

Requested Plan Category: RCC (Rural Crossroads Commercial)

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 RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.

Staff Recomm. (Full):

Comments: This request is for a plan amendment and rezoning of approximately 2.12 acres of a 5.88-acre property along Rutledge Pike. Except for a small portion at the southeast corner, the entire parcel is currently zoned CA (General Business).

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current RL (Rural Living) place type was placed along Rutledge Pike to reflect the area's rural setting and is consistent with the Rural Area designation of the Growth Policy Plan. However, the RL place type is not compatible with the existing CA (General Business) zone and, arguably, with the 19,000 sq ft office/commercial structure on the subject parcel. While the RL place type supports neighborhood-scale commercial development under the CN (Neighborhood Commercial) zone and various office uses under the OA (Office Park) zone, the CN zone prohibits commercial establishments or buildings exceeding 5,000 sq ft. Based on Google Street View, the existing building includes a gymnasium, a hair salon, a beauty salon, and a contractor's office in a single structure.
2. The requested CRR (Rural Crossroads Commercial) place type is intended for small commercial nodes located at or near the intersection of arterial or collector roads. The property is near an intersection with a mix of CA, I (Industrial), A (Agricultural), and RAE (Exclusive Residential) zones that includes commercial, office, and residential uses. The CRR place type can be considered an omission in the plan here, and it would allow consideration of the RC (Rural Commercial) zone, which is more appropriate for the area's rural setting than the current CA zone.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. There have been no significant changes in the immediate vicinity in recent years. Nearby office/commercial developments preceded the widening of Rutledge Pike that occurred between 2001 and 2003.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:

1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The requested plan amendment and rezoning support Comprehensive Plan Implementation Policy

2, to ensure that development is sensitive to existing community character. The CRR place type would allow development that maintains the rural character of this area and is compatible with nearby nonresidential uses.

Action: Approved **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.

Date of Approval: 5/14/2026 **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: 6/15/2026 **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:**