



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-C-26-DP

AGENDA ITEM #: 36

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** T. JUSTIN BUNTING, P.E.

OWNER(S): BKT Enterprises LP

TAX ID NUMBER: 141 075

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12759 PALESTINE LN

▶ **LOCATION:** East side of Palestine Ln, south side of I-75 Interstate

▶ **APPX. SIZE OF TRACT:** 27.67 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access would be via Palestine Lane, a local street with a pavement width of 20 ft within a right-of-way which varies between 40 ft and 50 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

▶ **ZONING:** PC(k) (Planned Commercial, with conditions), PC (Planned Commercial)

PLACE TYPE: CC (Corridor Commercial), RC (Rural Conservation), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Industrial (Manufacturing)

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: This property was rezoned in 2001 from A (Agricultural) to PC (Planned Commercial) (6-N-01-RZ).

SURROUNDING LAND USE AND ZONING: North: I-40 right-of-way - ROW (Right-of-way)

South: Agriculture/forestry/vacant land - PC (k) (Planned Commercial, with conditions)

East: I-40 right-of-way - ROW (Right-of-way)

West: Commercial, agriculture/forestry/vacant land - PC (Planned Commercial), A (Agricultural), PR (Planned Residential) up to 3 du/ac, CA (General Business)

NEIGHBORHOOD CONTEXT: This area near the I-40 interchange with N Watt Road has a mix of commercial, industrial, and residential uses and undeveloped lands.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a parking lot addition to a previously approved development plan, for a total of up to 250 trailer parking spaces, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.
3. Reforesting the disturbed area as shown on the landscape plan with no less than 600 seedlings, including the area that was disturbed for the previous approval. If soil conditions at the specified location do not allow planting, the seedlings may be planted in other portions of the site, subject to review and approval by the Knox County Engineering and Public Works Department.
4. Installing all required landscaping and reforestation within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Engineering and Public Works Department to guarantee such installation.
5. Ensuring that the development shall not exceed the disturbance shown on the site plan.
6. Ensuring that all new lighting fixtures are shielded so they are directed downward to the ground.

COMMENTS:

BACKGROUND: In 2006, the Planning Commission approved Southeastern Freight Lines' distribution center at this location for a two-phased development comprising 108 door docks and 142 trailer parking spaces (10-R-06-UR). Between 2007 and 2009, 87 door docks and 139 trailer parking spaces were constructed. A significant portion of the forested site was disturbed at that time, as evident in the 2008 aerial image.

In 2024, the Planning Commission approved an addition to the employee parking lot along with 68 additional trailer parking spaces (8-C-24-DP). Based on the findings of a geotechnical report for the required grading, a reduced pavement area is currently under construction, adding 40 full-size trailer parking spaces and 7 additional parking spaces in a slightly modified layout (Sheet C.2.0 – Existing Conditions).

The applicant now proposes an additional 70 parking spaces on the eastern side of the property, increasing the total to 249 full-size trailer parking spaces, each measuring 11' wide by 50' deep. In addition, a detention basin is proposed at the northeastern edge of the property.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC(k) (Planned Commercial) zone:

- A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
- B. The County Commission placed a condition on the PC zoning that included the adjacent southern parcel 141 079 (6-N-01-RZ). The condition to provide a buffer from the Saddle Ridge subdivision and Fox Run subdivision is specific to the adjacent parcel and is not related to the subject property.
- C. The administrative procedures for the PC zone require the Planning Commission to approve revised development plans for any changes, alterations, amendments, or extensions to the development plan. Approval of such changes may be granted if, in the opinion of the planning commission, the requested changes would be in keeping with the intent and provisions of this resolution. (Section 5.33.13 Administration (d).)

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

- A. The flatter, front portion of the property is designated as the CC (Corridor Commercial) place type, while the rear portion has the RC (Rural Conservation) place type with the HP (Hillside Protection) designation. Almost the entirety of the proposed trailer parking expansion and the detention basin is proposed within the RC and HP area.
- B. The RC place type generally aims to preserve at least 50 percent of a site as natural open space; however, there are no specific preservation requirements for commercial development. Including the previous approvals and the current request, the project retains approximately 40% of the CC area undisturbed and proposes reforestation of some disturbed areas to restore additional natural open space.
- C. The slope analysis recommends a maximum disturbance budget of 6.79 acres within the HP area (48.7% of 13.95 acres). Although the proposal will result in a total HP area disturbance of approximately 8.57 acres (61.4%), it aligns somewhat with the previous site disturbance evident in the 2008 aerial image.
- D. The Knox County Engineering and Public Works Department required reforestation of some areas for the ongoing phase (8-C-24-DP) for engineering stability. Similar reforestation will be required for the current proposal during the permitting process. The applicant proposes to reforest approximately 2 acres of the disturbed area, including the previous phase currently under construction, with 300 seedlings per acre on a 12'

by 12' grid (see reforestation notes on Sheet L.1.0 – Landscape Plan).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat. (Policy 7). – Although the project disturbs steep, forested slopes, reforestation is proposed to mitigate the disturbance. The recommended condition of approval to limit the disturbance as shown on the site plan aims to preserve the remaining forested lands of this property.

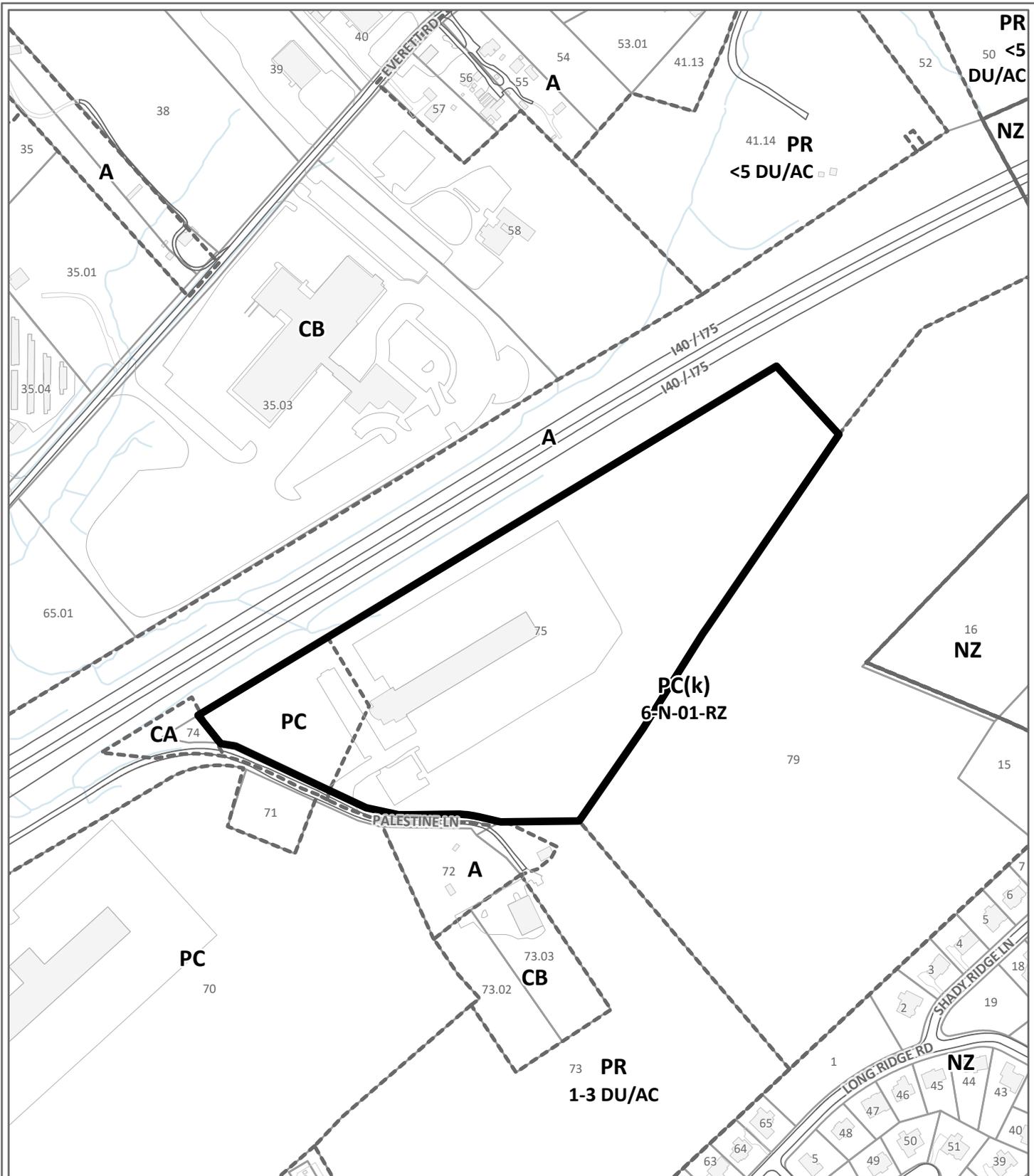
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

2-C-26-DP

Petitioner: T. Justin Bunting, P.E.



