

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-G-25-RZ

**Related File Number:**

**Application Filed:** 2/19/2025

**Date of Revision:**

**Applicant:** BRANDON BOLDING

## PROPERTY INFORMATION

**General Location:** West side of Central Avenue Pk, north of Callahan Dr

**Other Parcel Info.:**

**Tax ID Number:** 57 078

**Jurisdiction:** City

**Size of Tract:** 5.09 acres

**Accessibility:** Access is via Central Avenue Pike, a minor arterial with 22 ft of pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Planning Sector:** North County

**Plan Designation:** GC (General Commercial), SP (Stream Protection)

**Growth Policy Plan:** N/A (Within City Limits)

**Neighborhood Context:** The subject property is situated between Knob Fork Creek and I-75 to the west and a railroad right-of-way to the east. This section of Central Avenue Pike is a commercial, industrial, and office node interspersed with residential uses adjacent to the Callahan Drive interchange with I-75, which lies 0.2 miles to the southwest of the property. An active EPA Superfund cleanup site is across the railroad, 0.1 miles northeast of the property.

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

**Street:** 6907 CENTRAL AVENUE PIKE

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-G-1 (General Commercial), F (Floodplain Overlay)

**Former Zoning:**

**Requested Zoning:** C-H-1 (Highway Commercial), F (Floodplain Overlay)

**Previous Requests:**

**Extension of Zone:** Yes, it is an extension.

**History of Zoning:** In 2017 the property was rezoned from R-2 (General Residential), A-1 (General Agricultural), and F-1 (Floodway) to C-3 (General Commercial) and F-1 (Floodway); applicant requested C-4 (Highway and Arterial Commercial) (10-H-17-RZ). In 2004 the property was rezoned to C-3 (General Commercial) as part of a larger rezoning resulting from annexation into the City (12-N-04-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), SP (Stream Protection)

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 C-H-1 (Highway Commercial) district because it is a minor extension that is compatible with surrounding conditions. The F (Floodplain Overlay) would be retained).

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. This request to rezone the subject property from the C-G-1 (General Commercial) to the C-H-1 (Highway Commercial) zoning district is consistent with changes to the area that support more auto-oriented and thoroughfare uses over a residential and pedestrian-oriented development. Near this property to the northwest is an approximately 60-acre brownfield site at 6934 and 7010 Central Avenue Pike. Aerial maps from 2022 to 2024 show extensive and ongoing remediation efforts by the Tennessee Department of Environment and Conservation (TDEC) to address heavy metal contamination of groundwater, soil and surface water at the site, which have been a subject of concern since 1980s.
2. The requested C-H-1 zoning is a minor extension of this district from the south, and there is additional C-H zoning to the north. C-H-1 zoning is also compatible with the more intensive CB (Business and Manufacturing) zoned property in the County jurisdiction along the west side of the Central Avenue Pike corridor as well.

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

1. The C-H-1 zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H district regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses.
2. The auto-oriented character of the C-H district is consistent with the subject property's location on a minor arterial street without sidewalks which leads to I-75 a short distance to the south. It is also compatible with existing development nearby to the south, which includes two car dealerships.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The C-H district is not anticipated to have any adverse impact on surrounding properties. A 20-ft landscape buffer would be required for any new nonresidential development that abuts a residential zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The C-H zoning district is consistent with the GC (General Commercial) land use classification for

this property in the North County Sector Plan and the One Year Plan.  
2. This proposed rezoning does not conflict with any Development Policies of the General Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is in an area with ample utility infrastructure capacity to accommodate more intensive commercial development.

**Action:** Approved **Meeting Date:** 4/10/2025

**Details of Action:**

**Summary of Action:** Approve the C-H-1 (Highway Commercial) district because it is a minor extension that is compatible with surrounding conditions. The F (Floodplain Overlay) would be retained).

**Date of Approval:** 4/10/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 5/13/2025 **Date of Legislative Action, Second Reading:** 5/27/2025

**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:**