

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-V-26-RZ **Related File Number:**
Application Filed: 2/23/2026 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North side of Clinton Hwy, east side of Callahan Dr
Other Parcel Info.:
Tax ID Number: 67 L B 011 **Jurisdiction:** County
Size of Tract: 1.31 acres
Accessibility: Access is via Clinton Highway, a state-owned median-divided major arterial within a right-of-way width that varies from 129-181 ft. Access is also via Callahan Drive, a median-divided minor arterial within a right-of-way width that varies from 102-149 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** CC (Corridor Commercial)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property lies along the Clinton Highway and Callahan Drive commercial and office corridors, which are flanked by single family and multifamily subdivisions.

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

Street: 6612 CLINTON HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: In 1989 the property was rezoned from CA (General Business) to PC (Planned Commercial) (2-F-89-RZ).

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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the CA (General Business) zone because of changing conditions and compatibility with adjacent development.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Recent rezonings around the subject site have been from the PC zone to the CA zone in the County and the former C-4 (Highway and Arterial Commercial) district in the city, equitable now to the C-H (Highway Commercial) and C-R (regional Commercial) districts under the current code. (2-C-23-RZ, 7-B-13-RZ, 8-F-12-RZ).
2. Development of adjacent parcels under the former PC zone, including a large commercial site and the connection of Callahan Drive to Clinton Highway, precluded further commercial development in the area; the CA zone would align the subject site with nearby zoning changes and development which has occurred since the original application of the PC zone.
3. Improvements to Schaad Road have occurred, linking the residential area west of this intersection to the community commercial node.

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

1. Rezonings 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 subject site is at an active commercial crossroads which has been built out for some time; additionally, the uses permitted by the CA zone are compatible with those allowed in the existing PC zone.

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 proposed CA zone is compatible with surrounding zoning, which includes C-H and C-R in the City and CA and CB in the County.

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 site is located at the intersection of Clinton Highway, Callahan Drive, and Schaad Road, which are all classified as either minor or major arterial roads. Access is provided by an internal drive system within a larger commercial development.
2. The subject site is within the Urban Growth Boundary of the Growth Policy Plan, the purpose of which is to promote expansion of the Knoxville – Knox County economy and coordinate the actions of the public and private sectors with regard to public infrastructure.
3. The CA zone is directly related to the CC (Corridor Commercial) place type assigned to the subject site by the Knox County Comprehensive Plan.
4. Rezoning would support implementation policy 9.3, to focus growth in areas already served by adequate infrastructure.

Action: Approved

Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development.

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: