

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-C-25-RZ **Related File Number:**
Application Filed: 7/29/2025 **Date of Revision:**
Applicant: JASON RANCE GOSSETT IV

PROPERTY INFORMATION

General Location: West side of Cedar Ridge Rd, north side of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 22201 **Jurisdiction:** County
Size of Tract: 1.5 acres
Accessibility: Access is via Asheville Highway, a major arterial, divided highway with a pavement width of 23 ft within a right-of-way which varies from 160 ft to 170 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of commercial and office uses concentrated along Asheville Highway and residential uses along smaller local streets which branch. Commercial uses consist of retail, service, and office operations as well as warehousing and storage. Residential uses consist of single family dwellings on a mix of medium sized suburban-style and larger-rural style lots.

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

Street: 8523 ASHEVILLE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: This would not be an extension; however, there is CA in the vicinity of the subject parcel.
History of Zoning: None noted.

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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. This area of the County has been developed for commercial and office uses since the early 2000s. There are several offices, commercial establishments, and storage facilities along this portion of Asheville Highway.
2. Recent rezonings in the area have been from A (Agricultural) to CA (General Business) and OB (Office, Medical, and Related Services) (10-F-24-RZ, 7-M-24-RZ).
3. These development and zoning conditions support consideration of the requested CA zone on the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The CA zone is intended for general retail business and services not including the manufacturing or processing of materials other than farm products. The CA zone is consistent with the existing office, commercial, and warehousing uses in the area.
2. The CA zone allows for a contractor storage yard as a use on review. The historic use of this property has been as a vehicle storage lot and office location for a contractor service operation. The CA zone does not permit a contractor storage yard; if this use remains on the property, approval of the CA zone would allow for any current and future property owners to come into compliance with the code, subject to a use on review approval.

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. The CA zone exists on multiple lots in the vicinity of the subject property. The uses permitted by right and through use on review in the CA zone are in line with existing uses in the area.
2. Asheville Highway is a 4-lane divided highway with a center median. There is a curb cut aligned with Cedar Ridge Road to allow access from the eastbound lanes, so there is direct access to the site from both directions. Rezoning of this property would not result in negative traffic impacts on the area.

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 CA zoning is partially related to the property's CMU (Corridor Mixed Use) place type designation on the property per the Knox County Comprehensive Plan. Partially related zones may be appropriate but must meet one of three criteria listed in Appendix H of the Comprehensive Plan. The proposed CA zoning meets these additional criteria by being compatible with the current commercial and office zoning of adjacent sites.
2. The East County Community Plan identifies Asheville Highway as a desired development corridor. This rezoning would allow for uses of the property which support development concentration along the

corridor.

3. The property is within the Planned Growth Area of the Growth Policy Plan. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly regarding the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed rezoning meets the relevant standards of the Growth Policy Plan.

4. This rezoning would support Implementation Policy 3 of the Knox County Comprehensive Plan, to encourage infill and redevelopment of underutilized commercial land. Rezoning the parcel to CA would allow for easier by-right development of a historically commercial site and broaden potential permitted uses via the use on review process within the CA zone.

Action: Approved

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 10/2/2025

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: 11/10/2025

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: