

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the CA (General Business) zone because it is consistent with established land use on site and compatible with surrounding development, subject to 1 condition.

Staff Recomm. (Full): 1. Widening Freeway Heights Drive to a 20-ft pavement width from Gordon Smith Road to the subject property's access at parcel 028 046 (7747 Freeway Heights Drive)

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 CITY/COUNTY GENERALLY:

1. The subject property is part of the Tindell's Building Supply campus, a company that recently had a commercial rezoning approved on a large adjacent parcel to the east. This rezoning request to the CA (General Business) zone would better align land use regulations with the subject parcel's longstanding commercial function.

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

1. The CA zone is intended for general retail business and services but not for manufacturing or for processing materials. The property currently operates as a parking lot for Tindell's employees and customers, which is consistent with permitted uses and the intent of the CA zone.

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 CA zone is less intensive than the CB (Business and Manufacturing) and I (Industrial) zoning that abuts it on three sides. There are no adverse impacts anticipated to occur with the proposed rezoning.

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 CA zone is directly related to the CC (Corridor Commercial) place type plan amendment recommended by staff.
2. The rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

Action: Approved with Conditions Meeting Date: 11/13/2025

Details of Action:

Summary of Action: Approve the CA (General Business) zone because it is consistent with established land use on site and compatible with surrounding development, subject to 1 condition.

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

Ordinance Number:

Disposition of Case: Approved with Conditions

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: