

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 8-B-26-PA **Related File Number:** 8-E-26-RZ

Application Filed: 6/22/2026 **Date of Revision:**

Applicant: WILLIAM DAVID HURST

PROPERTY INFORMATION

General Location: Northwest side of E Raccoon Valley Rd, southwest of I-75

Other Parcel Info.:

Tax ID Number: 26 076 (PARTIAL) **Jurisdiction:** County

Size of Tract: 11.31 acres

Accessibility: Access is via E Raccoon Valley Drive, a major arterial with 33 ft of pavement width within a right-of-way width that varies from 85-88 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North County **Plan Designation:** CC (Corridor Commercial), HP (Hillside Ridgeline Protection)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area features a mix of industrial operations, residential uses, and forested slopes. Residential character is comprised of mobile home parks and single family dwellings. Industrial uses are concentrated around I-75 at 0.2 miles to the northeast.

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

Street: 0 E RACCOON VALLEY DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: LI (Light Industrial)

Previous Requests:

Extension of Zone: It is an extension of the zoning but not the plan designation.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: CC (Corridor Commercial), HP (Hillside Protection)

Requested Plan Category: BP (Business Park), HP (Hillside Protection)

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 BP (Business Park) place type because it is consistent with established development and changing conditions. The HP (Hillside Protection) area will be retained.

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 requested BP (Business Park) place type could be considered a more appropriate land use designation than the existing CC (Corridor Commercial) place type based on the established industrial and mining businesses surrounding the intersection of E Raccoon Valley Drive and I-75. Business Parks are areas appropriate for intensive uses that may include corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Aggregates USA, LLC is operating two active mining facilities in close proximity to the subject property, making an expansion of the BP place type along the corridor a logical transition of land use intensity. The CC place type promotes shopping and pedestrian accommodations, which is misaligned with the industrial surroundings here.

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. An industrial warehouse development adjacent to the subject property to the east supports the BP place type, since it is intended to be paired with more intensive 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. The subject property is on a major arterial street near an onramp to an interstate. There is ample infrastructure capacity here for development under the BP place type designation.

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

1. There is no new data that pertains directly to this plan amendment request.

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

1. The proposed plan amendment does not conflict with any aspects of the Knox County Comprehensive Plan.

Action:

Approved

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

Approve the BP (Business Park) place type because it is consistent with established development and changing conditions. The HP (Hillside Protection) area will be retained.

Date of Approval:

8/13/2026

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: 9/21/2026

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: