

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 10-A-24-UR **Related File Number:**
Application Filed: 8/9/2024 **Date of Revision:**
Applicant: DONALD EPPERLY, JDK PROPERTIES

PROPERTY INFORMATION

General Location: Eastern terminus of Cahaba Lane, east of Oglesby Road
Other Parcel Info.:
Tax ID Number: 72 107 **Jurisdiction:** County
Size of Tract: 8.56 acres
Accessibility: Access is via Cahaba Ln, a local road with a pavement width of 22 ft within the I-40 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Commercial mulching operation **Density:**
Planning Sector: East County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The property is located in a heavily forested area on the south side of Interstate 40, between the E. Governor John Sevier Hwy and the Strawberry Plains Pike interchange. The area is developed with rural residential and agricultural uses, and to the west on Cahaba Ln is East Sunnyview Baptist Church.

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

Street: 0 CAHABA LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned from A to CA in 1988 (12-M-88-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:

Mike Reynolds

Staff Recomm. (Abbr.):

Table the application as requested by the applicant.

Staff Recomm. (Full):

Comments:

This request is for a commercial mulching operation, which is listed as a "use permitted on review" in the CA (General Business) zone and must meet the standards in Article 4.96 (Standards for the use-on-review approval of commercial mulching operations) in the Knox County Zoning Ordinance. The property accesses Cahaba Lane, which is a local street. Cahaba Lane is accessed via a series of major collector streets leading to Asheville Highway (major arterial) north or Strawberry Plains Pike (minor arterial) to the southeast. The facility will not be open to the public for the sale of mulch.

Action:

Withdrawn

Meeting Date: 2/12/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements: 10/3/2024,
11/14/2024

Date of Withdrawal:

2/12/2026

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: