

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-C-26-DP                      Related File Number:  
Application Filed: 12/29/2025              Date of Revision:  
Applicant: T. JUSTIN BUNTING, P.E.

## PROPERTY INFORMATION

General Location: East side of Palestine Ln, south side of I-75 Interstate  
Other Parcel Info.:  
Tax ID Number: 141 075                      Jurisdiction: County  
Size of Tract: 27.67 acres  
Accessibility: Access would be via Palestine Lane, a local street with a pavement width of 20 ft within a right-of-way which varies between 40 ft and 50 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Industrial (Manufacturing)  
Surrounding Land Use:  
Proposed Use: Parking lot expansion                      Density:  
Planning Sector: Southwest County      Plan Designation: CC (Corridor Commercial), RC (Rural Conservation), HP (Hi  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area near the I-40 interchange with N Watt Road has a mix of commercial, industrial, and residential uses and undeveloped lands.

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

Street: 12759 PALESTINE LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial, with conditions), PC (Planned Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: This property was rezoned in 2001 from A (Agricultural) to PC (Planned Commercial) (6-N-01-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within the County Limits)  
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 development plan for a parking lot addition to a previously approved development plan, for a total of up to 250 trailer parking spaces, subject to 6 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
3. Reforesting the disturbed area as shown on the landscape plan with no less than 600 seedlings, including the area that was disturbed for the previous approval. If soil conditions at the specified location do not allow planting, the seedlings may be planted in other portions of the site, subject to review and approval by the Knox County Engineering and Public Works Department.
4. Installing all required landscaping and reforestation within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Engineering and Public Works Department to guarantee such installation.
5. Ensuring that the development shall not exceed the disturbance shown on the site plan.
6. Ensuring that all new lighting fixtures are shielded so they are directed downward to the ground.

Comments:

BACKGROUND: In 2006, the Planning Commission approved Southeastern Freight Lines' distribution center at this location for a two-phased development comprising 108 door docks and 142 trailer parking spaces (10-R-06-UR). Between 2007 and 2009, 87 door docks and 139 trailer parking spaces were constructed. A significant portion of the forested site was disturbed at that time, as evident in the 2008 aerial image.

In 2024, the Planning Commission approved an addition to the employee parking lot along with 68 additional trailer parking spaces (8-C-24-DP). Based on the findings of a geotechnical report for the required grading, a reduced pavement area is currently under construction, adding 40 full-size trailer parking spaces and 7 additional parking spaces in a slightly modified layout (Sheet C.2.0 – Existing Conditions).

The applicant now proposes an additional 70 parking spaces on the eastern side of the property, increasing the total to 249 full-size trailer parking spaces, each measuring 11' wide by 50' deep. In addition, a detention basin is proposed at the northeastern edge of the property.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PC(k) (Planned Commercial) zone:

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. The County Commission placed a condition on the PC zoning that included the adjacent southern parcel 141 079 (6-N-01-RZ). The condition to provide a buffer from the Saddle Ridge subdivision and Fox Run subdivision is specific to the adjacent parcel and is not related to the subject property.

C. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13 Administration (d).)

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The flatter, front portion of the property is designated as the CC (Corridor Commercial) place type, while the rear portion has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. Almost the entirety of the proposed trailer parking expansion and the detention basin is proposed within the RC and HP area.

B. The RC place type generally aims to preserve at least 50 percent of a site as natural open space; however, there are no specific preservation requirements for commercial development. Including the previous approvals and the current request, the project retains approximately 40% of the CC area undisturbed and proposes reforestation of some disturbed areas to restore additional natural open space.

C. The slope analysis recommends a maximum disturbance budget of 6.79 acres within the HP area (48.7% of 13.95 acres). Although the proposal will result in a total HP area disturbance of approximately 8.57 acres (61.4%), it aligns somewhat with the previous site disturbance evident in the 2008 aerial image.

D. The Knox County Engineering and Public Works Department required reforestation of some areas for the ongoing phase (8-C-24-DP) for engineering stability. Similar reforestation will be required for the current proposal during the permitting process. The applicant proposes to reforest approximately 2 acres of the disturbed area, including the previous phase currently under construction, with 300 seedlings per acre on a 12' by 12' grid (see reforestation notes on Sheet L.1.0 – Landscape Plan).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat. (Policy 7). – Although the project disturbs steep, forested slopes, reforestation is proposed to mitigate the disturbance. The recommended condition of approval to limit the disturbance as shown on the site plan aims to preserve the remaining forested lands of this property.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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 with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**Action:** Approved with Conditions **Meeting Date:** 2/12/2026

**Details of Action:**

**Summary of Action:** Approve the development plan for a parking lot addition to a previously approved development plan, for a total of up to 250 trailer parking spaces, subject to 6 conditions.

**Date of Approval:** 2/12/2026 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **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:**