

# REZONING REPORT

▶ **FILE #:** 4-Q-26-RZ

**AGENDA ITEM #:** 39

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): First Bank

TAX ID NUMBER: 103 M B 00101

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 AWARD WINNING WAY

▶ **LOCATION:** **Terminus of Award Winning Way, south of Hardin Valley Rd**

▶ **APPX. SIZE OF TRACT:** **7.97 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Award Winning Way, a private local street with two lanes and a landscaped median within a 52-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

▶ **CURRENT ZONING:** **BP (Business and Technology Park), OB (Office, Medical and Related Services), TO (Technology Overlay)**

▶ **REQUESTED ZONING:** **PC (Planned Commercial), TO (Technology Overlay)**

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

▶  
EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: In 1990 part of the property was rezoned from A (Agricultural) to SP (Scientific Production) (4-J-90-RZ). In 2007 part of the property was rezoned from A, TO (Technology Overlay) to BP (Business and Technology), TO (1-E-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, agriculture/forestry/vacant land - BP (Business Park), TO (Technology Overlay)

South: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

East: Multifamily residential - OB (Office, Medical, and Related Services), TO (Technology Overlay)

West: Agriculture/forestry/vacant land - OB (Office, Medical, and Related Services), PR (Planned Residential) up to 0.5 du/ac, PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: Pellissippi State Community College lies across the street from the subject property, and there is a mix of commercial and office uses near the Hardin Valley Road and Pellissippi Parkway interchange 0.7 miles to the east. The surrounding area predominantly features single family and multifamily subdivisions interspersed with undeveloped forested slopes.

**STAFF RECOMMENDATION:**

- ▶ **Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.**

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 COUNTY GENERALLY:

1. Most of the PC (Planned Commercial) zoning in the area was rezoned between 2004 and 2006.
2. There is a current capital improvement project to widen Hardin Valley Road from 3 lanes to 5 lanes.

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

1. It is not the intent of the PC zone to restrict potential development by limiting uses. Uses permitted shall include office, commercial services and light distribution centers.
2. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.15).
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE 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 PC zone has development standards intended to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. Additionally, the TTCDA Design Guidelines were created to achieve aesthetic quality and environmental conservation during site development.
2. The TTCDA Design Guidelines require a 100-ft minimum building setback for properties abutting a residential zone.
3. Most of the property was graded in 2008 for an approved office park of 6 buildings that was never built (6-B-07-UR). The southwest corner remains forested and undisturbed.

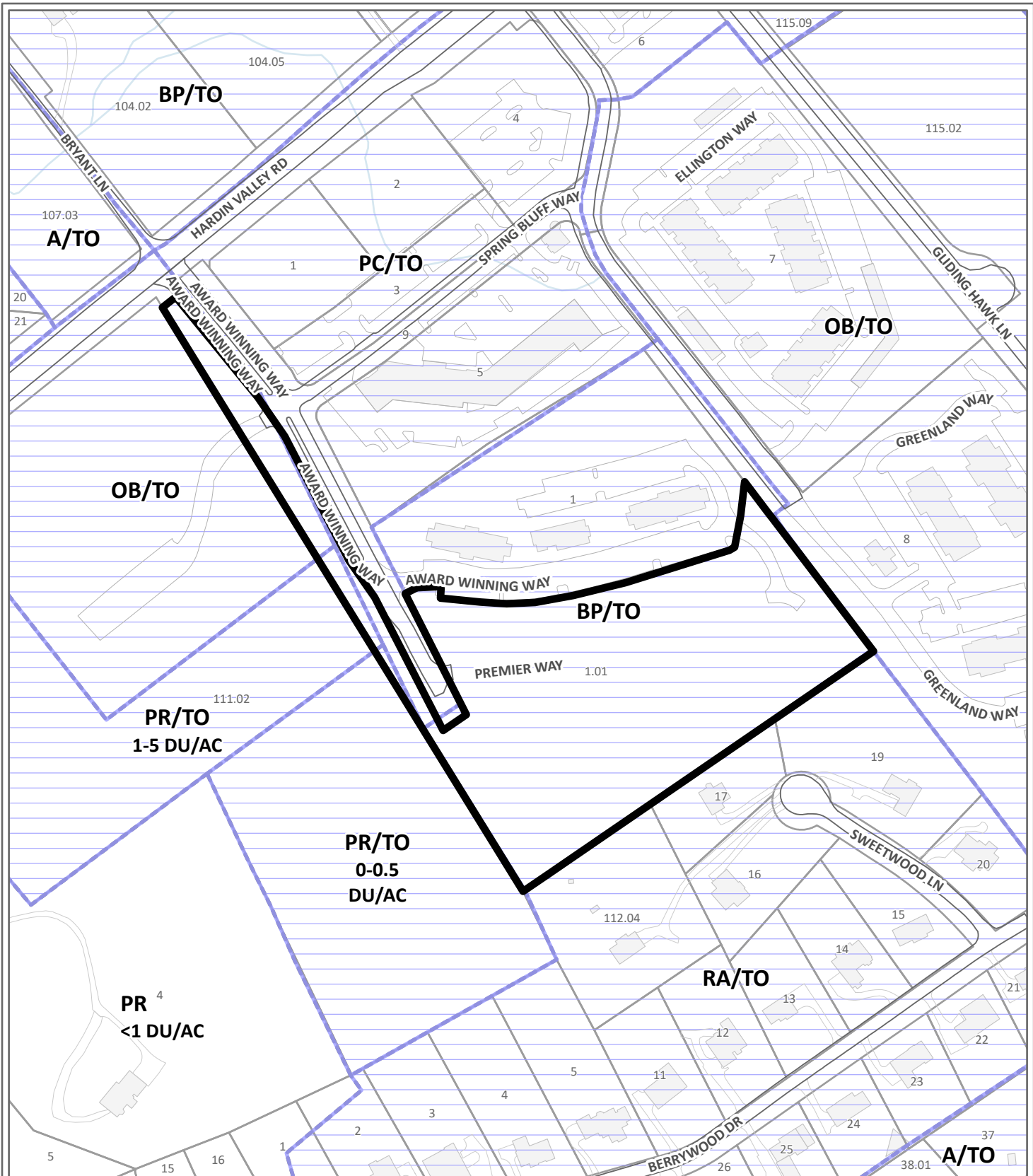
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is within the CMU (Corridor Mixed Use) place type and HP (Hillside Protection) area on the Future Land Use Map. The PC zone is listed as a partially related area to the CMU place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PC is compatible with the adjacent BP to the north and OB to the east.
2. Corridor Mixed-Use areas are primarily for commercial and office uses. The PC zone allows commercial, office and light industrial uses.
3. The proposed rezoning to PC aligns with Implementation Policy 3 of the Knox County Comprehensive Plan, to encourage infill and redevelopment of underutilized commercial land. The property was rezoned from A to BP in 2007, but has remained undeveloped. Both the BP and PC zones require development plan approval, but there's more flexibility in potential uses and design standards with the PC zone than the BP zone.
4. The subject property is within the Growth Policy Plan's Planned Growth Area, which encourages a reasonably compact pattern of development and promotes the expansion of the Knox County economy. The proposed PC zone does not conflict with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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**

**4-Q-26-RZ**

**Petitioner:** Taylor D. Forrester

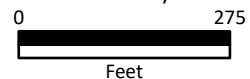


**From:** BP (Business and Technology Park), TO (Technology Overlay)

**To:** PC (Planned Commercial), TO (Technology Overlay)

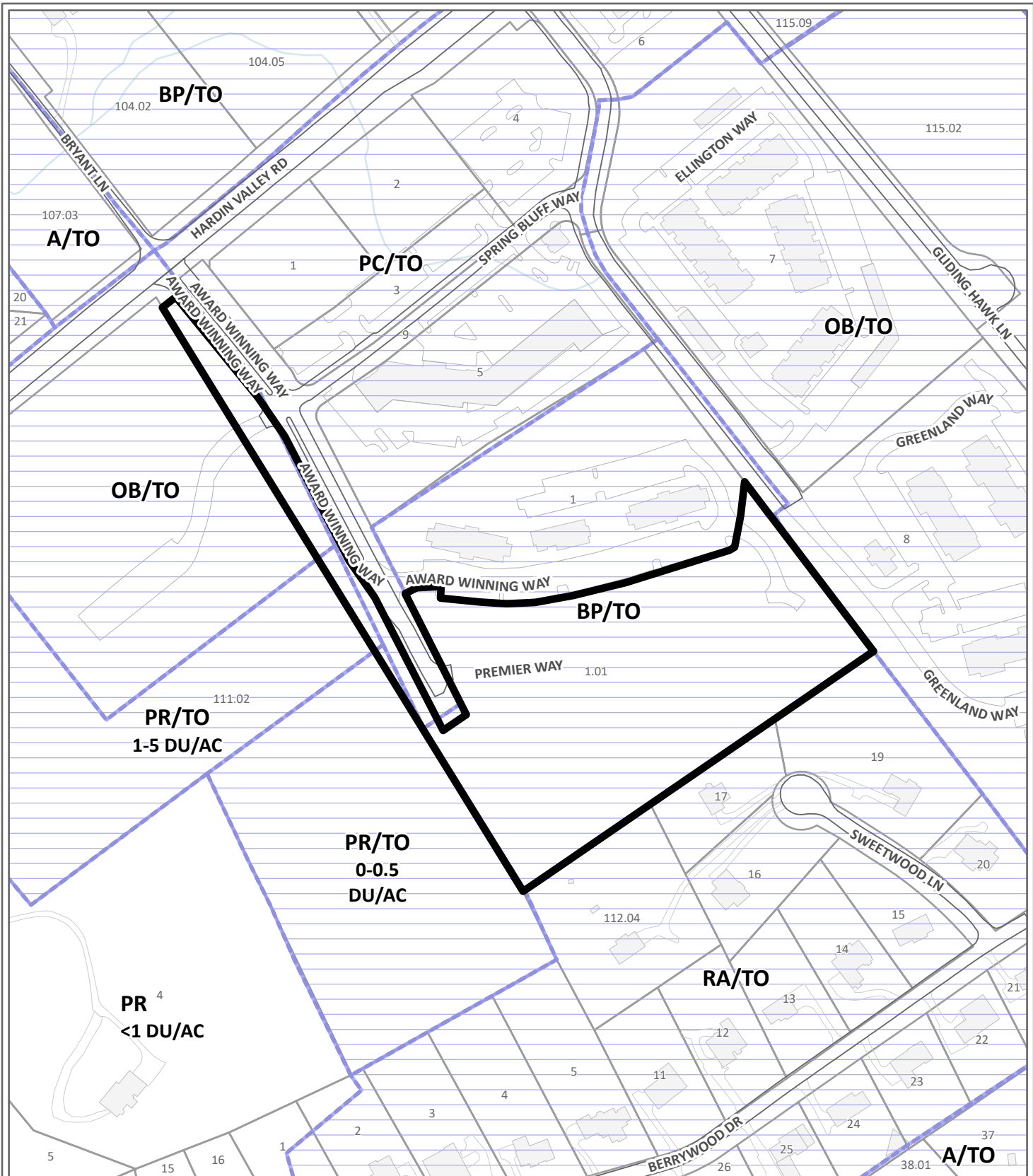
**Map No:** 103

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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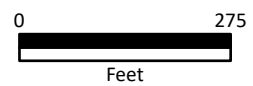
# Exhibit A. Contextual Images



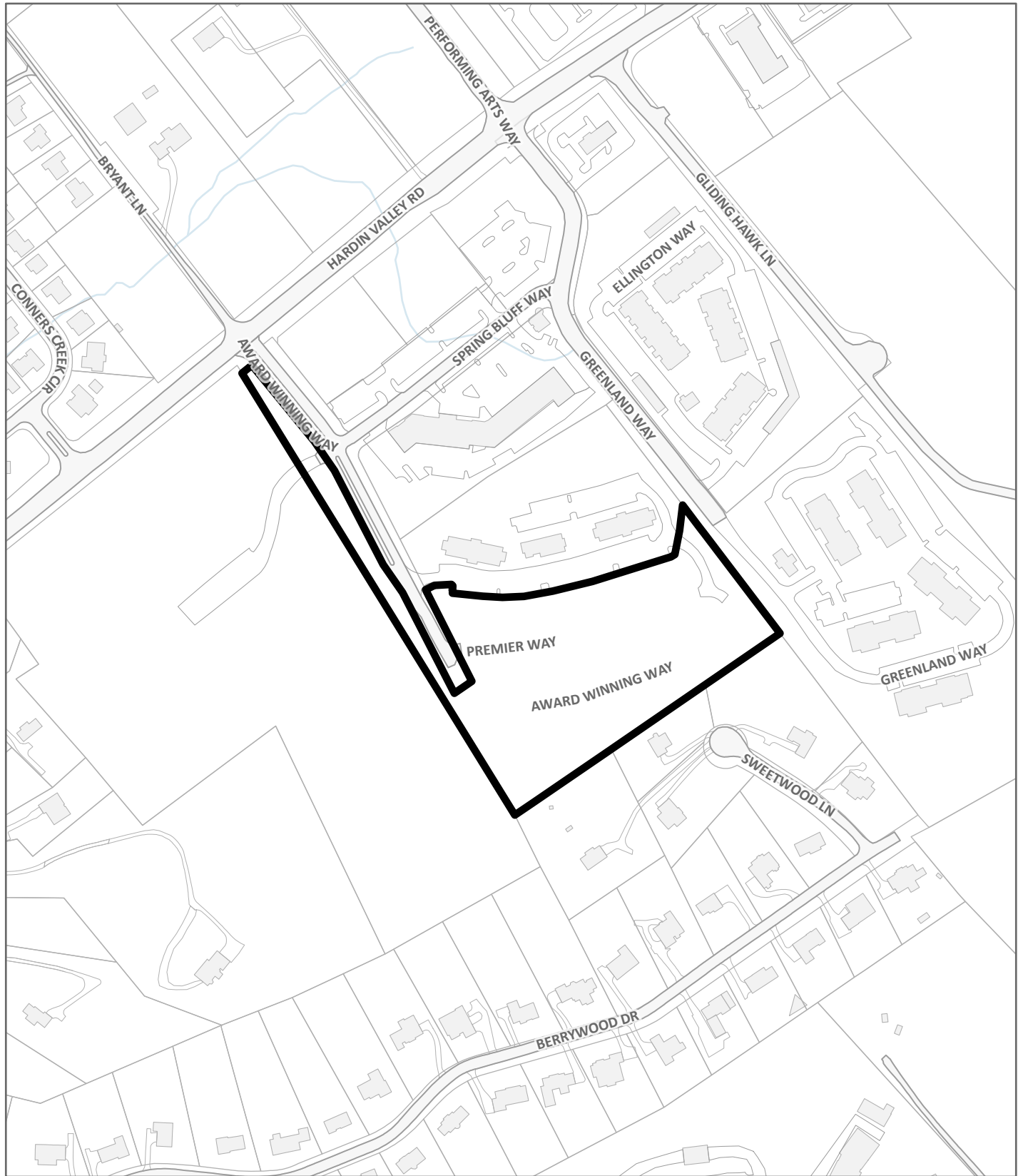
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

