

REZONING REPORT

▶ **FILE #:** 4-V-26-RZ

AGENDA ITEM #: 43

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): 6612 Clinton Hwy LLC

TAX ID NUMBER: 67 L B 011

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 6612 CLINTON HWY

▶ **LOCATION:** North side of Clinton Hwy, east side of Callahan Dr

▶ **APPX. SIZE OF TRACT:** 1.31 acres

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

ACCESSIBILITY: Access is via Clinton Highway, a state-owned median-divided major arterial within a right-of-way width that varies from 129-181 ft. Access is also via Callahan Drive, a median-divided minor arterial within a right-of-way width that varies from 102-149 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District, Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Knob Fork

▶ **CURRENT ZONING:** PC (Planned Commercial)

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

▶ **EXISTING LAND USE:** Commercial

▶ EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: In 1989 the property was rezoned from CA (General Business) to PC (Planned Commercial) (2-F-89-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial - CA (General Business) in the County
South: Commercial - C-R-2 (Regional Commercial) in the City
East: Office - C-H-2 (Highway Commercial) in the City
West: Commercial - C-H-2 (Highway Commercial) in the City

NEIGHBORHOOD CONTEXT: The subject property lies along the Clinton Highway and Callahan Drive commercial and office corridors, which are flanked by single family and multifamily subdivisions.

STAFF RECOMMENDATION:

▶ **APPROVE the CA (General Business) zone because of changing conditions and compatibility with adjacent development.**

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Recent rezonings around the subject site have been from the PC zone to the CA zone in the County and the former C-4 (Highway and Arterial Commercial) district in the city, equitable now to the C-H (Highway Commercial) and C-R (regional Commercial) districts under the current code. (2-C-23-RZ, 7-B-13-RZ, 8-F-12-RZ).
2. Development of adjacent parcels under the former PC zone, including a large commercial site and the connection of Callahan Drive to Clinton Highway, precluded further commercial development in the area; the CA zone would align the subject site with nearby zoning changes and development which has occurred since the original application of the PC zone.
3. Improvements to Schaad Road have occurred, linking the residential area west of this intersection to the community commercial node.

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

1. Rezonings 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 subject site is at an active commercial crossroads which has been built out for some time; additionally, the uses permitted by the CA zone are compatible with those allowed in the existing PC zone.

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 proposed CA zone is compatible with surrounding zoning, which includes C-H and C-R in the City and CA and CB in the County.

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:

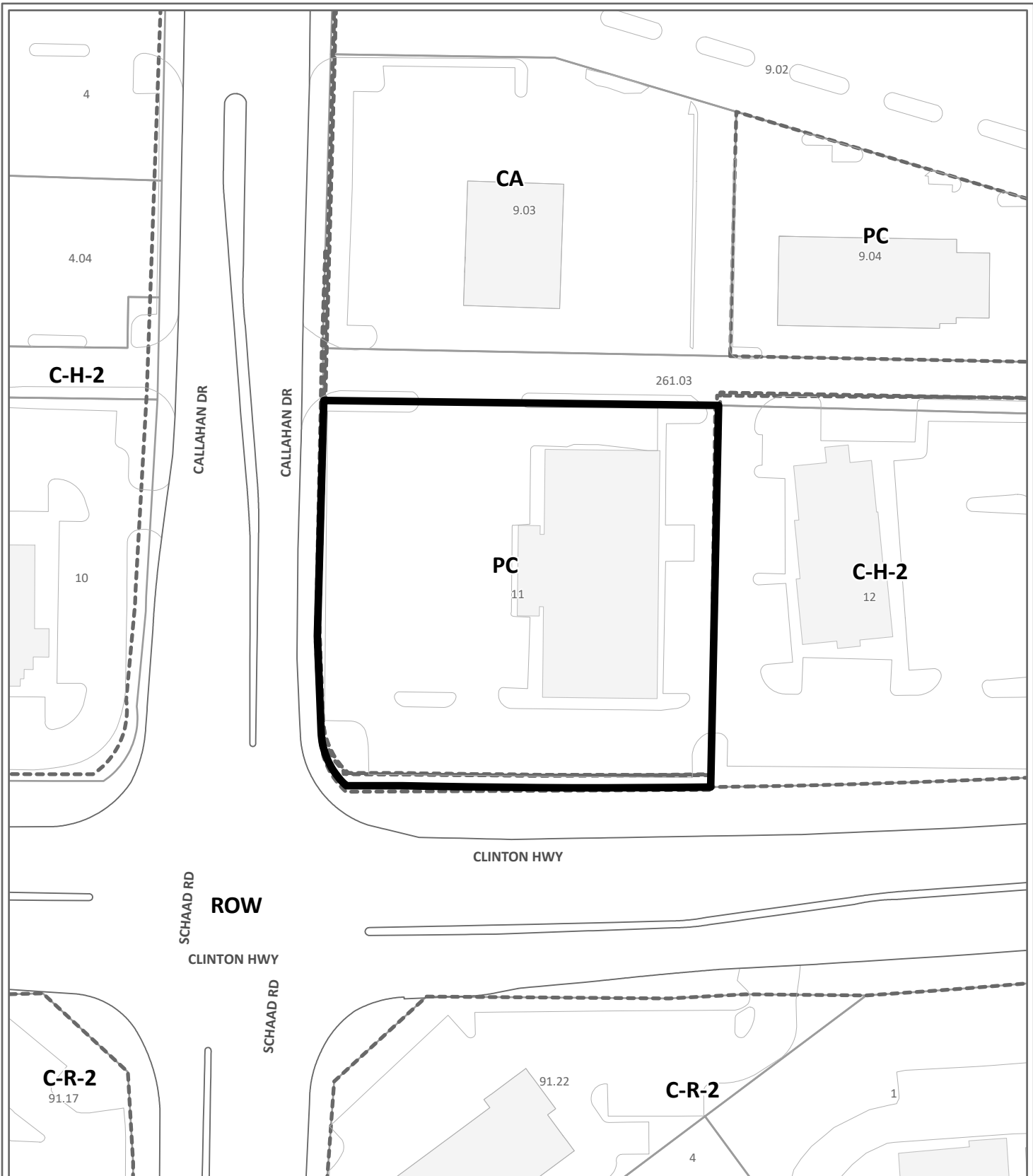
1. The subject site is located at the intersection of Clinton Highway, Callahan Drive, and Schaad Road, which are all classified as either minor or major arterial roads. Access is provided by an internal drive system within a larger commercial development.
2. The subject site is within the Urban Growth Boundary of the Growth Policy Plan, the purpose of which is to promote expansion of the Knoxville – Knox County economy and coordinate the actions of the public and private sectors with regard to public infrastructure.
3. The CA zone is directly related to the CC (Corridor Commercial) place type assigned to the subject site by the Knoxville County Comprehensive Plan.
4. Rezoning would support implementation policy 9.3, to focus growth in areas already served by adequate infrastructure.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

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-V-26-RZ

Petitioner: Benjamin C. Mullins

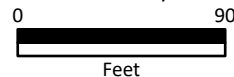


From: PC (Planned Commercial)

To: CA (General Business)

Map No: 67

Jurisdiction: County



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



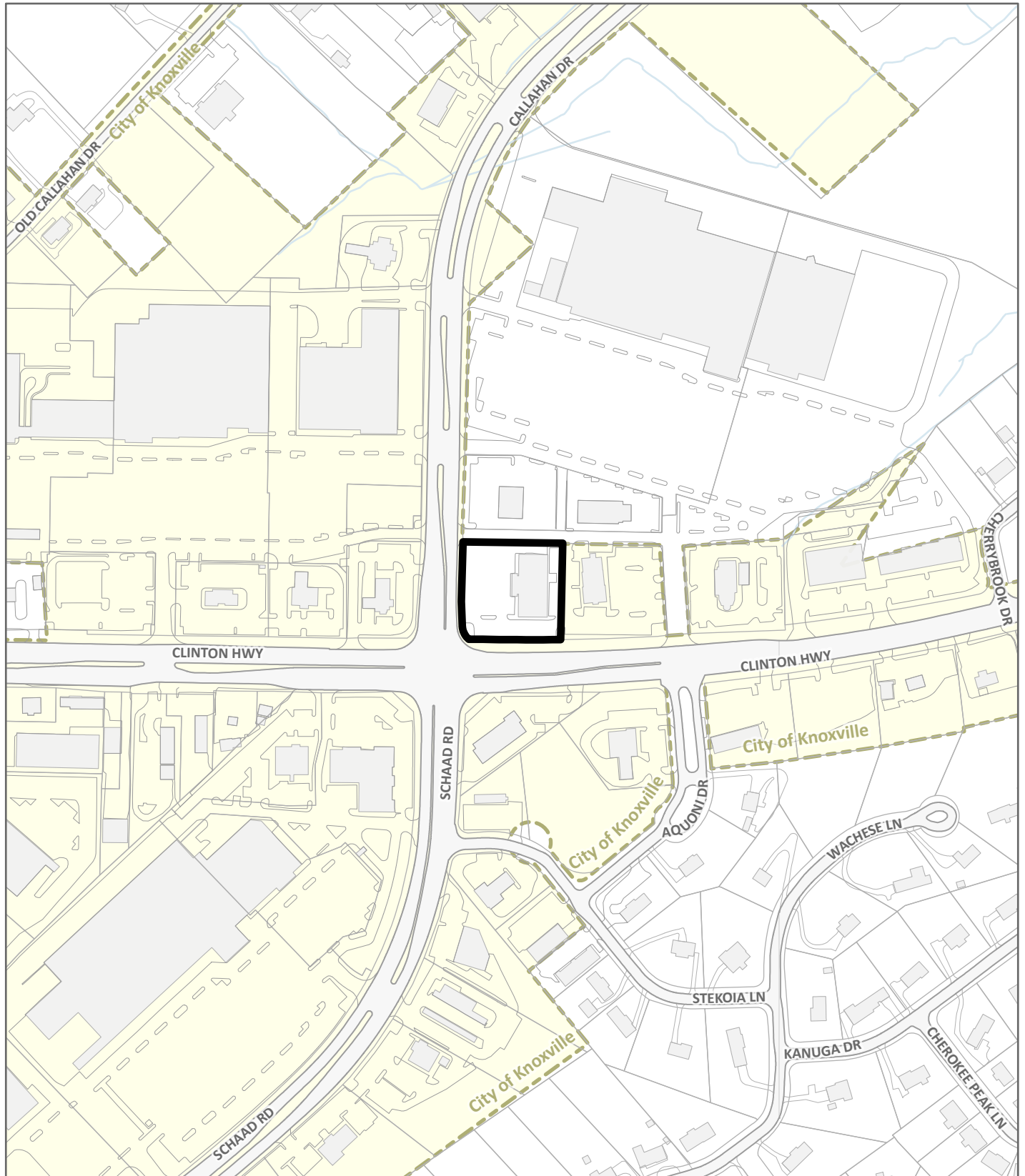
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

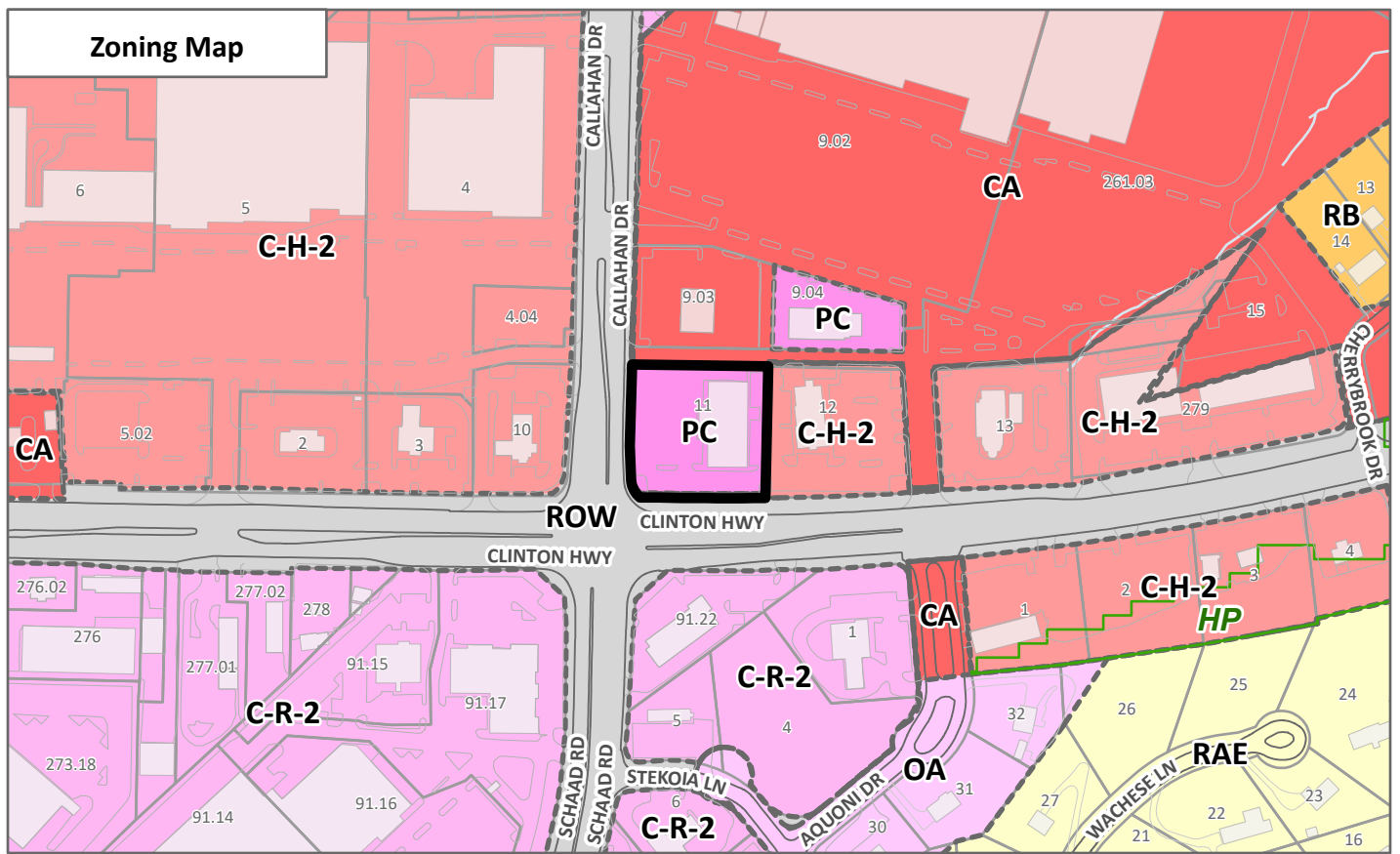
4-V-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