Parking lot expansion in PC(k) (Planned Commercial, with conditions), PC (Planned Commercial)

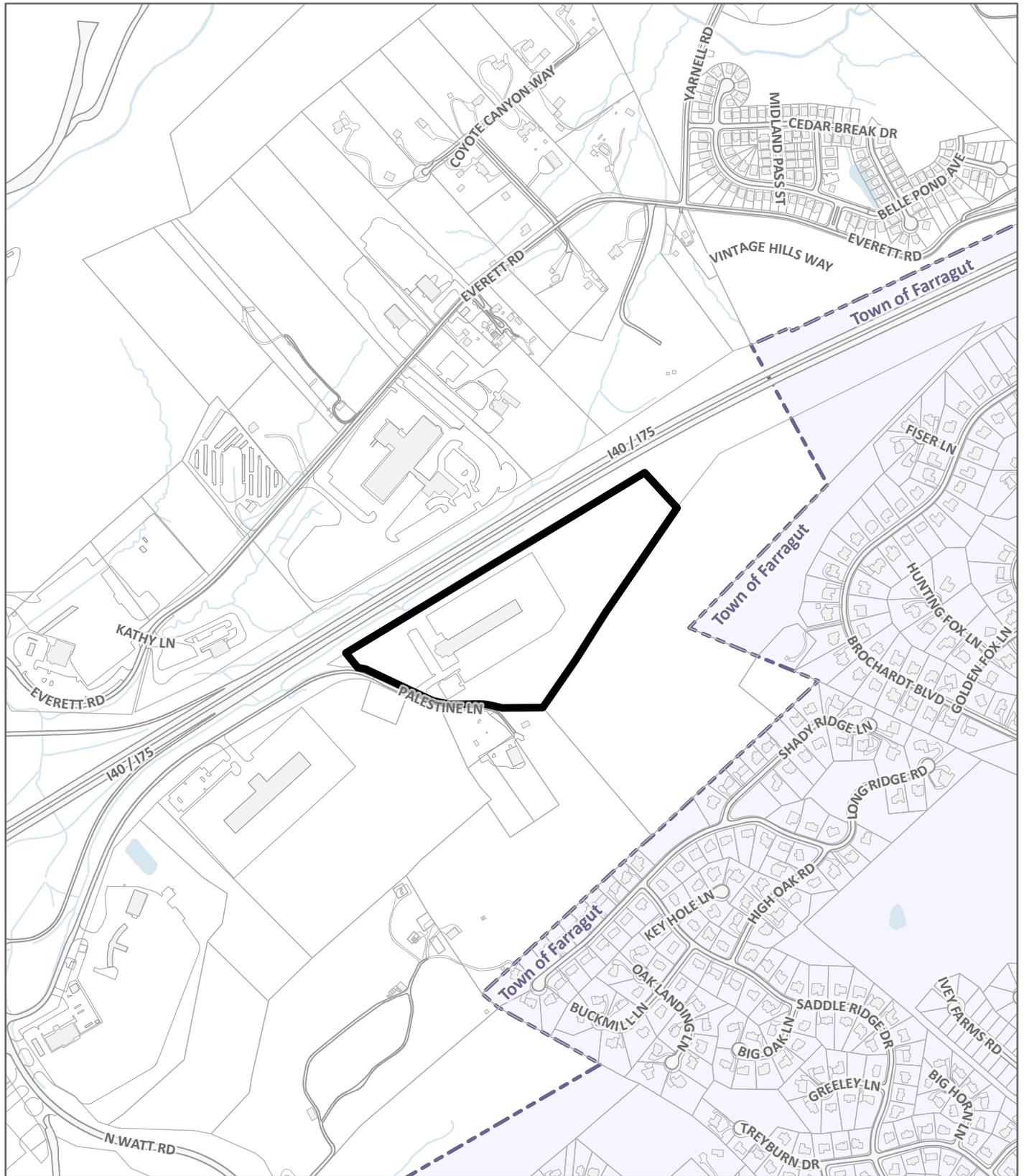
Original Print Date: 1/8/2026

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

Map No: 141
Jurisdiction: County



Exhibit A. Contextual Images



LOCATION MAP

2-C-26-DP



Case boundary

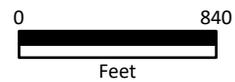


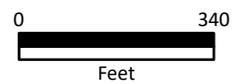
Exhibit A. Contextual Images



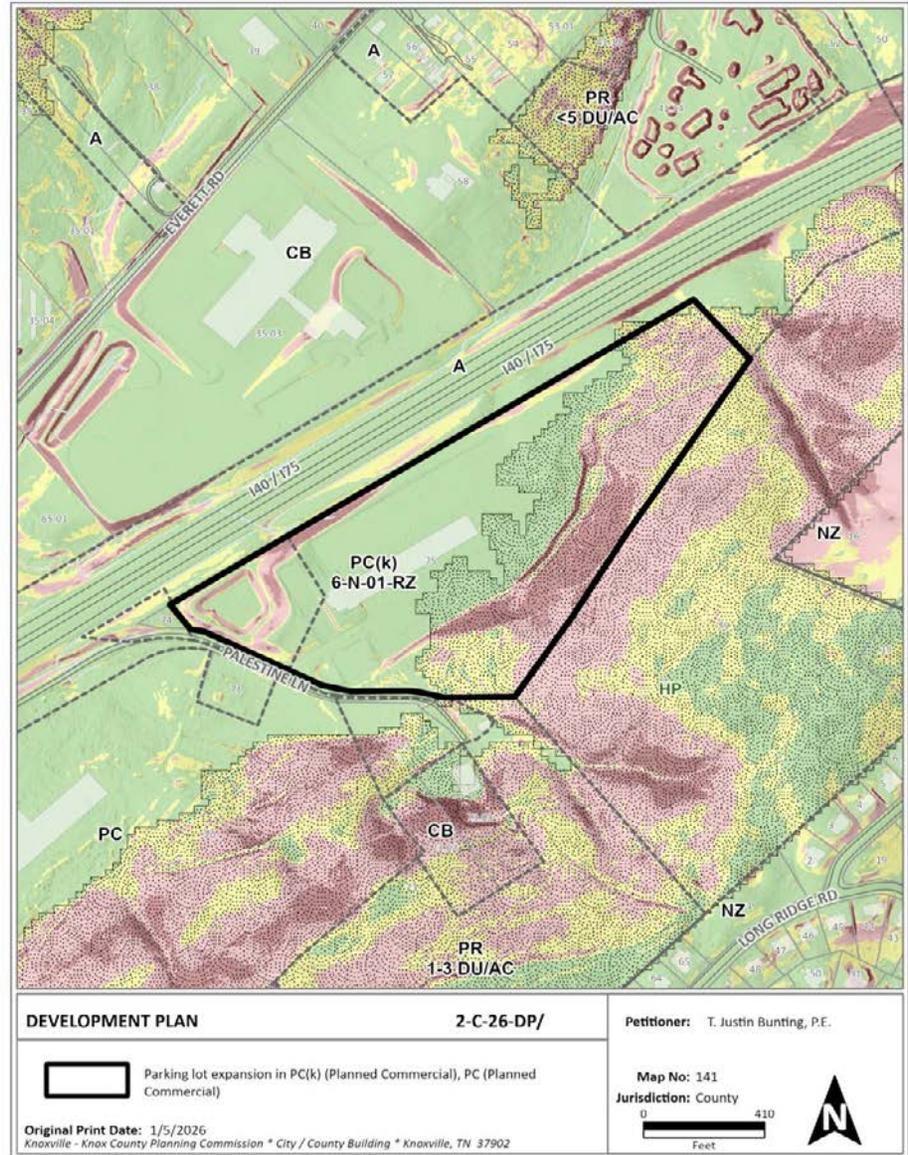
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	27.67		
Non-Hillside	13.72	N/A	
0-15% Slope	4.29	100%	4.29
15-25% Slope	2.75	50%	1.38
25-40% Slope	4.26	20%	0.85
Greater than 40% Slope	2.64	10%	0.26
Ridgetops			
Hillside Protection (HP) Area	13.95	Recommended disturbance budget within HP Area (acres)	6.79
		Percent of HP Area	48.7%



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.

~~1/29/2026~~ 01/31/2026

2/13/2026

Date to be Posted

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

T. Justin Bunting

Applicant Name

12/22/2025

Date