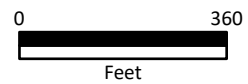


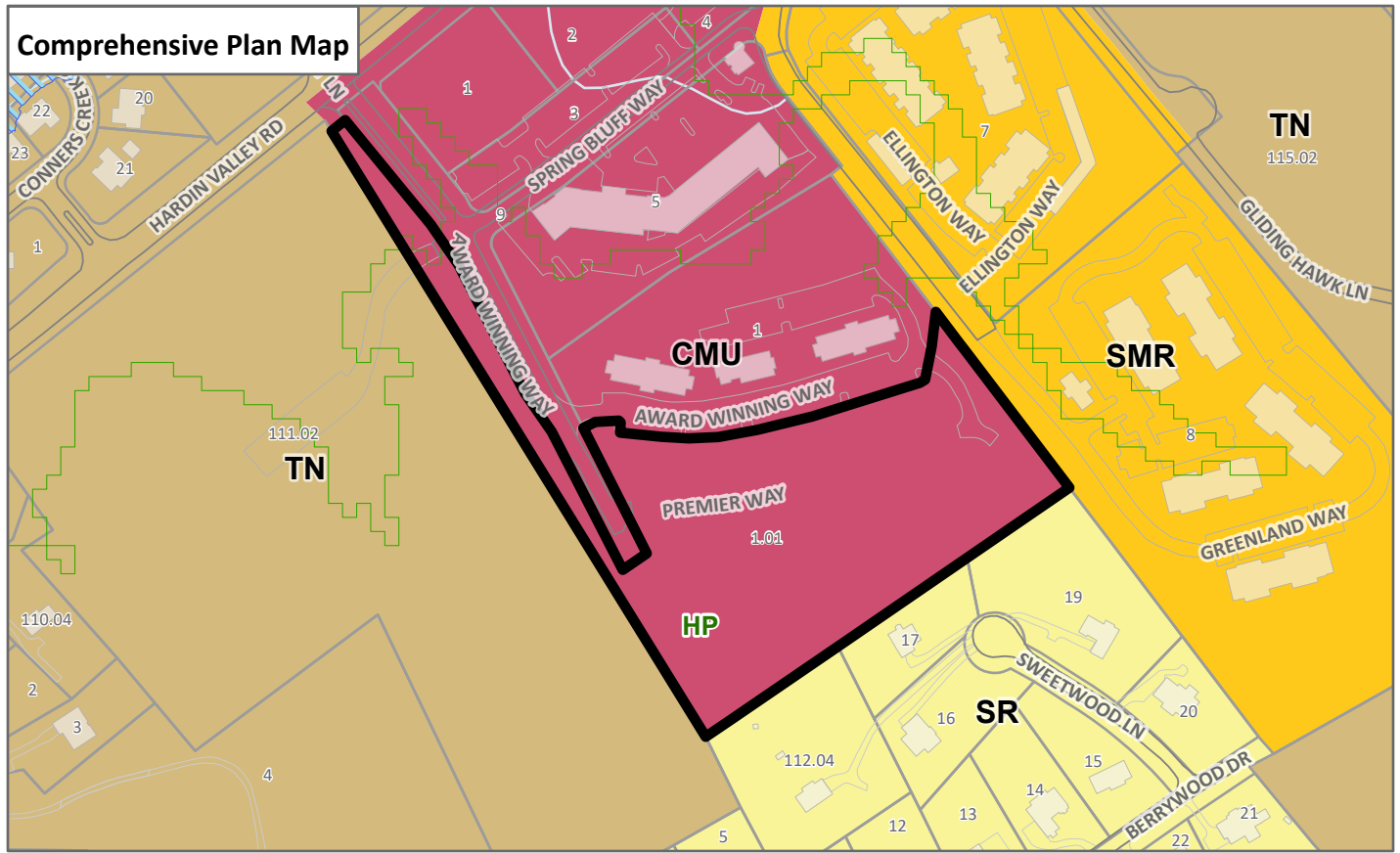
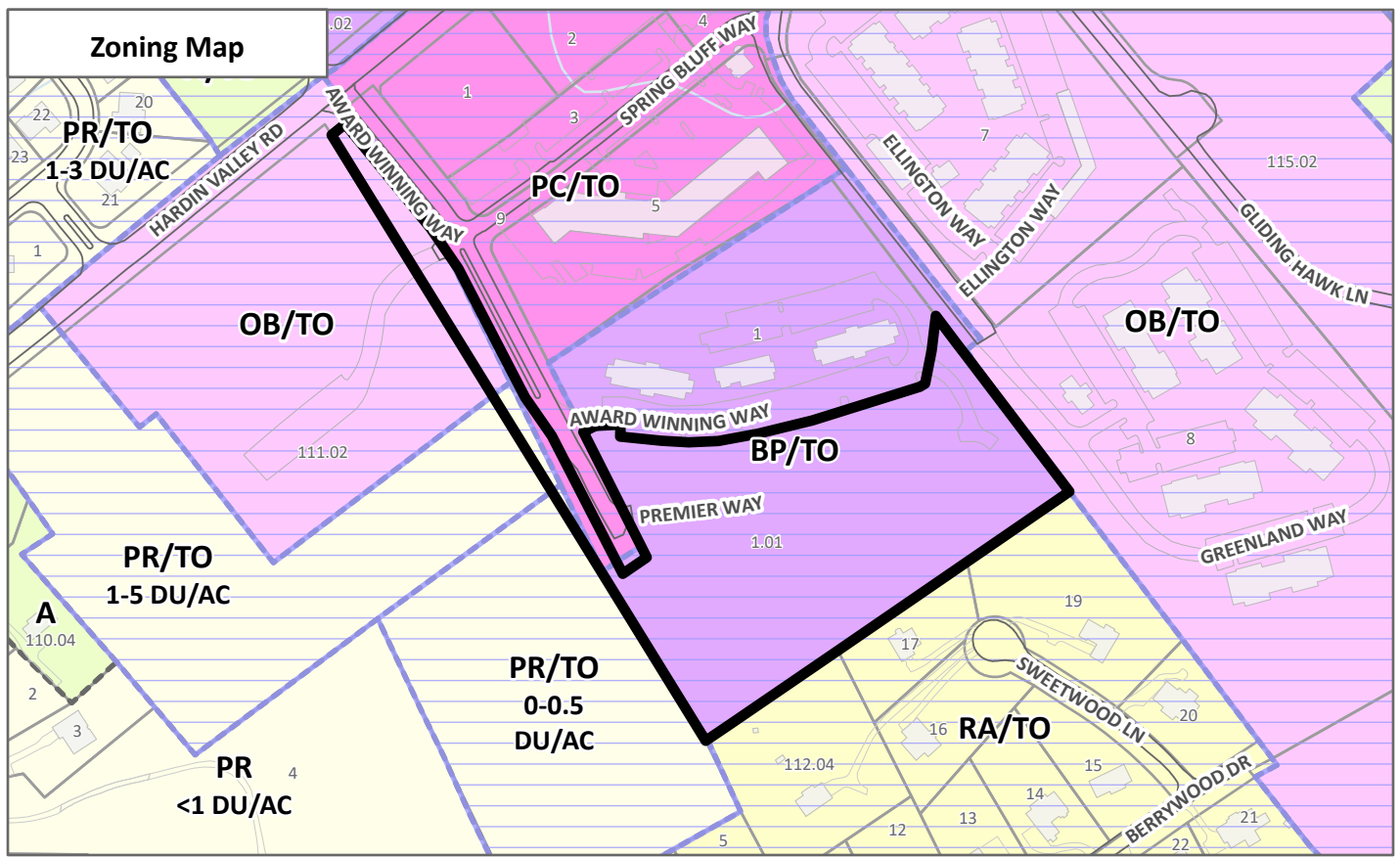
**LOCATION MAP**

