

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-K-25-RZ

Related File Number: 5-D-25-PA

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

Jurisdiction: County

Size of Tract: 3.5 acres

Accessibility: Access is via Kingston Pike, a major arterial 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:

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 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:

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the CA (General Business) zone because it is a minor extension that is compatible with surrounding development.

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 CITY/COUNTY GENERALLY:

1. The requested rezoning from the OB (Office, Medical and Related Services) zone to the CA (General Business) zone is compatible with surrounding land uses and development changes along this section of Kingston Pike. Such changes include the development of a large rehabilitation center in 2024 to the south, which will draw more workers and clients to the area, potentially increasing demand for commercial amenities nearby. The only other notable development changes in close proximity have been commercial infill developments with the construction of a coffee shop in 2024 and an auto repair shop in 2016. These changes align with additional CA zoning along the corridor.

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

1. The intent of the CA zone is to provide for general retail businesses and services that do not include the manufacturing or processing of materials.
2. There are many service-oriented commercial businesses in addition to office uses along this section of Kingston Pike. The CA zone is an appropriate district to consider in this context.

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. There is no adverse impact anticipated to occur with the proposed rezoning, which is a minor extension of the CA zone along a cohesive commercial corridor fronting Kingston Pike. The request is limited to the front half of the lot, leaving the rear section OB to provide a transition towards less land use intensity as development generally shifts to residential neighborhoods to the north.

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 rezoning is consistent with the plan amendment from the BP (Business Park) to CC (Corridor Commercial) place type, as recommended by staff. The CA zone is directly related to the CC place type.
2. This expansion of CA zoning is consistent with the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. The subject property has remained vacant for some time, and the CA zoning on the front half of the lot could foster infill development that is compatible with surrounding lots.

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: