REZONING REPORT

▸ **FILE #:**	**8-B-25-RZ**	**AGENDA ITEM #:**	**38**
		AGENDA DATE:	**8/14/2025**
▸ **APPLICANT:**	**GEORGE W HICKS**		
OWNER(S):	George W Hicks		
TAX ID NUMBER:	60 13113	**View map on KGIS**	
JURISDICTION:	County Commission District 8		
STREET ADDRESS:	6447 RUTLEDGE PIKE		
▸ **LOCATION:**	**North side of Rutledge Pike, southwest of Rosewood Rd**		
▸ **APPX. SIZE OF TRACT:**	**1 acre**		
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)		
ACCESSIBILITY:	Access is via an 11-ft wide driveway within a 40-ft wide easement off of Rutledge Pike, which has a 120-ft pavement width within a 267-ft right-of-way		
UTILITIES:	Water Source: Northeast Knox Utility District		
	Sewer Source: Septic		
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Woods Creek		
▸ **PRESENT ZONING:**	**A (Agricultural)**		
▸ **ZONING REQUESTED:**	**CA (General Business)**		
▸ **EXISTING LAND USE:**	**Single Family Residential**		
EXTENSION OF ZONE:	No, it is not an extension.		
HISTORY OF ZONING:	A rezoning from A (Agricultural) to CA (General Business) was withdrawn prior to Planning Commission action in 2021 (10-I-21-RZ).		
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - A (Agricultural)		
	South: Agriculture/forestry/vacant land - CB (Business and Manufacturing)		
	East: Agriculture/forestry/vacant land - CB (Business and Manufacturing)		
	West: Agriculture/forestry/vacant land - CB (Business and Manufacturing)		
NEIGHBORHOOD CONTEXT:	The subject property lies off of the Rutledge Pike corridor that features a mix of commerical, industrial, and single family residential uses interspersed with forested, undeveloped slopes. There is an industrial node near the interchange with I-640 to the southwest of the subject property. There are active quarries, landfills, and other heavy industrial uses near the railroad depot along Holston River to the south.		

STAFF RECOMMENDATION:

▸ **Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.**

1. Restricting disturbance on this site beyond what has already been cleared for existing development.

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. Since 2003 several properties along this section of the Rutledge Pike corridor have been developed for heavy commercial, industrial and retail commercial uses. Nearby developments include a mineral extraction and gravel distribution center, a mulching operation and a small strip commercial center. The property that provides the subject parcel access to Rutledge Pike through an easement appears to operate as a trucking and contractor storage facility. In 2008, the subject property was developed with a house or office and a commercial-grade three-bay garage.
2. These development trends support consideration of the requested rezoning from A (Agricultural) to CA (General Business), which would permit this property to function as a business in a similar manner to surrounding properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The CA zone is intended for general retail businesses and services, which is compatible with surrounding commercial development.

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 pavement width for this property's access to Rutledge Pike is currently substandard, and improvement will be required as part of the permitting process for a future business.
2. The property is within the HP (Hillside Protection) area, and the construction of the existing house/office and garage disturbed the maximum area recommended by the slope analysis of 0.6 acres. Staff recommend that no further disturbance occur on site than what was cleared in 2008 for the existing development. This will mitigate erosion and stormwater runoff to the abutting property through which this lot accesses Rutledge Pike.