**4-Q-26-RZ**



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS** **4-Q-26-RZ**

Case boundary

0 360

Feet

N

Existing Land Use Map

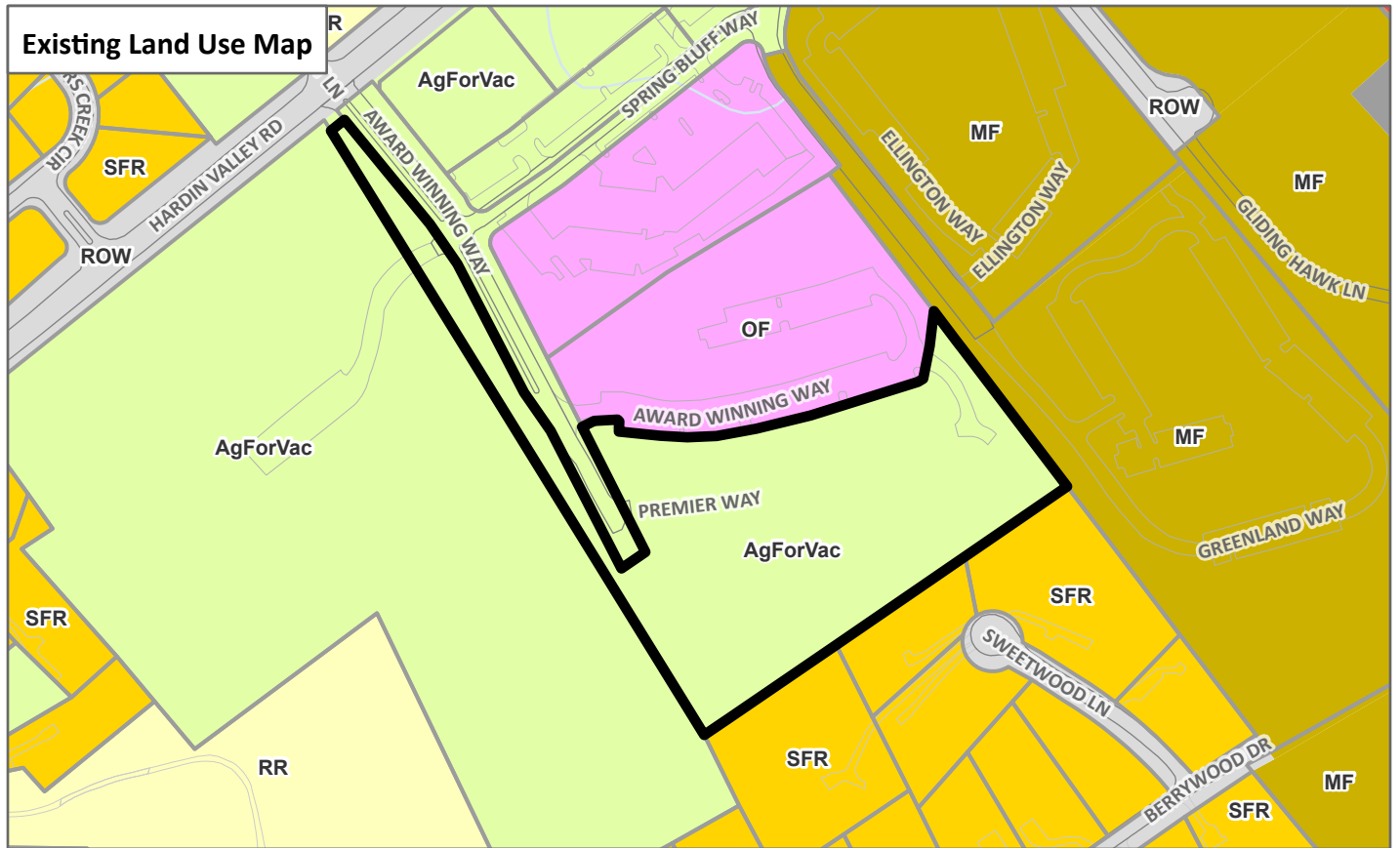
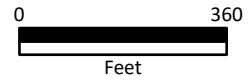


