

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-A-26-RZ

Related File Number: 5-A-26-PA

Application Filed: 2/20/2026

Date of Revision:

Applicant: 0328 LLC

PROPERTY INFORMATION

General Location: Northwest side of Rutledge Pike, east of Idumea Rd

Other Parcel Info.:

Tax ID Number: 32 016

Jurisdiction: County

Size of Tract: 2.12 acres

Accessibility: Access is via Rutledge Pike, a four-lane, median-divided major arterial with a pavement width which varies between 22.5 ft and 35 ft within a right-of-way which varies between 235.5 ft and 262 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Office

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northeast County Plan Designation: RL (Rural Living), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 10019 RUTLEDGE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), CA (General Business)

Former Zoning:

Requested Zoning: CR (Rural Commercial)

Previous Requests:

Extension of Zone:

History of Zoning:

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:

Staff Recomm. (Abbr.):

Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The subject property had the Commercial 'A' zone dating back to at least the 1950s-1960s, and it was assigned the CA zone in 1984 when the Commercial 'A' zone was replaced by CA in the zoning ordinance. The CR zone was not included in the zoning ordinance at that time, as it was first acknowledged in the 2004 adoption of the zoning ordinance. Although there have been no significant recent changes in this area, the requested CR zone is more appropriate for the rural character of this area than the legacy CA zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas and should be placed on properties located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The property meets the intent of the CR zone as it is located near Idumea Road's two intersections with Rutledge Pike (major arterial street) and is easily accessible from surrounding rural residential areas. It is compatible with surrounding commercial, office, and residential uses.
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 uses allowed under the CR zone are comparable to those of the current CA zone, and no adverse impacts are anticipated with this rezoning.

THE 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 proposed rezoning is compatible with the recommended RCC (Rural Crossroad Commercial) place type as defined in the Comprehensive Plan, which allows consideration of the CR zone as a directly related zone.
2. The proposed amendment is also consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

Action: Approved

Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.
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:**