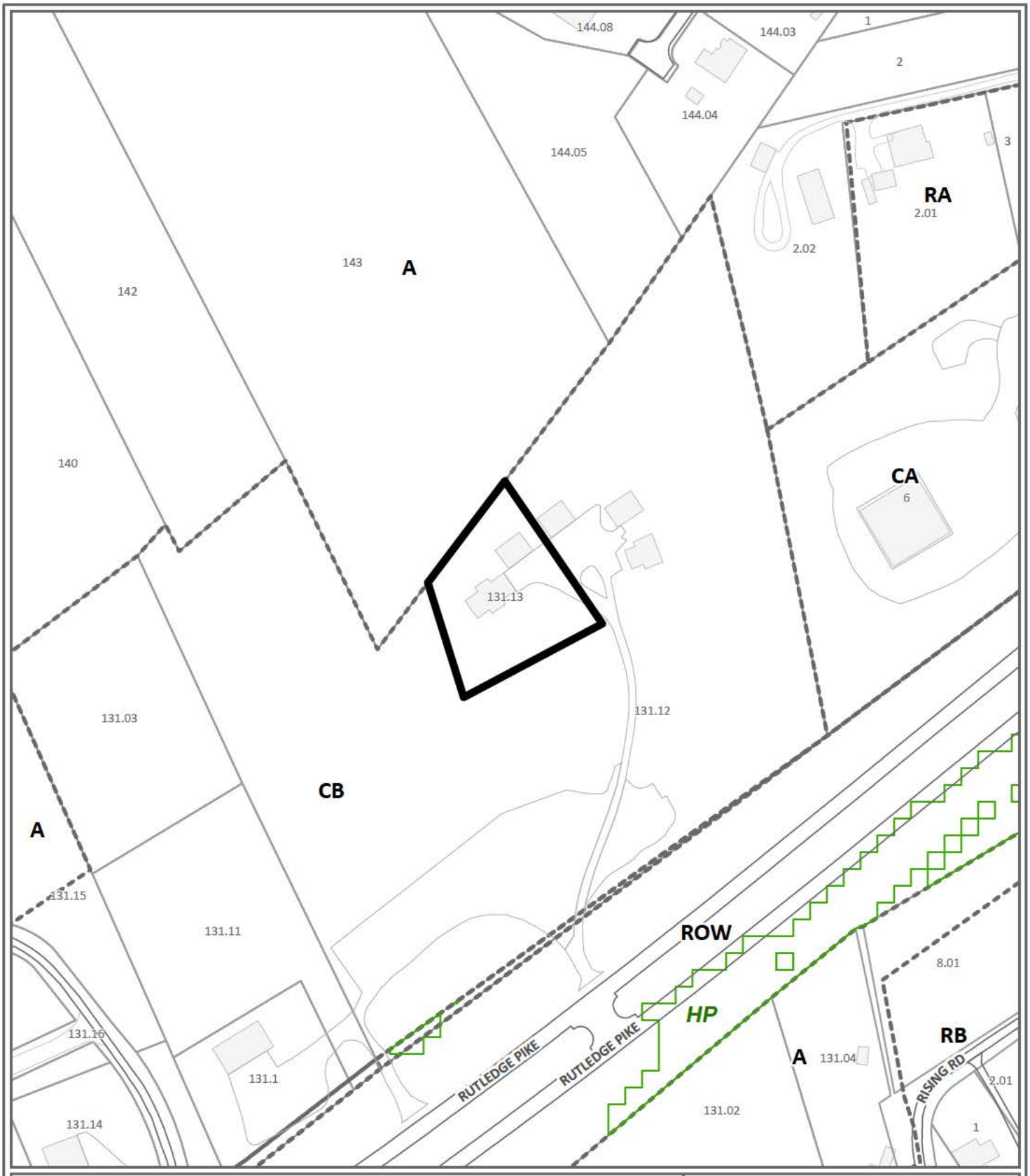
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The requested CA zone is directly related to this property's CC (Corridor Commercial) place type designation in the Comprehensive Plan. CC areas are situated along major transportation corridors that are appropriate for a mix of commercial development.
2. The CA zone is consistent with the property's location in the Urban Growth Boundary of the Growth Policy Plan.
3. The recommended disturbance condition is consistent with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Holston Middle, and Gibbs High.

If approved, this item will be forwarded to Knox County Commission for action on 9/15/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING **8-B-25-RZ**

Petitioner: George W Hicks

From: A (Agricultural)

To: CA (General Business)

Map No: 60

Jurisdiction: County

0 220

Feet

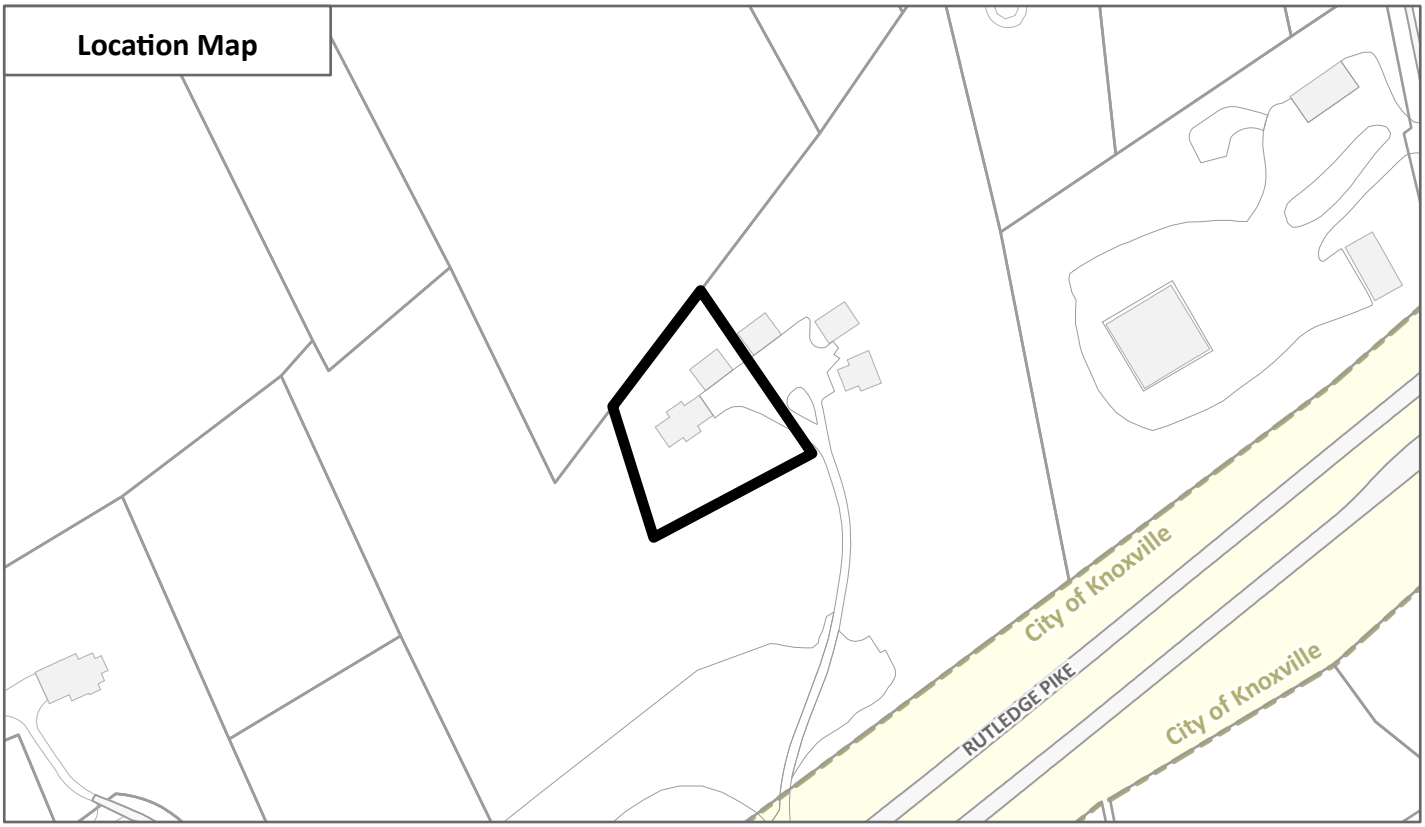
N

Original Print Date: 6/27/2025

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images

Location Map



Aerial Map

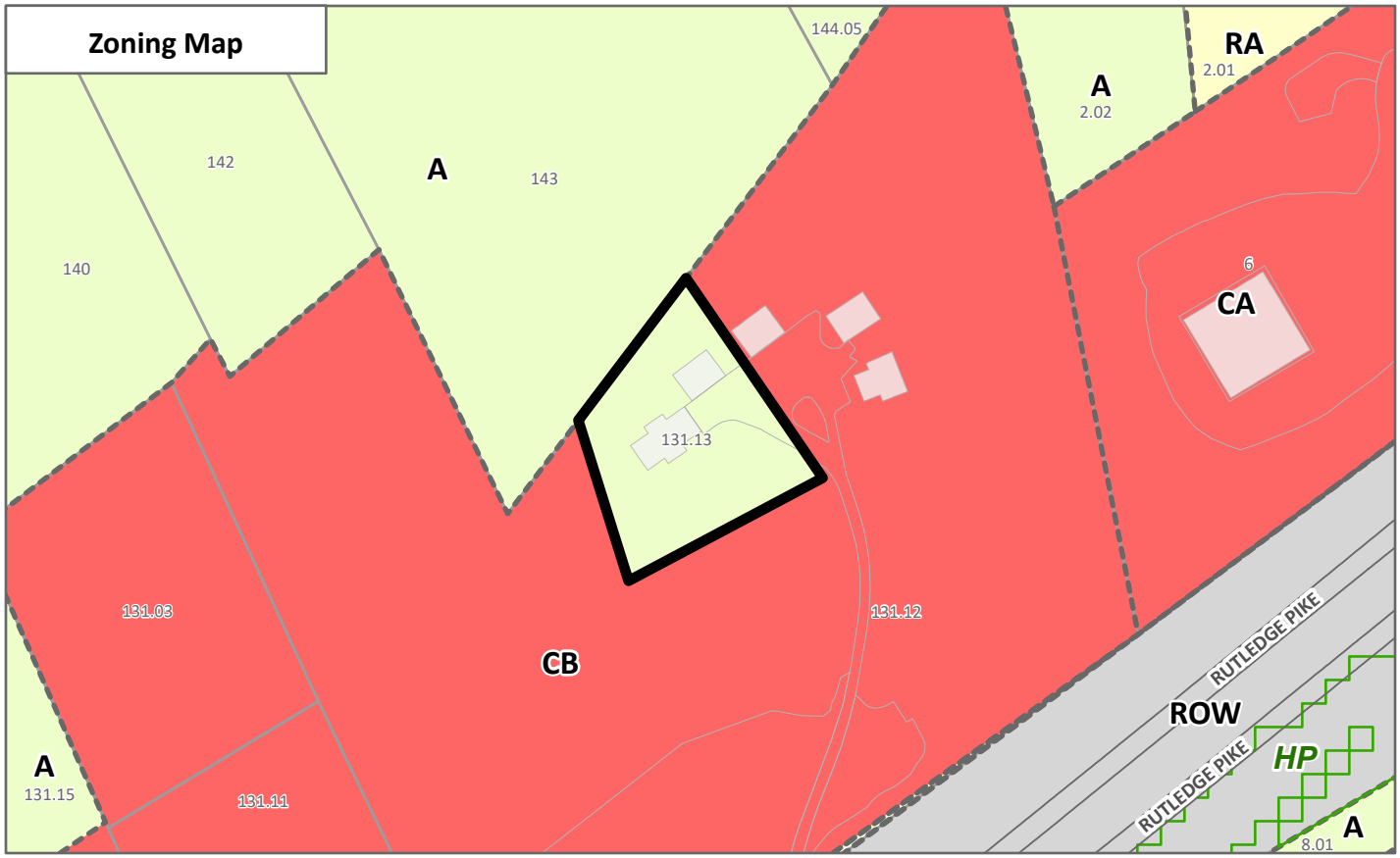
CONTEXTUAL MAPS 1 **8-B-25-RZ**

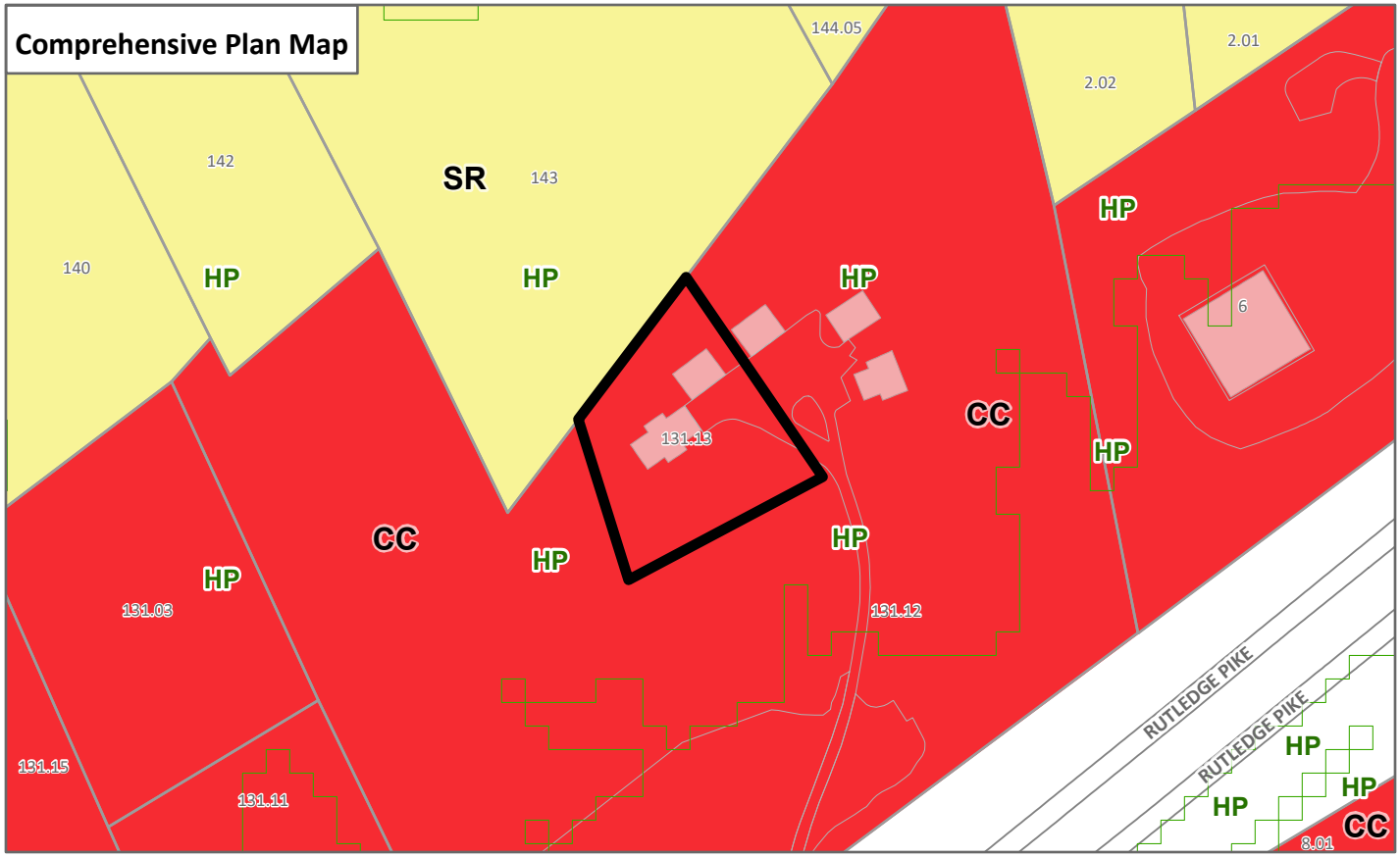
Case boundary

0 275

Feet

N





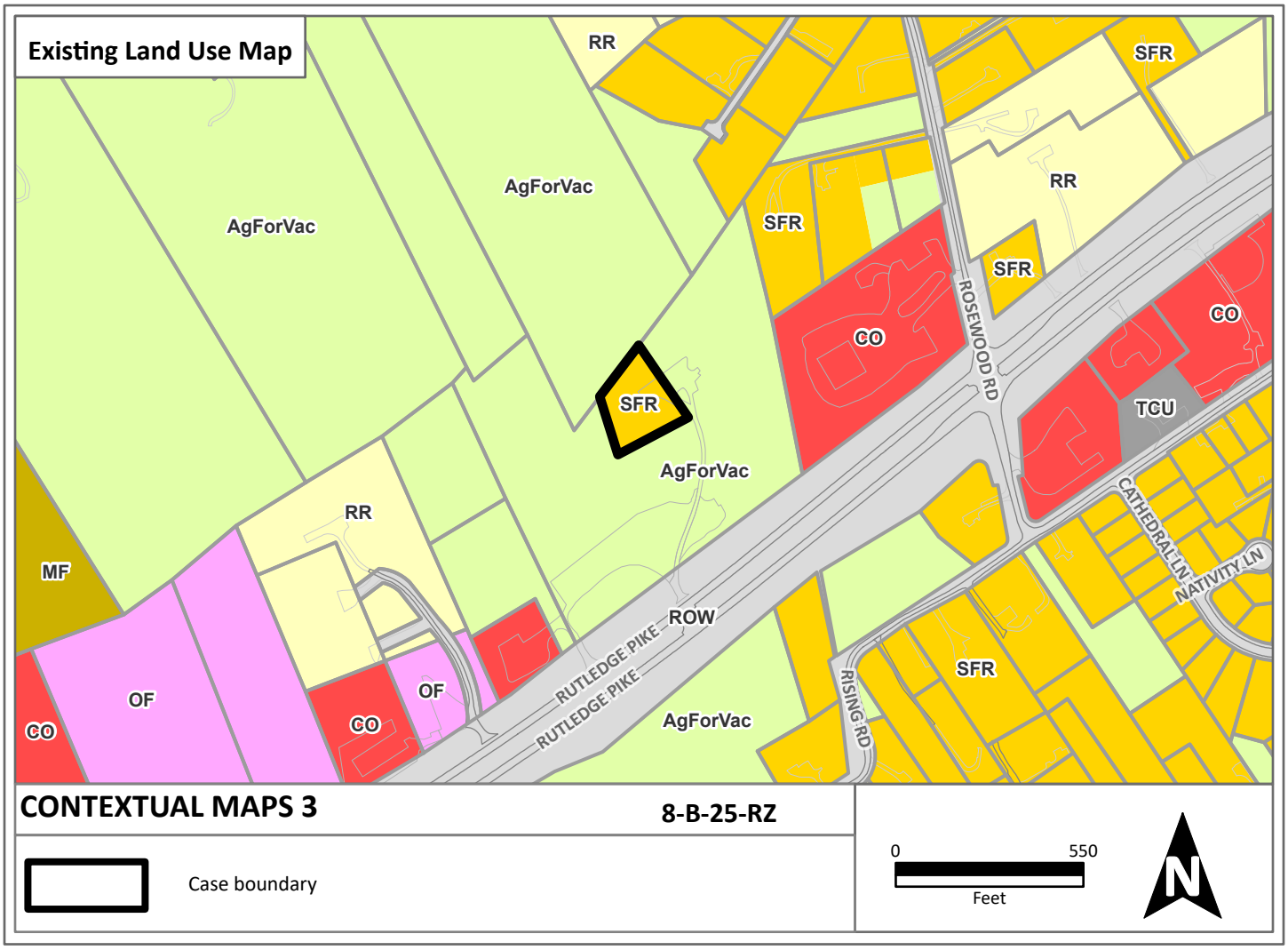
CONTEXTUAL MAPS 2 **8-B-25-RZ**

Case boundary

0 220

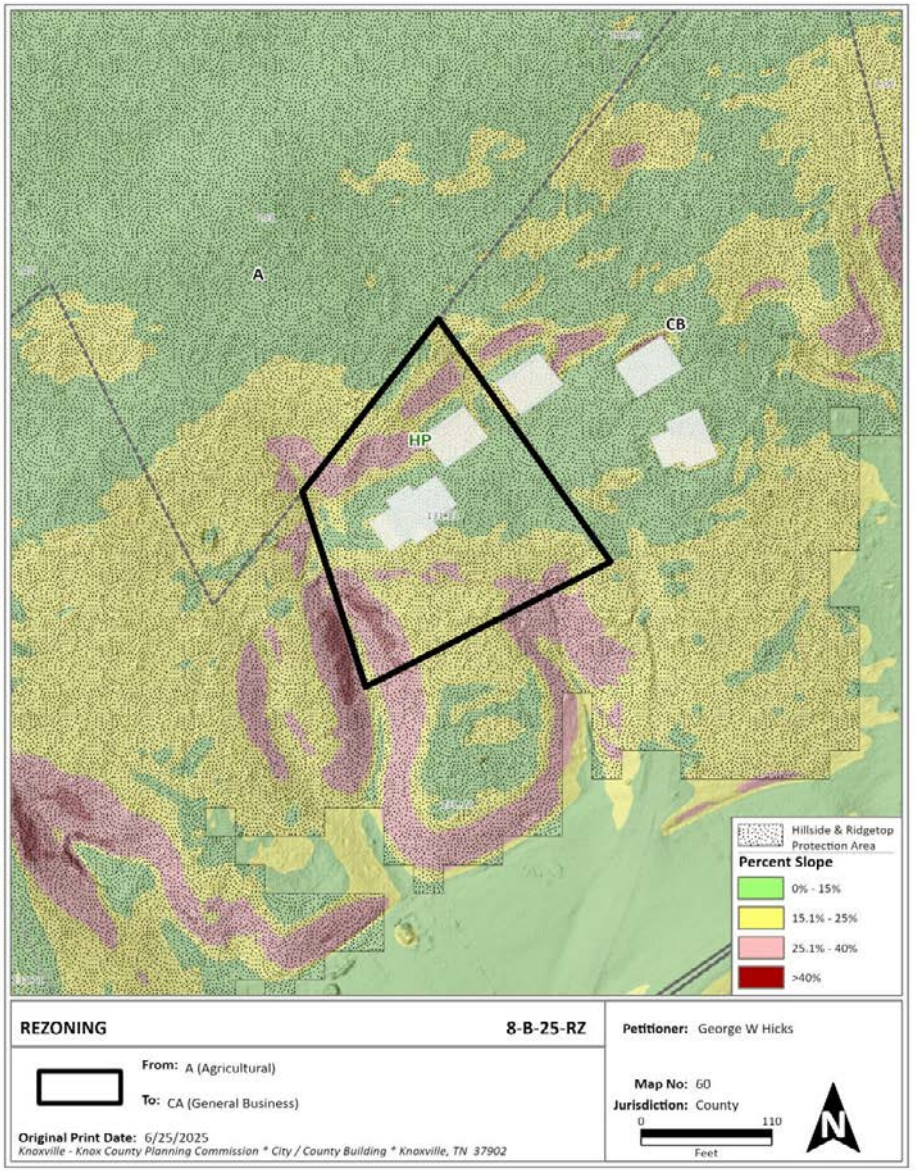