EXHIBIT A, CONTEXTUAL MAPS

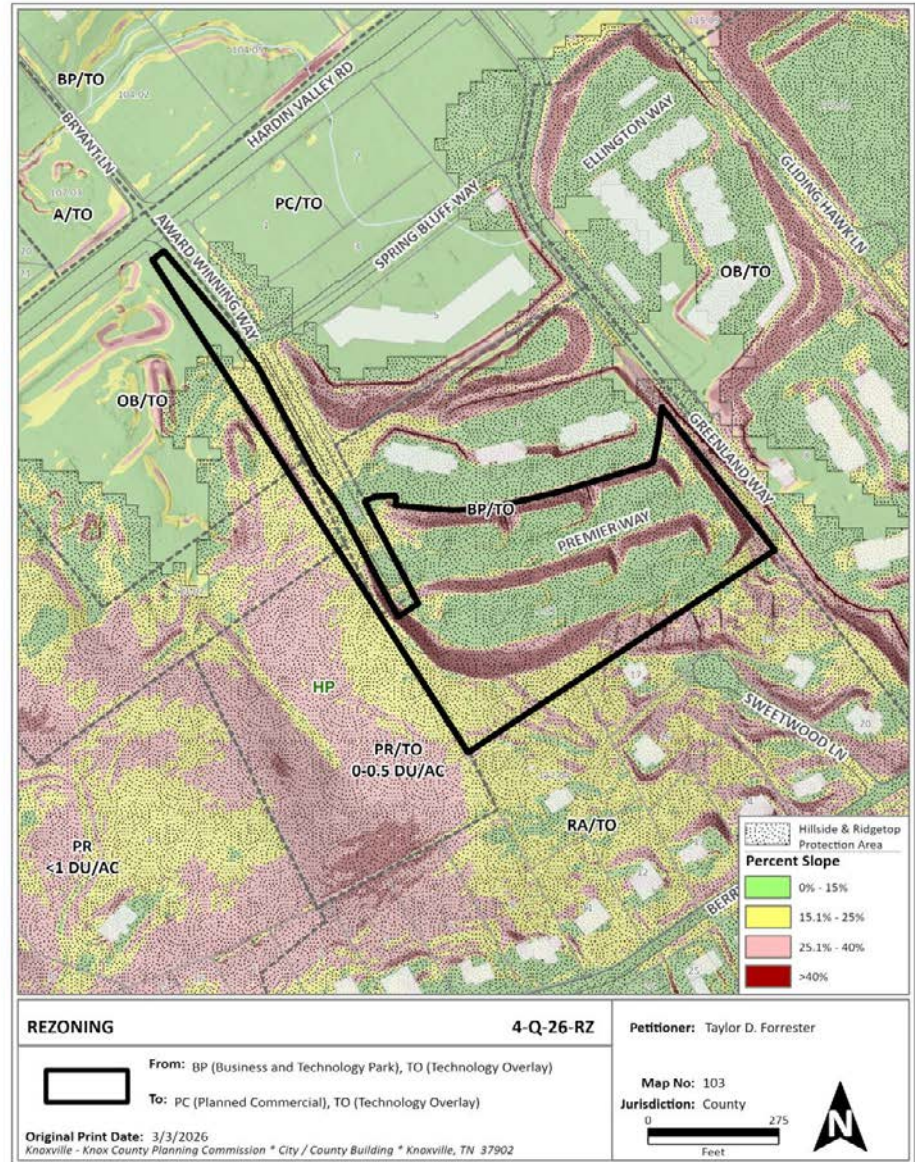
4-Q-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>7.97</b>		
Non-Hillside	0.30	N/A	
0-15% Slope	3.18	100%	3.18
15-25% Slope	1.97	50%	0.99
25-40% Slope	0.99	20%	0.20
Greater than 40% Slope	1.52	10%	0.15
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>7.67</b>	Recommended disturbance budget within HP Area (acres)	<b>4.52</b>
		Percent of HP Area	<b>58.9%</b>



# 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.

03/28/2026

04/10/2026

Date to be Posted

Date to be Removed

Taylor D.  
Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=United States of America, ou=Knox County, c=US  
Waters, P. C., e=tforrester@tkwatw.com  
Reason: I am the author of this document  
Location:  
Date: 2025.11.19 18:26:05-00

Taylor D. Forrester

Applicant Signature

Applicant Name

Date

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

Yes  No

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