

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:

- 1. Most of the PC (Planned Commercial) zoning in the area was rezoned between 2004 and 2006.
- 2. There is a current capital improvement project to widen Hardin Valley Road from 3 lanes to 5 lanes.

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

- 1. It is not the intent of the PC zone to restrict potential development by limiting uses. Uses permitted shall include office, commercial services and light distribution centers.
- 2. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.15).
- 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 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 PC zone has development standards intended to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. Additionally, the TTCDA Design Guidelines were created to achieve aesthetic quality and environmental conservation during site development.
- 2. The TTCDA Design Guidelines require a 100-ft minimum building setback for properties abutting a residential zone.
- 3. Most of the property was graded in 2008 for an approved office park of 6 buildings that was never built (6-B-07-UR). The southwest corner remains forested and undisturbed.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The property is within the CMU (Corridor Mixed Use) place type and HP (Hillside Protection) area on the Future Land Use Map. The PC zone is listed as a partially related area to the CMU place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PC is compatible with the adjacent BP to the north and OB to the east.
- 2. Corridor Mixed-Use areas are primarily for commercial and office uses. The PC zone allows commercial, office and light industrial uses.
- 3. The proposed rezoning to PC aligns with Implementation Policy 3 of the Knox County Comprehensive Plan, to encourage infill and redevelopment of underutilized commercial land. The

property was rezoned from A to BP in 2007, but has remained undeveloped. Both the BP and PC zones require development plan approval, but there's more flexibility in potential uses and design standards with the PC zone than the BP zone.

4. The subject property is within the Growth Policy Plan's Planned Growth Area, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed PC zone does not conflict with the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

Date of Approval: 4/9/2026

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: 5/11/2026

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: