

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-G-25-RZ **Related File Number:**
Application Filed: 9/26/2025 **Date of Revision:**
Applicant: 1222 DEVELOPMENT

PROPERTY INFORMATION

General Location: South side of Asheville Hwy, west of S Wooddale Rd
Other Parcel Info.:
Tax ID Number: 62 049 **Jurisdiction:** County
Size of Tract: 4.17 acres
Accessibility: Access is via Asheville Highway, a median-divided major arterial with a pavement width of 23 ft within a 150-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of commercial uses along Asheville Highway, with residential uses located along lateral roads.

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

Street: 0 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: No, this would not be an extension.
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. Since 2000, changes and development in this area along Asheville Highway have been for commercial uses, which service nearby residential development.
- 2. Recent rezonings in the area include 7-M-25-RZ and 6-T-24-RZ, which have both been to the PR zone at densities of 4.5 du/ac and 12 du/ac, respectively.

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

- 1. The CA zone is for general retail business and services, and allows for a variety of uses including residential development. It is compatible with existing County zoning in the area which includes CA, A (Agricultural), and PR (Planned Residential). Parcels in the vicinity which are zoned A are largely developed with residential uses. The CA zone is also compatible with adjacent City of Knoxville zoning C-G-1 (General Commercial), which is intended to provide for a heterogeneous mix of uses along corridors.

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 subject parcel is located along a commercial corridor where the CA zone is prevalent. The CA zone allows for uses that are compatible with those currently existing in the area, and requires use on review approval for more intensive uses, which would require planning commission approval and a public review process.
- 2. Asheville Highway is a major arterial divided highway with two lanes in either direction as well as turn lanes at lateral intersections. Development of this lot under the CA zone would not generate negatively impactful traffic.

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 zone is partially related to the CMU (Corridor Mixed Use) place type designation on the property. Partially related zones must meet one of the additional criteria cited in Appendix H. The proposed CA zone is consistent with the existing zoning of adjacent sites, which is the second of those criteria.
- 2. This parcel is within the area of the East County Community Plan, which identifies Asheville Highway as a development corridor.

Action: Approved

Meeting Date: 11/13/2025

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: 11/13/2025

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: 12/8/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: