

# REZONING REPORT

▶ **FILE #:** 7-I-26-RZ

**AGENDA ITEM #:** 34

**AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** KEN BOWMAN

OWNER(S): Ken Bowman

TAX ID NUMBER: 104 18901

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9664 MIDDLEBROOK PIKE UTILITY EM PIKE

▶ **LOCATION:** Southwest side of Middlebrook Pike, southeast of Lovell Rd

▶ **APPX. SIZE OF TRACT:** 2.39 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a divided major arterial roadway with a pavement width which varies between 22.5 ft and 32 ft within a 115-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** A (Agricultural)

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

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Single family residential - OB (Office, Medical, and Related Services)

South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 16 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of detached and attached residential subdivisions with limited commercial and office uses along Middlebrook Pike and Schaad Road. Ball Camp Elementary School is approximately 0.25 miles to the north.

**STAFF RECOMMENDATION:**

▶ **Approve the CA (General Business) zone because it is consistent with the adopted plans and changing conditions in the area.**

**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. There has been a consistent trend in residential, commercial, and office development in the surrounding area since the early 2000s. Commercial and office development has been focused at the intersections of Lovell Road and Middlebrook Pike to the north, and Bob Kirby Road to the south. Approximately 400 feet to the north on Middlebrook Pike a children's day care facility is currently under construction.
2. Residential development has consisted of the Middleton Park single-family subdivision to the east, which was completed in 2016, and the Cove at Churchill Downs subdivision to the west, which was completed between 2021 and 2022.
3. The increase in residential and nonresidential uses along Middlebrook Pike supports consideration of the CA (General Business) zone at this location.

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

1. The CA zone is intended for general business and services.
2. 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 CA zone is compatible with the surrounding nonresidential zoning, which consists of properties zoned CA, OB (Office, Medical, and Related Services), and PC (Planned Commercial).

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 majority of the subject property is within the 100-yr FEMA floodplain (Exhibit B: FEMA Flood Map). All development within floodplains must comply with the Knox County Stormwater Management Ordinance to mitigate potential impacts on flooding and drainage.
2. The subject property abuts Plumb Creek to the south, which will require a stream buffer restricting construction and substantial alterations of the land. The stream buffer would provide additional separation between any nonresidential uses on the site and the abutting residential neighborhood.
3. The Knox County Zoning Ordinance also requires a Type A landscape buffer along all adjoining residentially zoned properties or those developed for residential uses (Article 4.10.11.B).

THE 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 property is designated CMU (Corridor Mixed-Use) in the Knox County Comprehensive Plan. The CMU place type is appropriate for moderate-scale walkable mixed-use development occurring along major corridors. The CA zone is partially related to the CMU place type.
2. Partially related zones require additional review criteria to be met. The proposed rezoning meets the first criterion, as the allowable uses in the CA zone align with the recommended land use mix for the CMU place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 4: Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. The subject property has direct access to Middlebrook Pike, a major arterial with sidewalks along the frontage that features a mix of residential, commercial, and office uses.
4. The rezoning is also aligned with the property's location within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonable compact pattern of development and promotes the expansion of the Knoxville-Knox County economy.

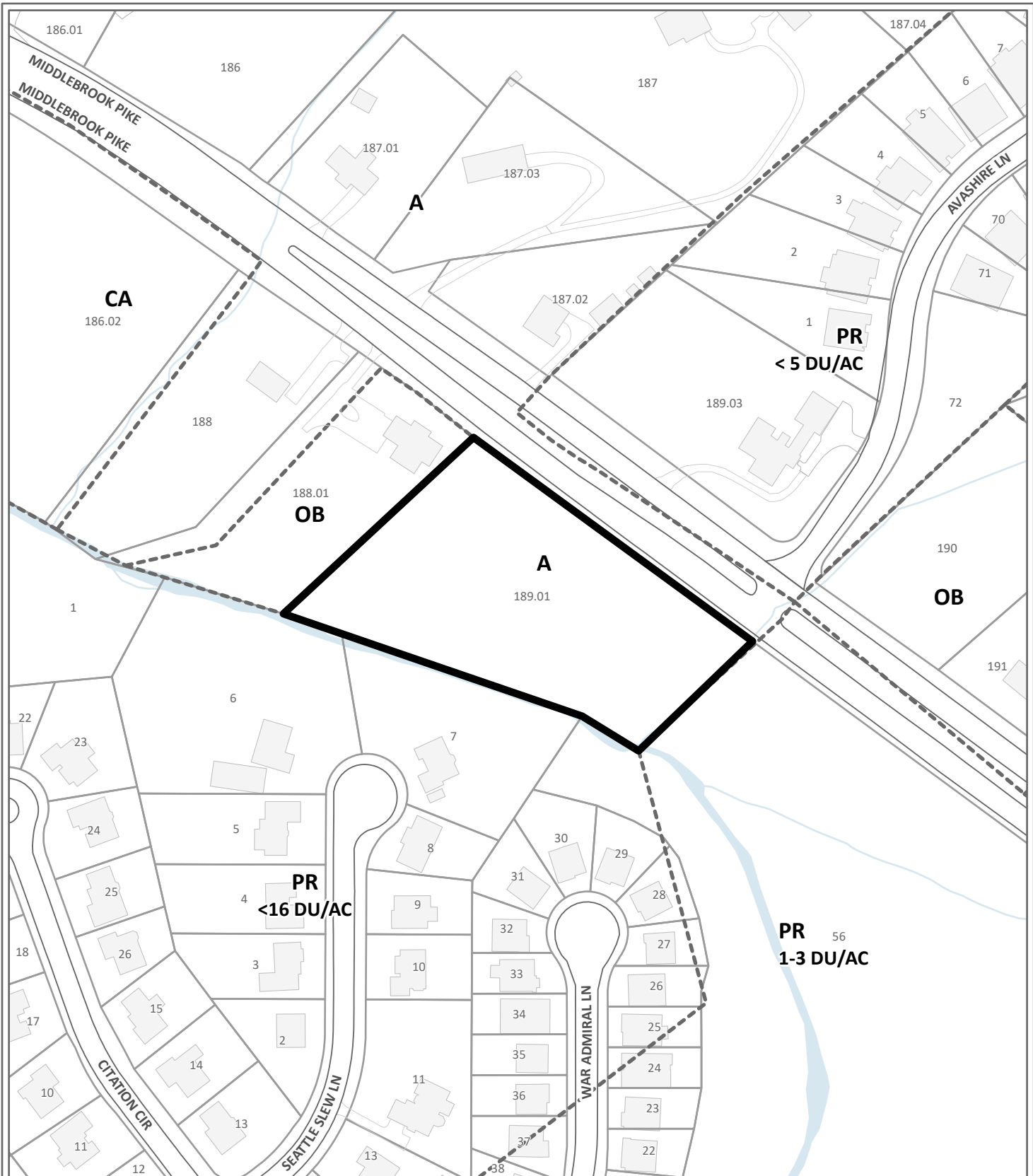
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ball Camp Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2026. 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**