Feet

N


Existing Land Use Map
RR
SFR
AgForVac
AgForVac
SFR
RR
SFR
CO
ROSEWOOD RD
CO
SFR
TCU
AgForVac
RR
MF
CATHEDRAL LN
NATIVITY LN
ROW
RUTLEDGE PIKE
RUTLEDGE PIKE
OF
OF
CO
CO
AgForVac
RISING RD
SFR
CONTEXTUAL MAPS 3
8-B-25-RZ
Case boundary
0
550
Feet
N

Staff - Slope Analysis
Case: 8-B-25-RZ

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**1.00**		
Non-Hillside	0.00	N/A	
0-15% Slope	0.33	100%	0.33
15-25% Slope	0.46	50%	0.23
25-40% Slope	0.18	20%	0.04
Greater than 40% Slope	0.02	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.00	Recommended disturbance budget within HP Area (acres)	**0.60**
		Percent of HP Area	**60.2%**



Slope Analysis

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).
(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

George W. Hicks
Applicant Name | Affiliation

06/04/2025 | 08/14/2025
Date Filed | Meeting Date (if applicable)

File Number(s): 8-B-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

George W. Hicks
Name | Company

8916 Rutledge Pk | Mascot | TN | 37806
Address | City | State | ZIP

865-235-7628 | [redacted]
Phone | Email

Current Property Info

same as above
Property Owner Name (if different) | Property Owner Address | Property Owner Phone

6447 Rutledge Pk Knoxville TN 37924 | 060 13113
Property Address | Parcel ID

Northeast Knox Utility | Y
Sewer Provider | Water Provider | Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use: Small business

