

Staff's objection to the western access point is that it is currently wooded and some of the Property would need to be cleared, and clearing the Property is, according to staff, inconsistent with the RC place type. I respectfully disagree. The RC place type The RC place type is intended to preserve environmentally sensitive areas by clustering development and minimizing land disturbance. "Generally, these areas conserve between 50-70 percent of a site as natural open space. **In growth areas**¹, corridors and pockets of rural conversations indicate places that may be subject to development similar to adjacent place types, but where more compact and low impact site design is expected." As noted in the zoning map, the adjacent place types are primarily SR (Suburban Residential) and the prevailing zoning is densities greater than the 3 du requested in this application.

Additionally, the RC place type cannot be used to prevent legal access to a property just because accessing the property would require clearing land. Nothing would prevent the Property from being clearcut for the timber under its current AG zoning. Moreover, if the Property were subdivided into one-acre lots (as currently allowed in the AG zone) the same access points would need to be utilized, and the same portions of the Property would need to be disturbed. The zoning change to PR (at either 3 or 5) does not create an additional impact on the access areas on the Property. The PR zoning, however, does facilitate and allow the cluster/conservation development type the RC is intending to promote. Developing the Property into one-acre lots would create the type of large sprawling lots the RC zone is intending to prevent. The developer will need to design a development that conserves natural open space. To do so, clustering (allowed in the PR zone but not allowed in the current AG zone) is necessary.



Conservation design (above, left) yields the same number of homes on a given parcel as a conventional subdivision design (above, right). The conservation design results in less pavement, shorter distances to run utilities, and greater open space preservation.

¹ This area is within the Planned Growth area.

Current Use of the Property:

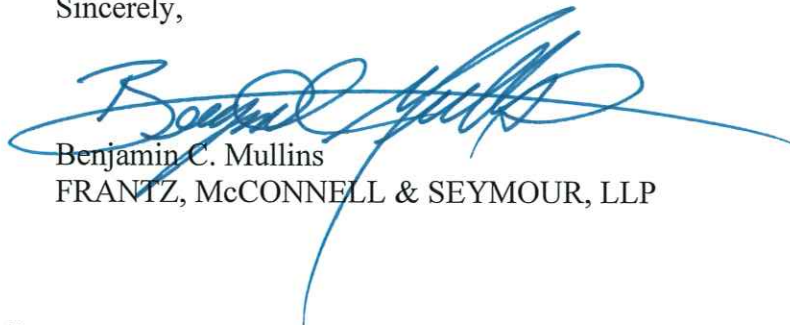
Per staff's report, "the subject property has historically operated as Scenic View Farm, a family-owned farm established in 1980 that raises and shows horses. The property that is not dedicated to horses and farm residences is comprised of mature, undisturbed forest on steep slopes. These existing conditions and the property's accessibility are more consistent with the existing A zone than the requested PR zone up to 5 du/ac." The current Property owner has intended to sell her property for quite some time because the surrounding subdivisions have made it so that the Property isn't viable to continue its use as a horse farm² and she has intended to sell her Property for quite some time. Ms. Gillenwater is also very upset that the RC place type was imposed on her Property without specific notice being given to her and is afraid of how it may affect her Property's marketability. An email she shared with me is attached hereto as **Exabit A**.

VI. Conclusion:

As set forth in this letter, the proposed PR zoning at 3 dua allows the developer to move forward with a design that would speak to the requirements of the RC place type including preserving open space and clustering around the more topographically challenged portions of the Property. The site plan would be subject to future review and approval. The applicant respectfully requests that Planning Commission recommend approval of this rezoning to County Commission.

I welcome any questions and look forward to our conversation Thursday.

Sincerely,



Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:amc

cc: S&E Properties (via Email)
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² 4-years ago, illegal fireworks being let off in the surrounding subdivisions spooked her World Champion Friesian horse and caused him to bolt through a fence. The horse died of stress colic.

Benjamin C. Mullins

To: Victoria Gillenwater
Cc: Scott Smith; Amanda M. Cales
Subject: RE: Letter and Meeting

From: Victoria Gillenwater <vgillenwater@gmail.com>
Sent: Sunday, May 10, 2026 9:02 PM
To: Benjamin C. Mullins <bmullins@fmsllp.com>
Cc: Scott Smith <ssmith@volrealty.com>; Amanda M. Cales <ACales@fmsllp.com>
Subject: Re: Letter and Meeting

Thank you Ben. Your argument is certainly sound to me. Yours and Scott's expertise on this type of detail is far above my pay grade. I will leave that to the two of you since you both understand the nuances of RC and AG zoning.

Your letter shows a respect that my anger for this major change in the designation for my property is hard to contain. Our intention for my property is to keep its integrity. Its most beautiful features are not the kudzu covered dead trees or the slope that already has a subdivision on top of it. I chose Scott's offer because he was the only developer who offered the opportunity to maintain access to the views as well as potentially keep some of the original dwellings.

I received 11 offers on my property, including a high density project, an established builder with a lower end product, and an individual who intended to hold the property for purposes I believe not to be in the best interest of our community. I sought out my vision for my property.

It goes without saying that RC guts the value of my property. I will be forced to take legal action if our request is denied. I'll outline those points separately. I thought you handled that wording well. Honestly, that is the last thing I want to get involved with, but I won't have a choice. For at least the last 30 years, my property has been on the growth development sector. Everything I have done has been based on that premise. To change it without any kind of warning borderlines on criminal. For example, if there is a zoning change like the one we are requesting, everyone within 300ft is mailed a postcard. Signs are put up. Yet a decision that virtually condemns my property, zoning that potentially could take up to 70 percent of my property, and I was not notified in any way. Since this designation was only put on 3 other properties even remotely close to me with development potential, it wasn't difficult to notify us to be a part of the discussion. One of those properties was put in a land conservancy by its owner for estate planning purposes. Mine was seized. Every square inch around me has been developed. It's impossible to put that genie back in the bottle. Neighbors who moved here decades after me, many who live in houses on what used to be farms I adjoined, have made my existence as a farm impossible. If someone from planning had reached out to me, I could have explained this during the RC planning phases. It's clear they didn't want me to know. The high road is to think they were protecting me, which I thought you stated eloquently.

Again, I'm willing to think the best for our proposal to move forward.

Ben, one thing you mentioned that I would emphasize to them again is that Scott's plan for this property offers a perfect bridge to what the county hardwired into this area for years and where it wants to go. I hope you can convince them.

Thanks for everything Ben,

Vicki