**7-I-26-RZ**

**Petitioner: Ken Bowman**

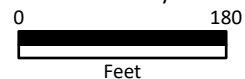


**From: A (Agricultural)**

**To: CA (General Business)**

**Map No: 104**

**Jurisdiction: County**



**Original Print Date: 5/29/2026**

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

# Exhibit A. Contextual Images



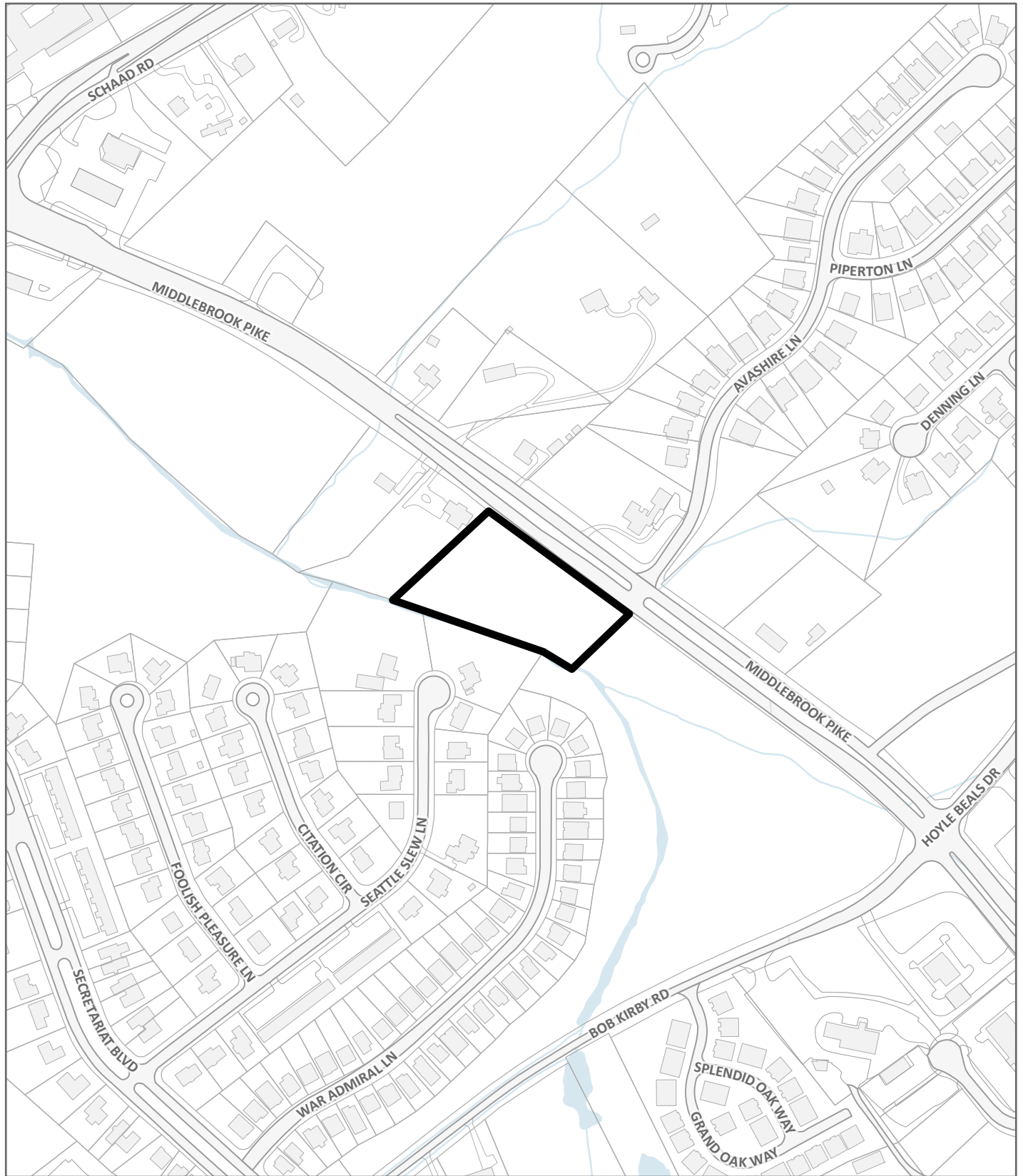
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



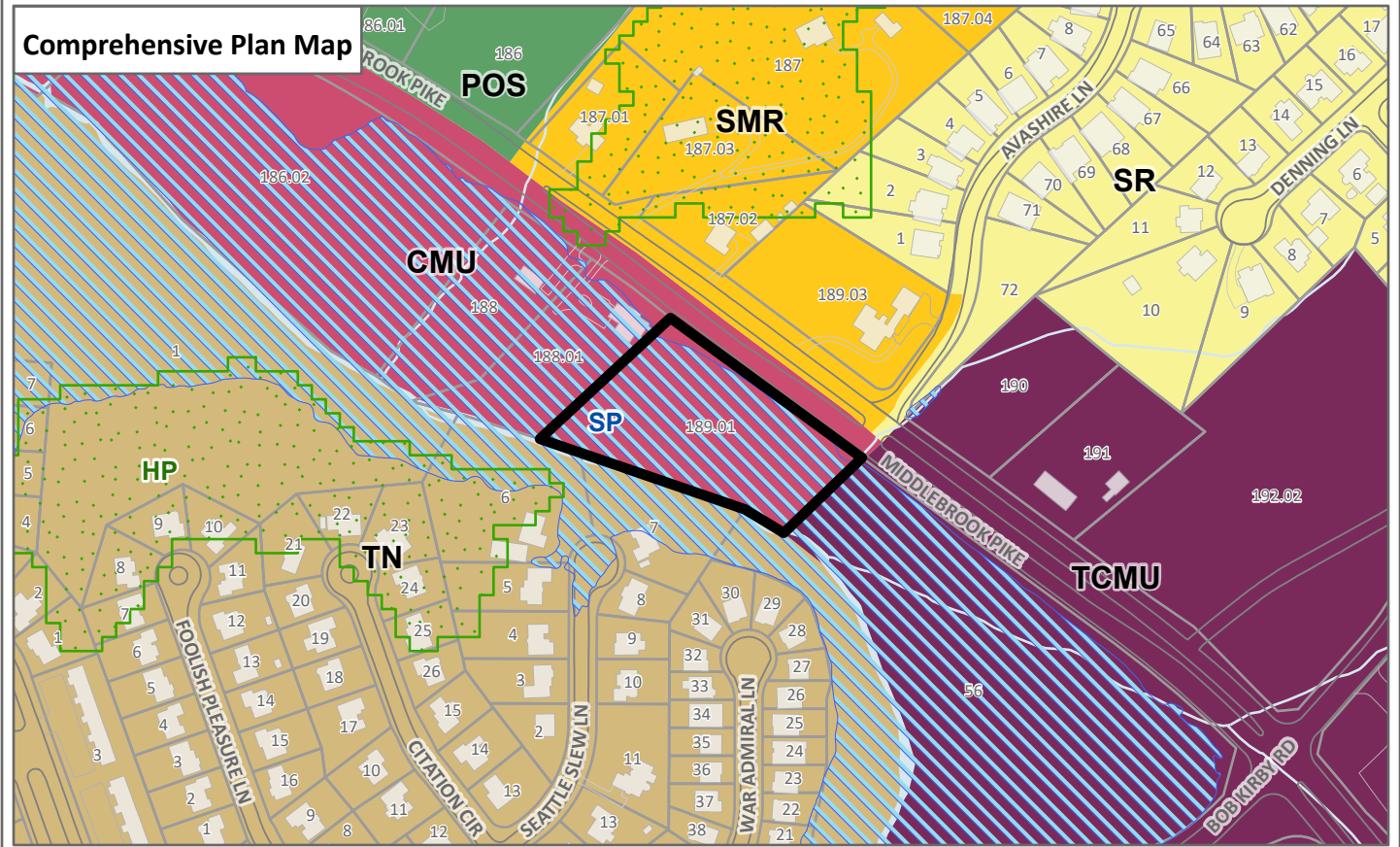
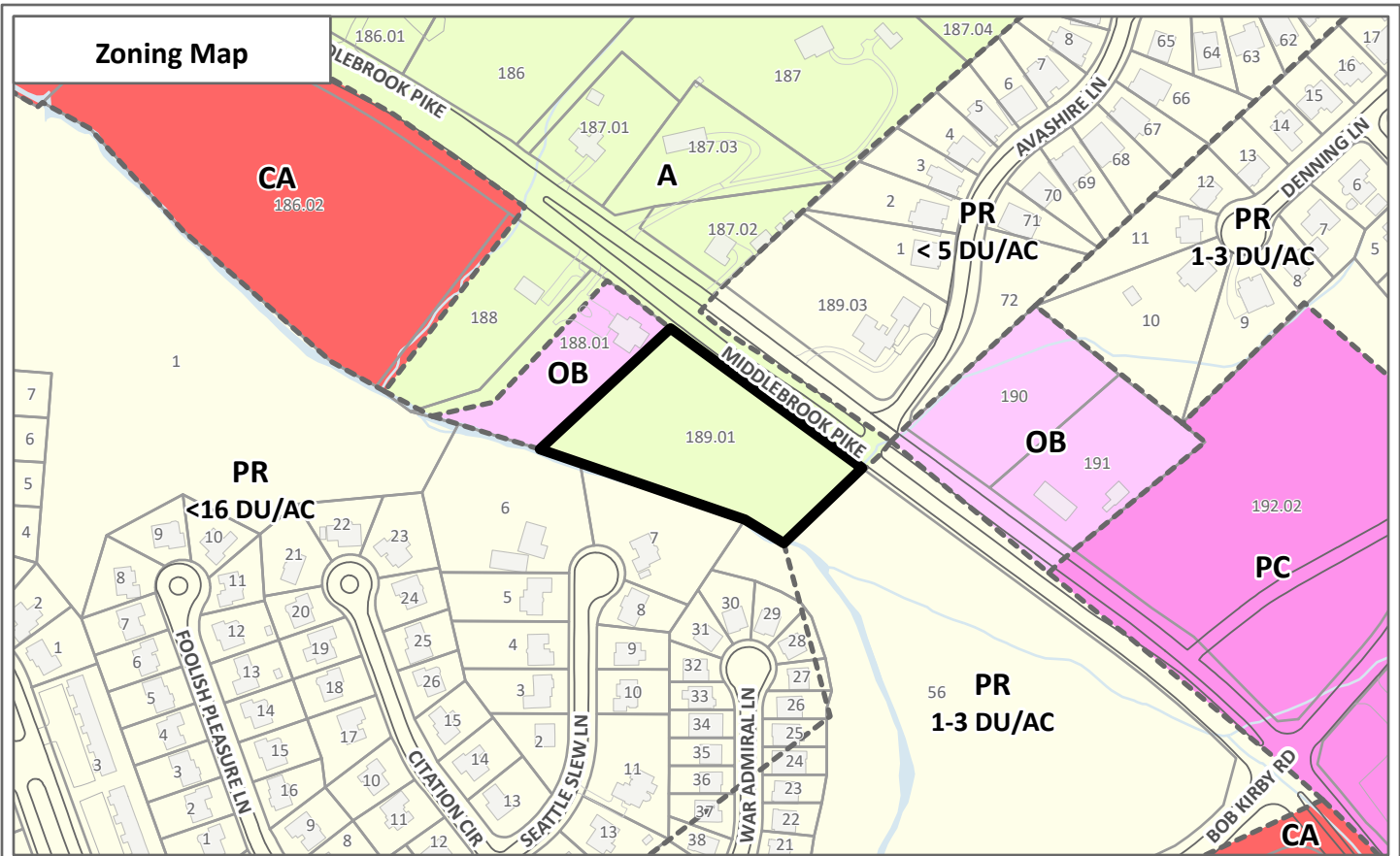
**LOCATION MAP**

