

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-D-25-PA **Related File Number:** 5-K-25-RZ

Application Filed: 3/24/2025 **Date of Revision:**

Applicant: TRENT G. HARRELL

PROPERTY INFORMATION

General Location: Northwest side of Kingston Pike, west of Cogdill Rd

Other Parcel Info.:

Tax ID Number: 131 K C 005 (PART OF) **Jurisdiction:** County

Size of Tract: 3.5 acres

Accessibility: Access is via Kingston Pike, a major arterial road with a pavement width of 55 ft within an 80 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Southwest County **Plan Designation:** BP (Business Park), CC (Corridor Commercial), HP (Hillside)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is characterized by commercial and office uses off Kingston Pike. These uses are auto-oriented, with minimal connectivity to nearby residential uses.

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

Street: 0 KINGSTON PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, this would be an extension of the plan designation and the zoning.

History of Zoning: Rezoned from A (Agricultural) to OB (Office, Medical, & Related Services) in 2004. (10-N-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: BP (Business Park), CC (Corridor Commercial)

Requested Plan Category: CC (Corridor 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the CC (Corridor Commercial) place type because it is a minor extension that is compatible with surrounding development.

Staff Recomm. (Full):

Comments: 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 existing BP (Business Park) place type on the subject property is part of a cohesive segment of this designation along Kingston Pike . Existing office land uses in the area reflect one of the primary uses of the BP place type.
2. While the BP designation is not an error in the plan, the requested CC (Corridor Commercial) place type would be a minor extension from south that is compatible with the mix of office and service-oriented commercial businesses in this area. This is also a partial parcel request that maintains a band of connected BP place type along the rear, continuing the land use pattern intended by the Comprehensive Plan.

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. Significant changes to development conditions along this corridor since the adoption of the Comprehensive Plan in the past year include the construction of a large neurological and orthopedic rehabilitation center to the southeast and infill development of a coffee shop to the southwest. These changes point to an increase in service-oriented commercial amenities and an increase in demand, since more people are coming to this location for the rehabilitation hospital. This supports consideration of the proposed expansion of the CC place type, whereas the BP place type is intended for more corporate, office, light industrial, and manufacturing uses.

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

1. There have not been any major improvements and there are no planned projects pertaining to transportation or utility infrastructure along this corridor, which were not anticipated by the Comprehensive Plan.

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

1. There are no new data sets or trends that pertain specifically to this request for a minor expansion of the CC place type.

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

1. This modest extension of the CC place type is consistent with the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. The subject property is the only vacant lot surrounded predominantly by commercial and office development along the Kingston Pike corridor.

Action: Withdrawn

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Withdrawn

Date of Approval: **Date of Denial:** **Postponements:**
Date of Withdrawal: 5/8/2025 **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/16/2025 **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:**