

# REZONING REPORT

▶ **FILE #:** 12-N-25-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 12/11/2025

▶ **APPLICANT:** TIM WELLS

OWNER(S): Tim Wells

TAX ID NUMBER: 59 J A 039 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 4229 GREENWAY DR

▶ **LOCATION:** North side of Greenway Dr, east of Beverly Rd

▶ **APPX. SIZE OF TRACT:** 0.61 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Greenway Drive, a major collector with 20 ft of pavement width within a right-of-way width that varies from 77-79 ft. Access is also via Demarcus Lane, a short, dead-end local road with 15-18 ft of pavement width within a right-of-way width that varies from 43-46 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Whites Creek

▶ **PRESENT ZONING:** I (Industrial)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Rural residential - I (Industrial) in the County

South: Industrial, public/quasi public land (TVA) - I-G (General Industrial) in the City

East: Office - I (Industrial) in the County

West: Single family residential - I (Industrial) in the County

NEIGHBORHOOD CONTEXT: The surrounding area features a mix of office, industrial, commercial, and single family residential uses interspersed with vacant land. Railroad tracks run 400 feet to the south, parallel with I-640, and 0.2 miles to the west, adjacent to Whites Creek.

**STAFF RECOMMENDATION:**

▶ **Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and provides a compatible transition of land use intensity.**

**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 subject property contains a single-family dwelling and is located in a mixed-use corridor comprised of single family lots among industrial, office and heavy commercial properties. In 2022, a fencing company nextdoor doubled its footprint with an expanded outdoor storage area in the rear. This changing condition supports consideration of CA (General Business) zone at this location, which provides a transition of land use intensity from the fencing operation to the east to single-family residences to the west.

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

1. The CA zone is intended for retail businesses and services but not for manufacturing operations. Residential development is also permitted.
2. The service-oriented CA zone is compatible with surrounding development here.

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 are no adverse effects anticipated to occur with the proposed downzoning from the I (Industrial) zone to the CA zone. The CA zone is less likely to produce noxious environmental impacts next to residences when compared to the I zone.
2. If there is future development on this property that is more intensive than the existing single-family home, sight distance from the lot's access point looking east should be addressed by grading the slope along the frontage. This transportation safety issues would be addressed at the permitting stage.

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:

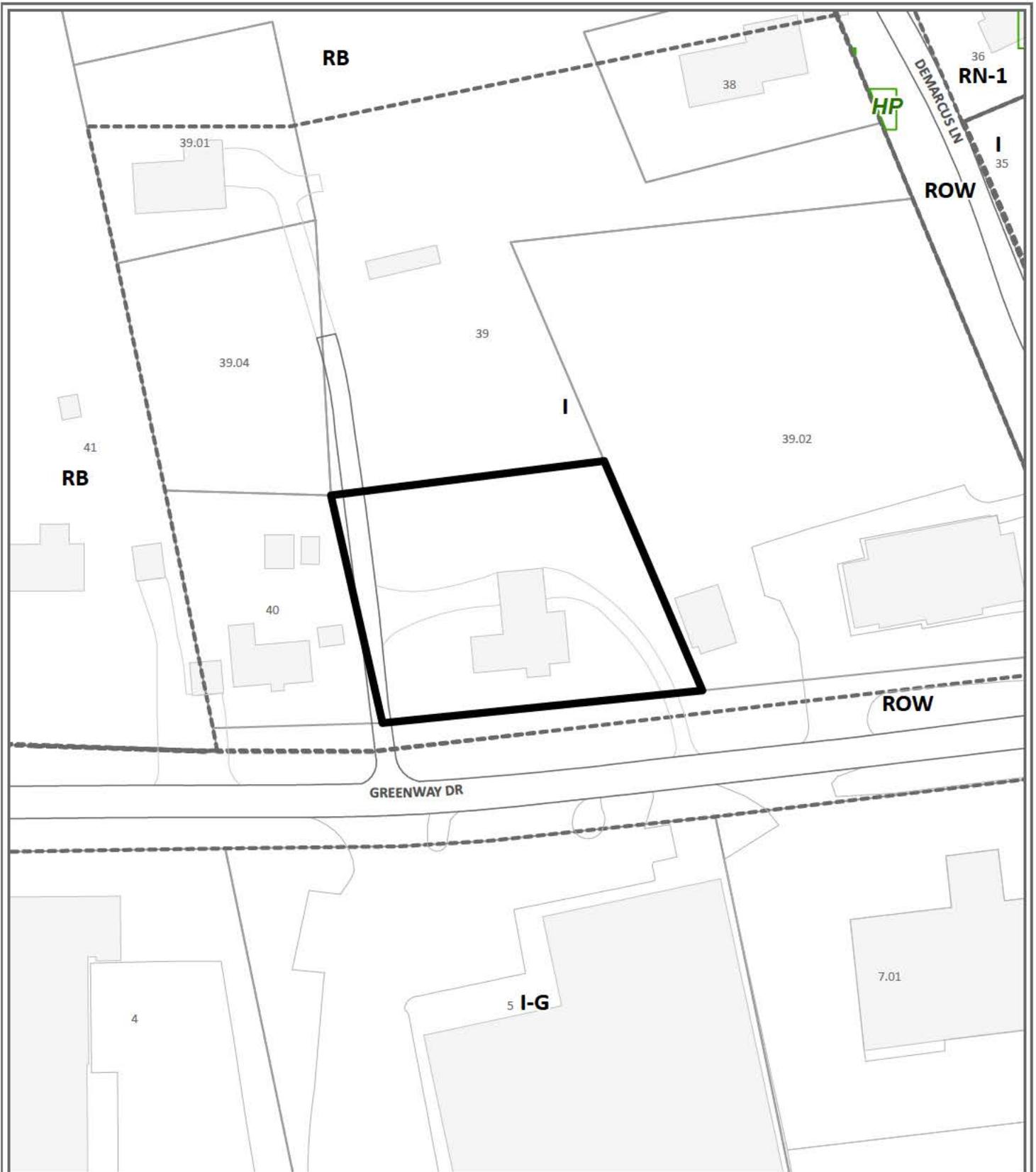
1. The subject property's land use designation is the CMU (Corridor Mixed Use) place type in the Knox County Comprehensive Plan. This rezoning would bring the property into compliance with this place type because the existing I zone is not permitted in CMU, while the CA zone is partially related. The CA zone meets the criteria for consideration of a partially related zone by permitting uses that are compatible with CMU's primary and secondary land uses, which include commercial, office and multifamily or attached residential development.
2. The CA zone is consistent with the subject property's location in the Urban Growth Boundary of the Growth Policy Plan, which supports reasonably compact development to expand the economy and promote housing choices.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knox County Commission for action on 1/20/2026. 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**

**12-N-25-RZ**

**Petitioner:** Tim Wells

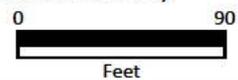


**From:** I (Industrial)

**To:** CA (General Business)

**Map No:** 59

**Jurisdiction:** County

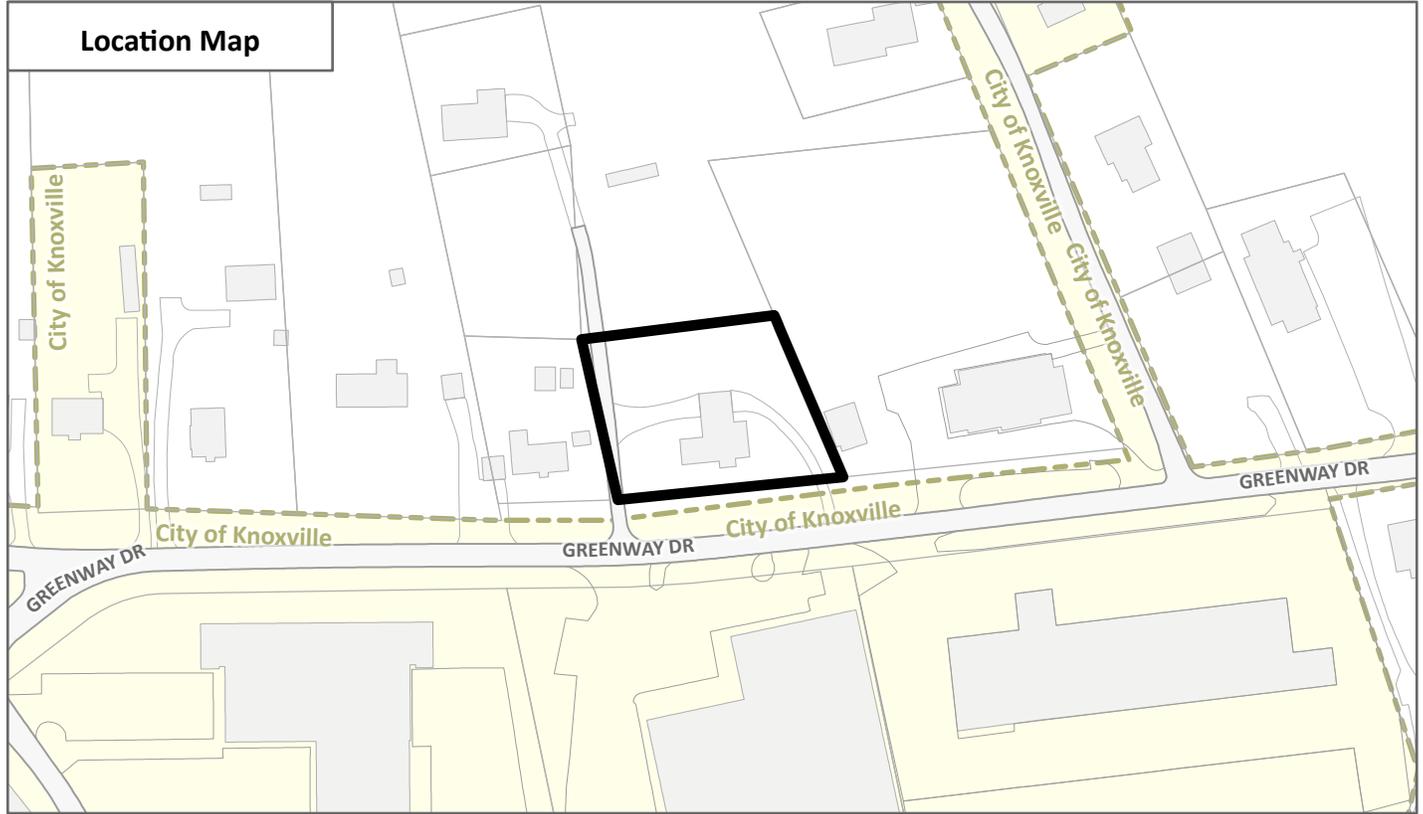


**Original Print Date:** 11/4/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

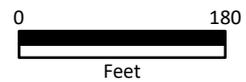


