



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 11-H-25-RZ

AGENDA ITEM #:

11-A-25-PA

AGENDA DATE: 11/13/2025

► **APPLICANT:** TINDELL'S BUILDING SUPPLY

OWNER(S): Tindell's Building Supply Tindell's Inc.

TAX ID NUMBER: 28 046, 048 (PORTION OF)

[View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 7751 NORRIS FRWY (7747 FREEWAY HEIGHTS DR)

► **LOCATION:** Northwest and southeast side of Gordon Smith Rd, southwest of Norris Freeway

► **TRACT INFORMATION:** 2.33 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gordon Smith Road, a minor collector with a pavement width of 20 ft within a 40-ft right-of-way, and Freeway Heights drive, a local street with a pavement width of 16 ft within a 20-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **PRESENT PLAN DESIGNATION/ZONING:** / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** / CA (General Business)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this would be an extension of both.

HISTORY OF ZONING REQUESTS: A request to rezone parcel 028 046 from A (Agricultural) to CB (Business and Manufacturing) was denied in November 1999 (11-D-99-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Office, single family residential, rural residential - CA (General Business), A (Agricultural)

South: Commercial - I (Industrial)

East: Rural residential, single family residential - CB (Business and Manufacturing), A (Agricultural)

West: Commercial, agriculture/forestry/vacant land CA (General Business), CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This area is comprised of commercial warehousing and distribution facilities

as well as residential uses. Residential uses are a mix of single family dwellings and attached dwellings units.

STAFF RECOMMENDATION:



COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls 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.