**7-I-26-RZ**



Case boundary

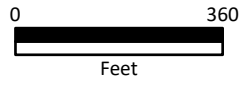




**EXHIBIT A, CONTEXTUAL MAPS**

7-1-26-RZ

 Case boundary



Existing Land Use Map

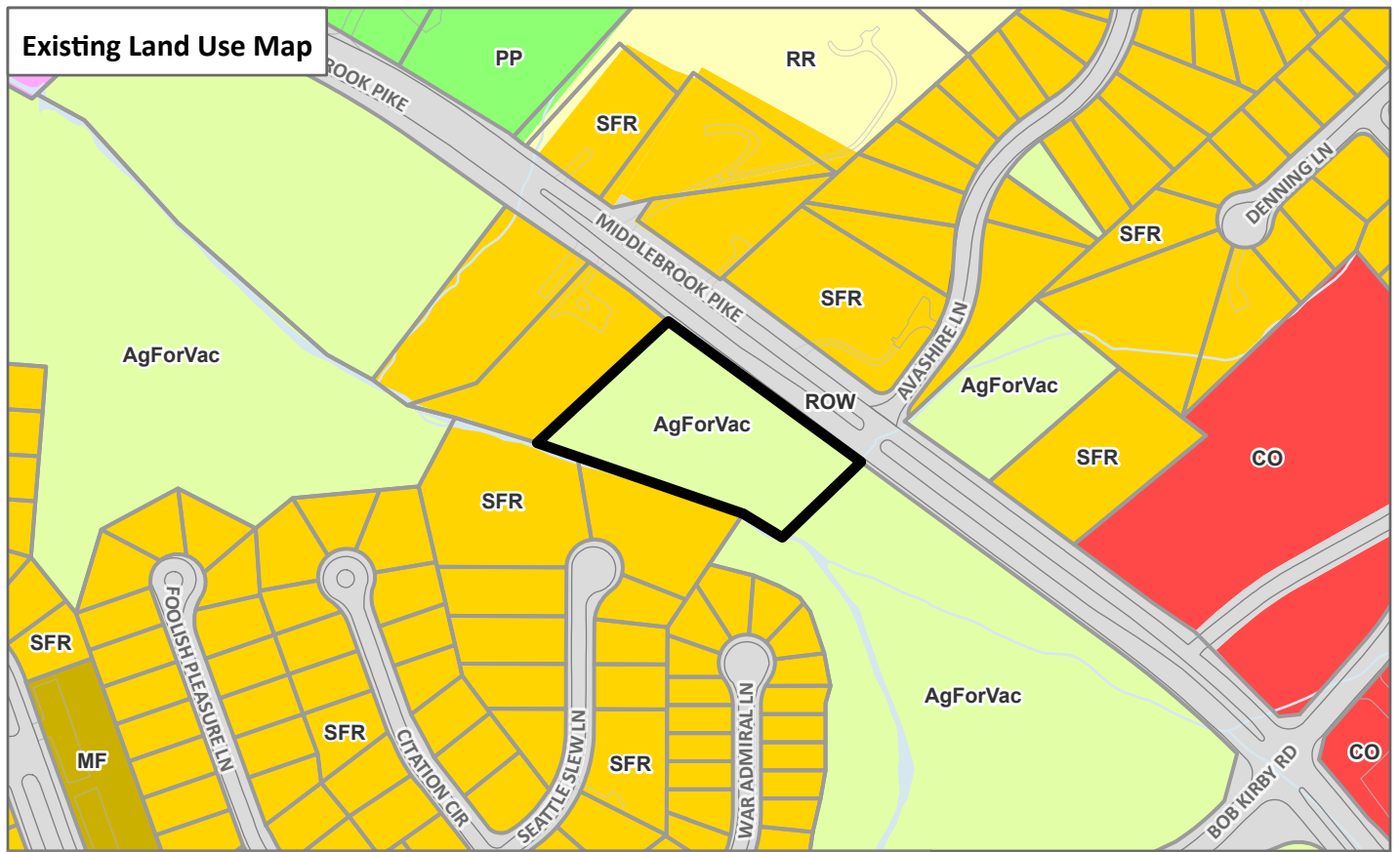
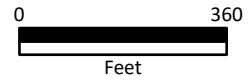


EXHIBIT A, CONTEXTUAL MAPS

7-I-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.*

~~06/20/2026~~ 06/27/2026      07/10/2026

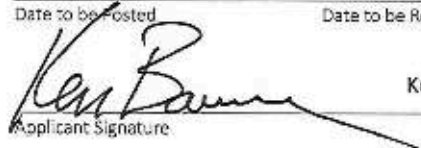
Date to be Posted

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



Ken Bowman

Applicant Signature

Applicant Name

Date