CONTEXTUAL MAPS 1

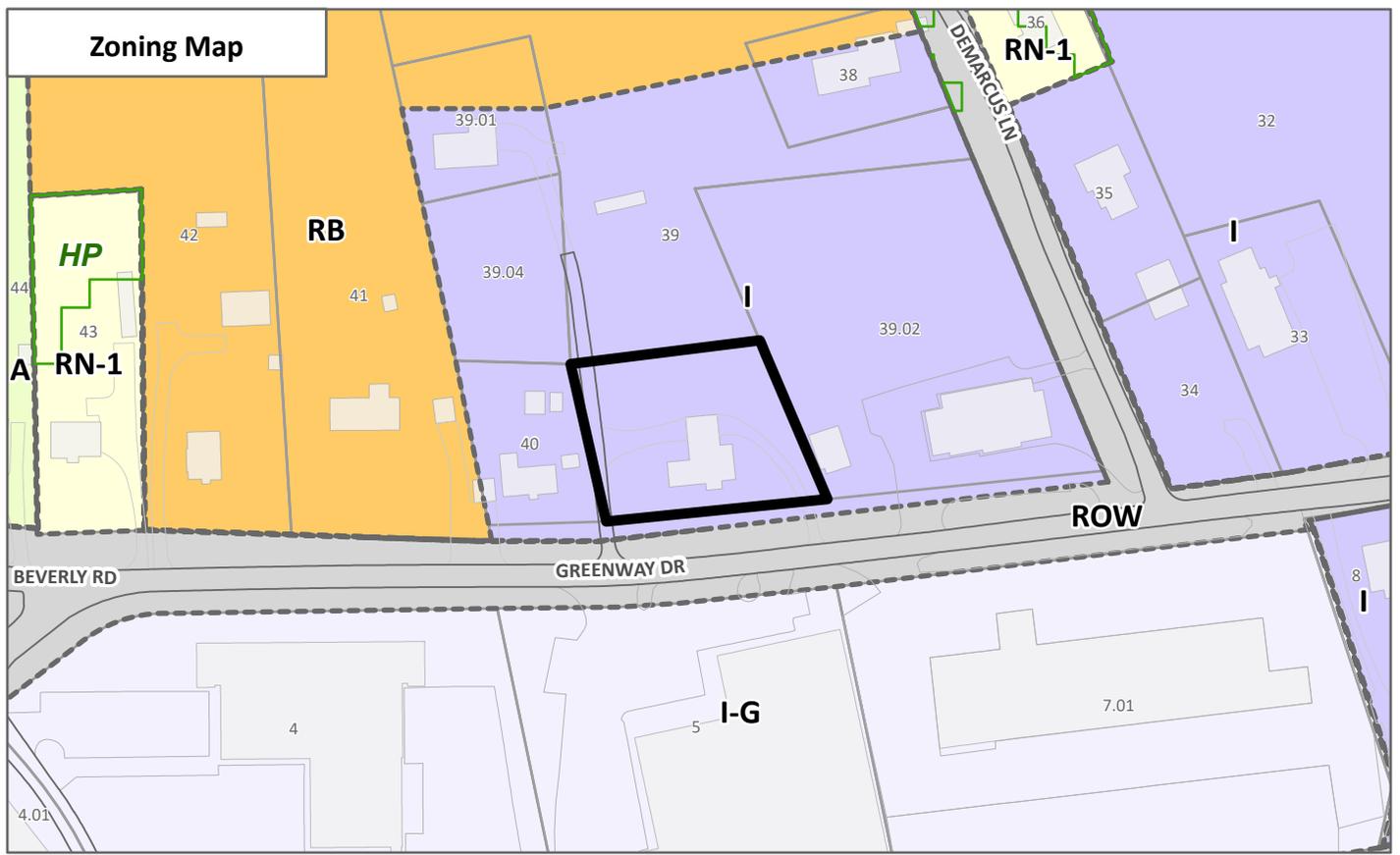
12-N-25-RZ



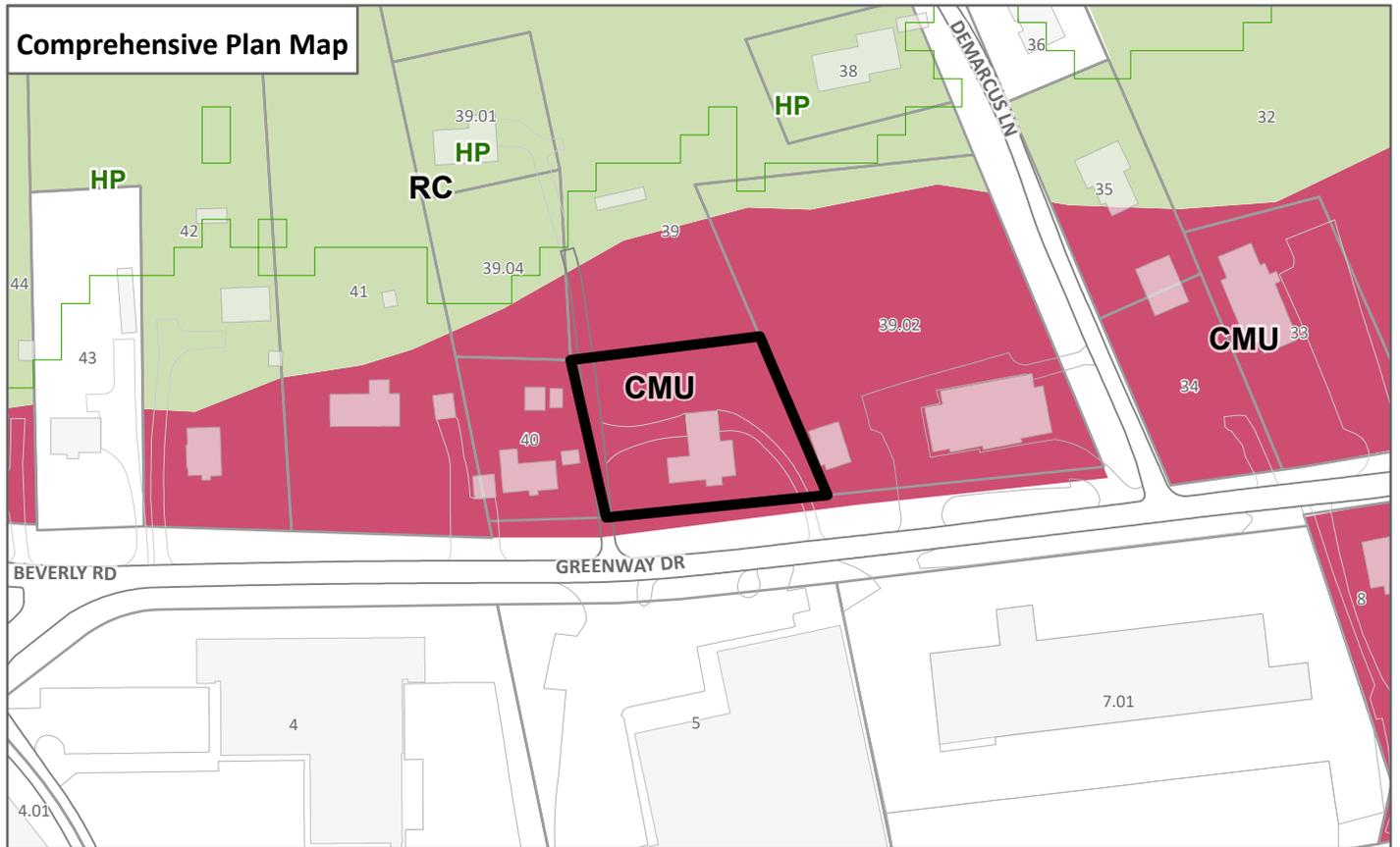
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