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change CA
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☐ Other (specify)

Authorization

☐ ***I declare under penalty of perjury*** *the foregoing is true and correct:* ***1)*** *He/she/it is the owner of the property AND* ***2)*** *The application and all associated materials are being submitted with his/her/its consent*

George W. Hicks — Applicant Signature
George W. Hicks — Print Name / Affiliation
4 June 2025 — Date

865-235-7628 — Phone Number
[redacted] — Email

George W. Hicks — Property Owner Signature
George W. Hicks — Please Print
06/11/2025, SG — Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1		FEE 2	FEE 3	TOTAL
0803	$1,000.00			$1,000.00

Del

Planning
KNOXVILLE | KNOX COUNTY

Property Owners Option Holders

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:
Please print or type in black ink:

Acknowledgement

By signing below, *you acknowledge under penalty of perjury the foregoing is true and correct:*
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

George W. Hicks — Signature
George W. Hicks — Name
Affiliation
5 June 2025 — Date
☒ Owner ☐ Option Holder

8916 Rutledge Pk — Address
Mascot — City
TN — State
37806 — Zip

Jacqueline Hicks — Signature
Jacqueline Hicks — Name
Affiliation
5 June 2025 — Date
☒ Owner ☐ Option Holder

8916 Rutledge Pk — Address
Mascot — City
TN — State
37806 — Zip

Signature — Name — Affiliation — Date — ☐ Owner ☐ Option Holder
Address — City — State — Zip

Signature — Name — Affiliation — Date — ☐ Owner ☐ Option Holder
Address — City — State — Zip

Signature — Name — Affiliation — Date — ☐ Owner ☐ Option Holder
Address — City — State — Zip

Signature — Name — Affiliation — Date — ☐ Owner ☐ Option Holder
Address — City — State — Zip

FILE NUMBER

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged $10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

August 1, 2025
Date to be Posted

August 15, 2025
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- ☐ Yes
- ☒ No — All of it is already zoned commercial
- ☐ No, but I plan to prior to the Planning Commission meeting

George W. Hicks
Applicant Signature

George W. Hicks
Applicant Name

5 June 2025
Date