CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 12-Q-25-RZ **Related File Number:**

Application Filed: 10/28/2025 **Date of Revision:**

Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Dutchtown Rd and north side of Floyd Ln, west of N Cedar Bluff Rd

Other Parcel Info.:

Tax ID Number: 119 006 OTHER: 119JA001, 002, 003 **Jurisdiction:** County

Size of Tract: 2.62 acres

Accessibility: Access is via Dutchtown Road, a minor arterial with 40 ft of pavement width within a right-of-way width that varies from 50-68 ft. Access is also via Floyd Lane, an unstriped local street with 10 ft of pavement width within a right-of-way width that varies from 36-41 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** CMU (Corridor Mixed-use)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The subject property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road and is within a mile of the road's interchange with I-40/I-75. The Christian Academy of Knoxville, Catholic High School, Webb School, and Cedar Bluff Middle and Elementary Schools are all within a mile of the subject property. The area to the north of the property primarily features a mix of single family and multifamily residential uses, and Dead Horse Lake and Golf Course is to the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9247 FLOYD LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: In 1983 the property was part of a larger rezoning to add the TO (Technology Overlay) (12-FF-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.

Staff Recomm. (Full):

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. The area south of Dutchtown Road has experienced a transition from the Agricultural and Planned Residential zones to non-residential zones since the 1990s, including OB, CA, and CN (Neighborhood Commercial) in the County, and C-G-2 in the City. There are several nearby properties with the OB zone, including the abutting properties on the western and eastern sides. The proposed OB zone is an extension of the zone from both sides, so the requested rezoning would allow for developments that are compatible with the surrounding area.
2. Between 2012 and 2014, this section of Dutchtown Road was widened to include a center turn lane and sidewalks on both sides. The road infrastructure and its proximity to transit and major thoroughfares support the development potential under the proposed OB zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. This zone is suitable for consideration here, as it is intended to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The OB zone also allows any use permitted in the RB (General Residential) zone, including multi-dwelling structures and developments with a density of up to 12 du/ac as a permissible use by right and a density of up to 24 du/ac as a use on review. If developed as a residential use, the entire 2.62-acre property could yield up to 62 dwelling units.
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 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. The OB zone is compatible with nearby OB, CA, and C-G-2 zones and is not anticipated to have a significant adverse impact here. The OB zone and the existing CA zone allow similar uses, including a maximum residential density of up to 24 du/ac with use on review approval. The main difference between the two zones is that the CA zone allows a wider range of commercial uses and has parameters for density based on the Growth Policy Plan and the road classification that the OB zone does not have.

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 OB zone aligns the zoning with the Knox County Comprehensive Plan, as it is directly related to the CMU (Corridor Mixed Use) place type designation of the property. In comparison, the existing A zone is not permitted in the CMU place type, and the CA zone is partially related to it, subject to meeting additional qualifications for consideration.
2. The proposed rezoning is consistent with Implementation Policy 9.3 of the Knox County Comprehensive Plan, which encourages growth in areas already served by adequate infrastructure. This is an urbanized area with adequate utility infrastructure provided by three major utility providers. Dutchtown Road is a minor arterial street that provides easy access to Interstate 40 and Pellissippi Parkway. There are sidewalks on both sides of the road, and a transit stop is within walking distance along N Cedar Bluff Road. Additionally, the property is 0.15 miles from the commercial and office corridor along N Cedar Bluff Road, and a major commercial corridor south of I-40 is within one mile.
3. The rezoning is also aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville-Knox County economy.

Action: Approved **Meeting Date:** 12/11/2025

Details of Action:

Summary of Action: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.

Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/11/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Withdrawn **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**