

REZONING REPORT

► **FILE #:** 11-G-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** 1222 DEVELOPMENT

OWNER(S): B and B Business Investments, LLC Zach Pearson

TAX ID NUMBER: 62 049

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ASHEVILLE HWY

► **LOCATION:** South side of Asheville Hwy, north of Brakebill Rd

► **APPX. SIZE OF TRACT:** 4.17 acres

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

ACCESSIBILITY: Access is via Asheville Highway, a median-divided major arterial with a pavement width of 23 ft within a 150-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Sinking Creek East

► **PRESENT ZONING:** A (Agricultural)

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - CA (General Business)

South: Rural residential - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural), CA (General Business)

West: Transportation/communications/utilities, office - A (Agricultural) in the county, C-G-1 (General Commercial) in the city

NEIGHBORHOOD CONTEXT: This area is comprised of commercial uses along Asheville Highway, with residential uses located along lateral roads.

STAFF RECOMMENDATION:

► **APPROVE the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and surrounding 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since 2000, changes and development in this area along Asheville Highway have been for commercial use, which services nearby residential development.
2. Recent rezonings in the area include 7-M-25-RZ and 6-T-24-RZ, which have both been to the PR zone at densities of 4.5 du/ac and 12 du/ac, respectively.

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

1. The CA zone is for general retail business and services, and allows for a variety of uses including residential development. It is compatible with existing County zoning in the area which includes CA, A (Agricultural), and PR (Planned Residential). Parcels in the vicinity which are zoned A are largely developed with residential uses. The CA zone is also compatible with adjacent City of Knoxville zoning C-G-1 (General Commercial), which is intended to provide for a heterogeneous mix of uses along corridors.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The subject parcel is located along a major arterial which has been identified as a commercial corridor. The CA zone allows for uses which are compatible with those currently existing in the area, and requires use on review approval for those uses which could be negatively impactful.

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 CA zone is partially related to the CMU (Corridor Mixed Use) placetype designated to the property. Partially related zones must meet one of the additional criteria laid out in Appendix H. The proposed CA zone is consistent with the existing zoning of adjacent sites.
2. This parcel is within the area of the East County Community Plan, which identifies Asheville Highway as a development corridor.
3. Asheville Highway is a major arterial divided highway with two lanes in either direction as well as turn lanes at lateral intersections. Development of this lot under the CA zone would not generate negatively impactful traffic.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 12/8/2025. 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.