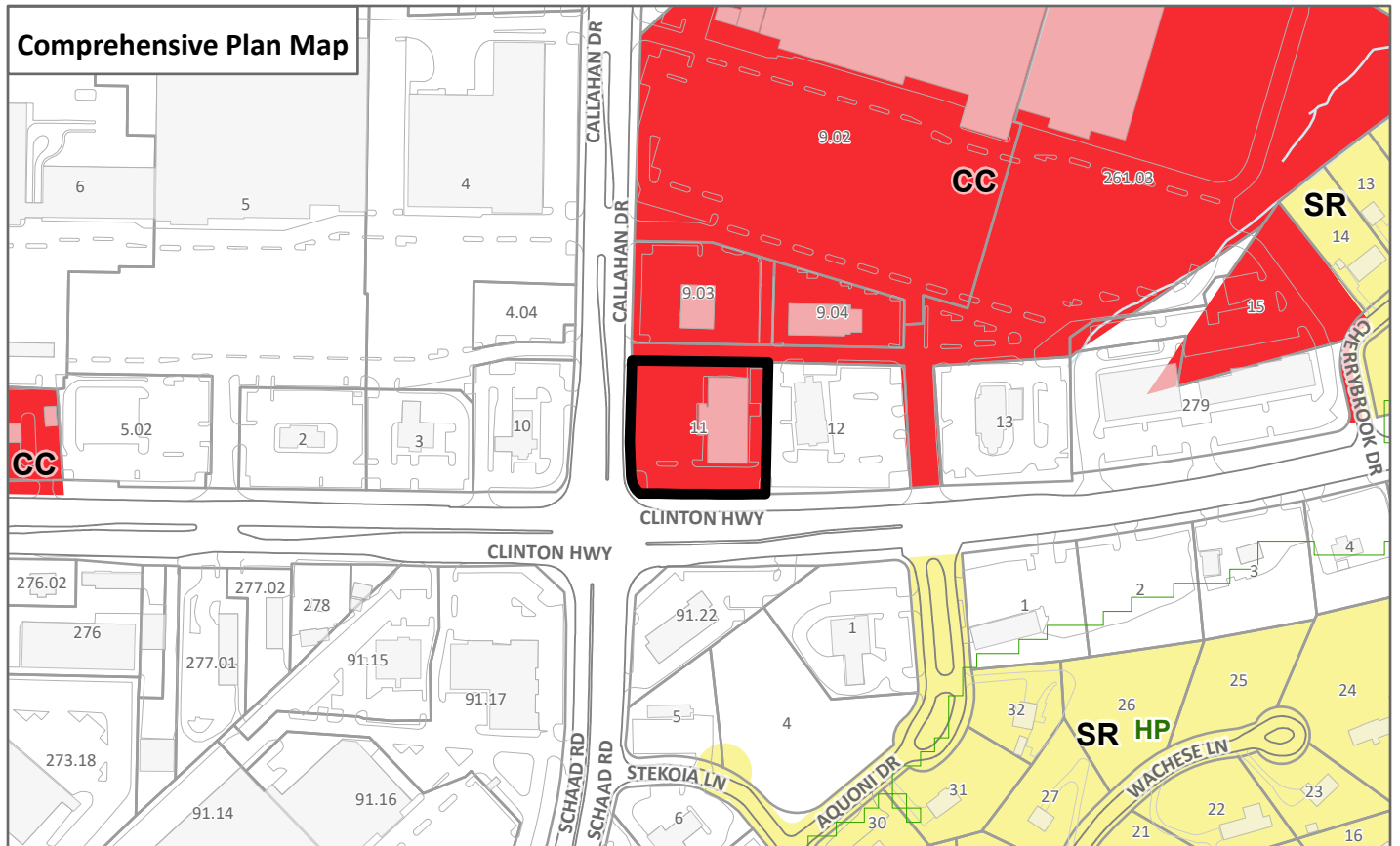


EXHIBIT A, CONTEXTUAL MAPS

4-V-26-RZ



Case boundary



Existing Land Use Map

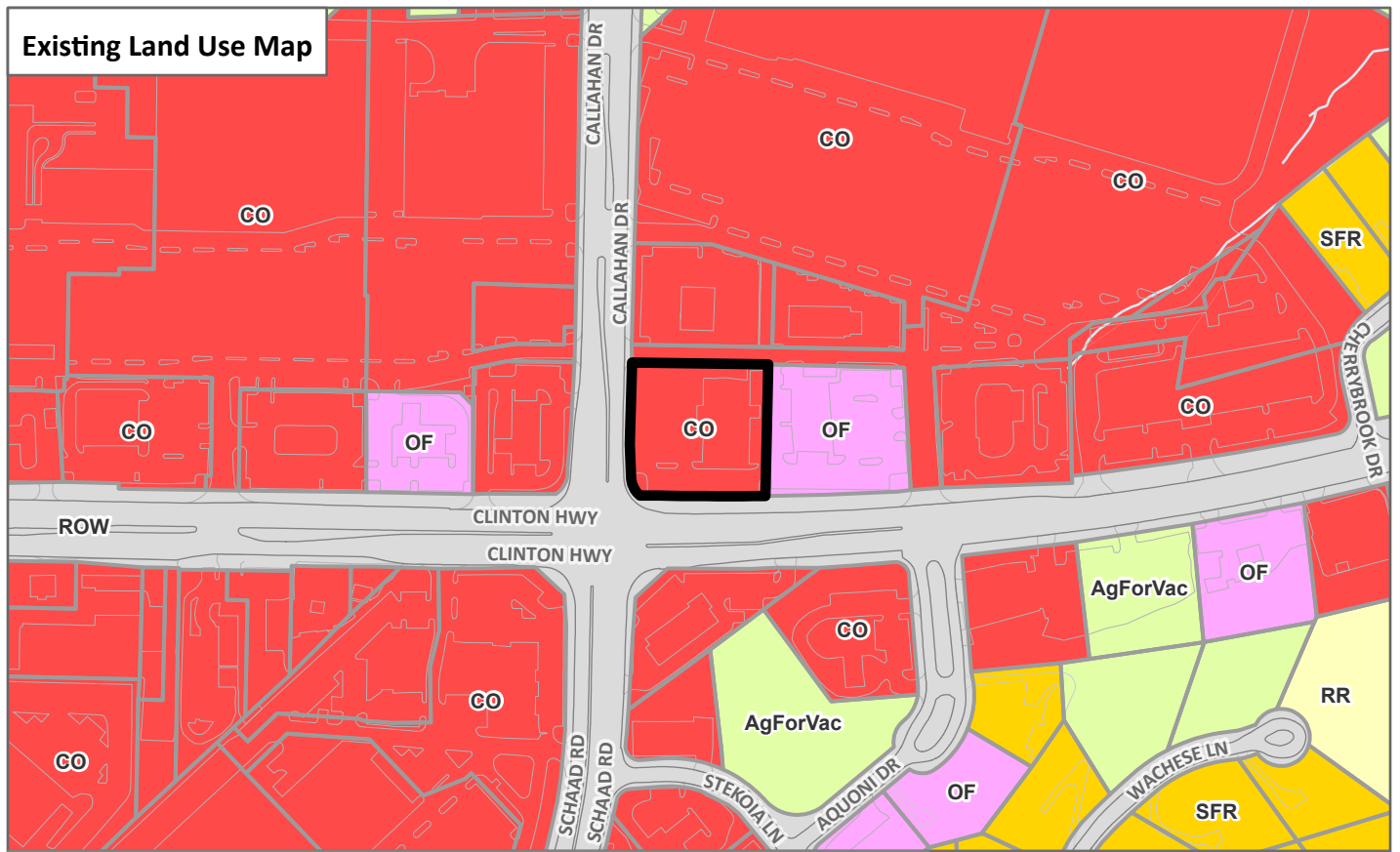
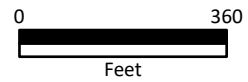


EXHIBIT A, CONTEXTUAL MAPS

4-V-26-RZ



Case boundary



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

Date to be Posted

04/10/2026

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

Benjamin C. Mullins

Applicant Name

2-23-26

Date