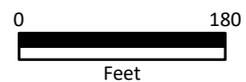


**CONTEXTUAL MAPS 2**

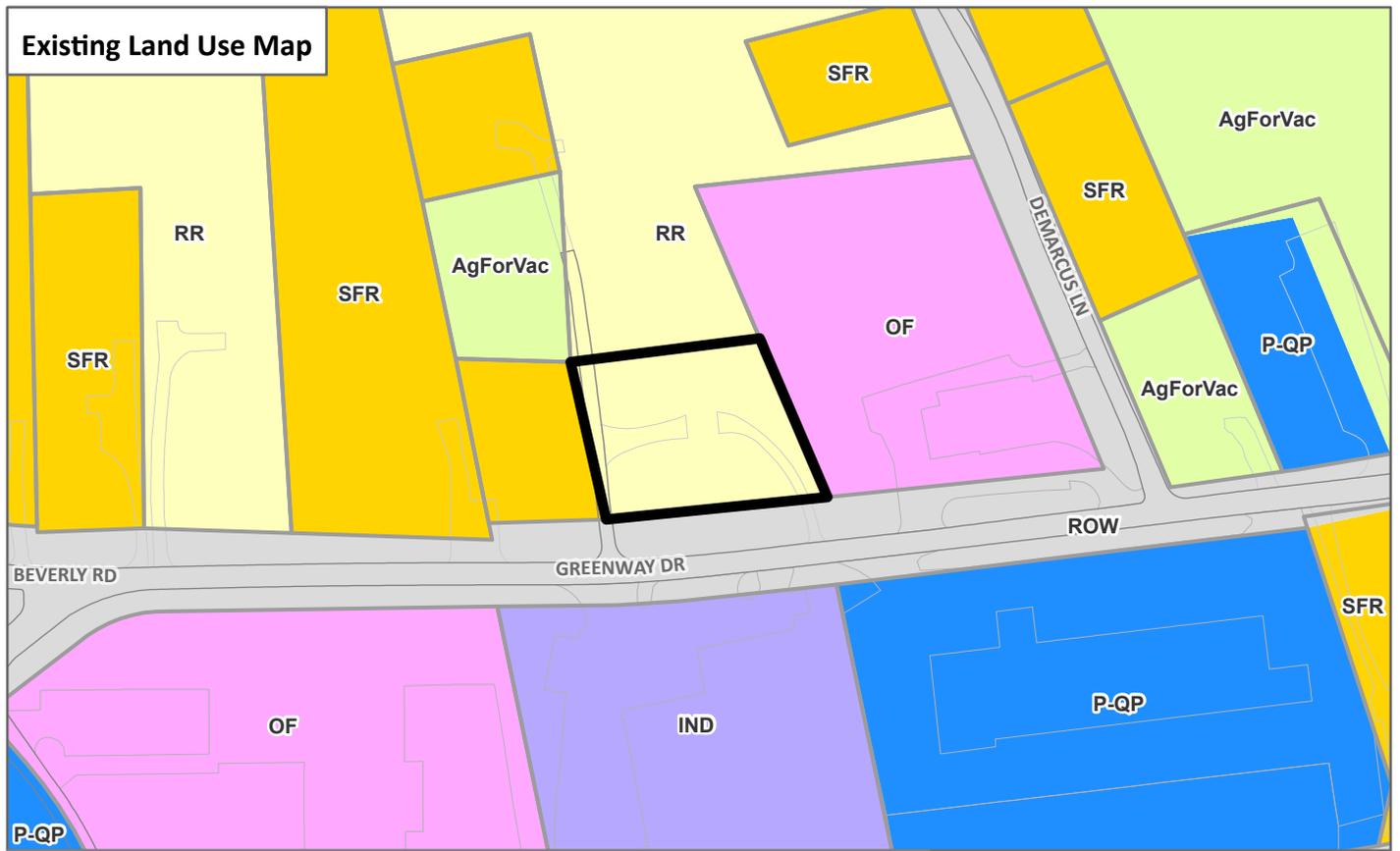
**12-N-25-RZ**



Case boundary



Existing Land Use Map

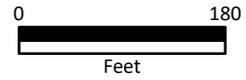


CONTEXTUAL MAPS 3

12-N-25-RZ



Case boundary



**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

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

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

Tim Wells	Owner
Applicant Name	Affiliation
10/27/2025	12/11/2025
Date Filed	Meeting Date (if applicable)
File Number(s)	
12-N-25-RZ	

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

Marc Payne/Zeb Beason	MBI Companies, Inc.		
Name	Company		
299 N Weisgarber Rd	Knoxville	TN	37919
Address	City	State	ZIP
865-742-0297	[REDACTED]		
Phone	Email		

## Current Property Info

Wells Family Trust	4237 Greenway Drive	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4229 Greenway Drive	059JA039	
Property Address	Parcel ID	
KUB	KUB	
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	RELATED CITY PERMIT NUMBER
Proposed Use _____	

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

## Subdivision Request

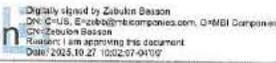
Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel <input type="checkbox"/> Other (specify) _____	
Proposed Number of Lots (total)		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

<input checked="" type="checkbox"/> Zoning Change <input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan <input type="checkbox"/> Plan Amendment Change <input type="checkbox"/> If, in Knox county, submit plan amendment request with application <input type="checkbox"/> Other (specify) _____	CA Proposed Zoning n/a Proposed Plan Designation(s) n/a Previous Rezoning Requests	Only front portion of property (approx. .61 ac +/-) Proposed Density (units/acre, for PR zone only) n/a	PENDING PLAT FILE NUMBER

## 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

 Zebulon Beason Applicant Signature	Zebulon Beason / Surveyor Print Name / Affiliation	10-27-25 Date
865-584-0999 Phone Number	[Redacted] Email	10/27/2025, SG Date Paid
 Property Owner Signature	Sarah Wells Please Print	10/27/25 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

# 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). The contact information you provide in your application may be used for that purpose. 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.*

11/28/2025

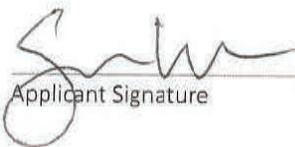
Date to be Posted

12/12/2025

Date to be Removed

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

- Yes  No
- No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

Sarah Wells  
Applicant Name

10/27/25  
Date