

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-P-25-RZ

Related File Number:

Application Filed: 3/25/2025

Date of Revision:

Applicant: BRAD PRUITT

PROPERTY INFORMATION

General Location: North side of Asheville Hwy, east of Holston Ferry Rd, west of S Rich Rd

Other Parcel Info.:

Tax ID Number: 72 002 (PART OF)

Jurisdiction: County

Size of Tract: 5.13 acres

Accessibility: Access is via Asheville Highway, a major collector divided highway with a pavement width of 24 ft within a right-of-way which varies from 160 ft to 200 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: East County

Plan Designation: CC (Corridor Commercial), HP (Hillside Ridgetop Protection)

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

Neighborhood Context: This area is characterized by auto-oriented service and retail operations along Asheville Highway and the commercial node off Riverview Crossing Drive.

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

Street: 0 ASHEVILLE HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests:

Extension of Zone: This would be an extension of the zone.

History of Zoning: None noted.

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.): Deny the PC (Planned Commercial) zone because it is incompatible with environmental constraints on the site.

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 partial rezoning from A (Agricultural) to PC (Planned Commercial) for the rear portion of the subject parcel would be a minor extension of PC zoning from the west. There is a preliminary master plan to develop that 126-acre abutting parcel, but these plans have not been evaluated by the Planning Commission yet and as such cannot be considered a change of conditions.
2. The subject property and the area surrounding it remain heavily wooded with steep slopes. There have not been any substantial changes that warrant an expansion of commercial zoning to this location.

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

1. The PC zone is intended for a unified group of commercial buildings which do not require or desire a central business district location. It is the goal of this zone to achieve high quality site design, building arrangement, landscaping and traffic circulation.
2. The subject property proposed to be rezoned does not appear to have ever been developed. This is likely due to the extremely steep contours exhibited in the slope analysis. Most of the area has slopes in the 25% to 40% range and a substantial portion exceeds 40%. These conditions are not conducive to commercial development and do not meet the intent of the zone to develop multiple commercial buildings.

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 clearing and grading required to develop this parcel for commercial purposes could have a negative impact on the scenic and rural character of this undisturbed area south of the Holston River.

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. Although the PC zone is directly related to the CC (Corridor Commercial) place type on the property, staff consider this place type location to be a potential error in the Comprehensive Plan. The abutting place type to the east is a large swath of RC (Rural Conservation), which is intended to conserve forested areas, ridges, wetlands and other significant natural areas. The CC designation follows the subject property's boundaries and carry over a commercial classification from the previous sector plan that is no longer in effect. The RC place type is generally applied to areas with physical attributes that should be preserved, rather than following property lot lines, and this is especially the case in areas with Hillside Protection status and undisturbed forest.
2. Rezoning this property to PC is inconsistent with the General Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. The slope analysis for this property recommends less than an acre of disturbance on this 5.13-acre area.
3. The property is within the bounds of the adopted East County Community Plan, which designates this area as a Rural Corridor. The Rural Corridor designation means the area offers scenic views where development patterns should preserve the rural look and feel, and infrastructure expansion

should be minimal. An expansion of PC zoning at this location conflicts with this community plan.

Action: Approved **Meeting Date:** 5/8/2025

Details of Action: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan.

Summary of Action: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan.

Date of Approval: 5/8/2025 **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: 6/16/2025 **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:**