

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.

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 the early 2000s, there has been a gradual shift in zoning from the A (Agricultural) zone to PR (Planned Residential) from up to 1 to 4 du/ac, CA (General Business), and CR (Rural Commercial). Residential zoning has been concentrated along Millertown Pike, a minor arterial road, and commercial zoning has been concentrated at the intersection of Millertown Pike and Ellistown Road.
2. This is a partial rezoning request for the roughly 1.02-acre southwest corner portion of a larger 22.68-acre property. In February 2025, the remaining 21.68 acres were rezoned from A (Agricultural) to PR(k) (Planned Residential with conditions) with up to 2 du/ac (1-G-25-RZ), and a development plan for 43 single-family lots was approved in May 2025.
3. In 2022, approximately 900 ft east of the subject property, the final phase of the Ely Park 279-lot single-family subdivision was completed.
4. The intersection of Millertown Pike and Ellistown Road is a small commercial node that has steadily grown over the last 6 years with the construction of a Dollar General and a Contractor's office with a storage yard.

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

1. The CR zone provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas and is intended for the recurring shopping and personal service needs of nearby rural residential areas.
2. The CR zone should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The subject property meets the intent and recommended location criteria for the CR zone as it abuts the commercial node at the intersection of Millertown Pike, a minor arterial, and Ellistown Road, a major collector.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The proposed rezoning is compatible with the neighboring CA and CR zoning, and the permitted uses are limited to those generally patronized by area residents.

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 CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding rural areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
2. The rezoning is not anticipated to negatively impact the surrounding area, as it would be a minor extension of a commercial node with direct access to Millertown Pike, and it would require landscape screening along shared lot lines with residential properties.

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 subject property is designated RCC (Rural Crossroads Commercial) on the Future Land Use Map. The RCC place type is intended to provide rural communities with goods and services that meet day-to-day and agricultural needs. The CR zone is directly related to the RCC place type.
2. The RCC place type recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 4: Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development, and Implementation Policy 2: Ensure the development is sensitive to the existing community character. The CR zone at this location would support continued growth of a rural commercial node on a scale compatible with the area's rural character.
4. The subject property is within the Rural Area of the Growth Policy Plan. The requested zone is supported by the RCC place type, which is consistent with the Rural Area designation.

Action: Approved **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.

Date of Approval: 3/5/2026 **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: 4/20/2026

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: