



SPECIAL USE REPORT

▶ **FILE #:** 6-C-26-SU

AGENDA ITEM #: 10

AGENDA DATE: 6/11/2026

▶ **APPLICANT:** **AMY SHERRILL / BENEFIELD RICHTERS COMPANY**

OWNER(S): Aubrey's Inc

TAX ID NUMBER: 71 P B 01601

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 4302 ASHEVILLE HWY

▶ **LOCATION:** **South side of Asheville Hwy, north side of Holston Dr, west of S Burns Rd**

▶ **APPX. SIZE OF TRACT:** **2.36 acres**

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within the City limits)

ACCESSIBILITY: Access is via Asheville Highway, a median-divided major arterial with a pavement width which varies between 27 ft and 36 ft within a 105-ft right-of-way, and via Holston Drive, a minor collector with a pavement width which varies between 22.5 ft and 23.5 ft within a right-of-way which varies between 43 ft and 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

▶ **ZONING:** **C-H-2 (Highway Commercial)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Wholesale Establishment**

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, commercial, office - C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

South: Office, commercial, multifamily - C-N (Neighborhood Commercial), RN-5 (General Residential Neighborhood)

East: Commercial, office - C-H-2 (Highway Commercial)

West: Commercial -C-H-2 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of commercial and office uses on Asheville Highway with residential neighborhoods in the surrounding area consisting of single family dwellings on small lots interspersed with some multifamily apartment complexes.

STAFF RECOMMENDATION:

► **Approve the request for a wholesale establishment, subject to 5 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 11 (Parking) and Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Installing a 6-ft Perimeter Landscape Yard north of the existing parking and circulation areas in accordance with Article 12.5, except for the area that includes the stormwater detention pond, subject to review by the Department of Engineering and the City's Urban Forestry Division during the permitting phase.
5. Meeting all applicable requirements of the Tennessee Department of Transportation (TDOT).

COMMENTS:

This request is to redevelop an existing 33,000 sq ft commercial building for a wholesale establishment that provides sales, marketing, and fulfillment services for other companies in the games, books, and collectibles markets. The applicant proposed operating hours will be from 9 am to 5 pm (Exhibit B). The property has two access points from Asheville Highway and two access points from Holston Drive. TDOT will require the installation of a concrete island on the eastern driveway to regulate right-in, right-out access.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed conversion of an existing structure is consistent with the General Plan's Development Policy 8.10, which encourages redevelopment of obsolete commercial strip space by providing incentives for "infill" rather than greenfield development.

B. The One Year Plan and the East City Sector Plan's MU-SD EC-2 (Mixed Use Special District, Magnolia Avenue) land use classification recommends a mix of uses, with a focus on vertical urban forms and small front yards that promote a pedestrian-friendly environment. Although the proposed use is auto-centric, it is a redevelopment of an existing structure and does not include any major site work. Staff recommends landscaping to partially screen the existing parking lot from the sidewalks along Asheville Highway to help screen the parking lot from the street, consistent with the intent of Article 12.5.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-H-2 district intends to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character, including those requiring permanent outdoor service or storage areas. The proposed use at this location aligns with the intent of the zoning code.

B. With a change of use, when existing parking exceeds the maximum number of spaces permitted, Article 11.1.B.1.a requires one landscaped parking lot island between every 10 parking spaces. All applicable parking and landscaping requirements shall be reviewed by City Engineering and Urban Forestry during the permitting process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This part of the Asheville Highway corridor primarily includes a mix of commercial and office uses. The proposed wholesale establishment use is consistent with the auto-centric character of this area and the property's previous warehouse and distribution center use. The scale and size of the one-story structure are consistent with the surrounding commercial buildings.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to significantly injure the value of any adjacent properties. Large trucks are anticipated to access the Asheville Highway entrances, closer to the existing loading/unloading docks at the northeastern corner of the structure, and farther from the residential developments along Holston Drive southwest of the subject property. There is an existing service entrance facing Holston Drive, which is only intended to be used by small delivery trucks.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use will not significantly impact traffic on surrounding residential streets since Asheville

Highway is a major arterial street and Holston Drive is a minor collector that supports other commercial uses.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

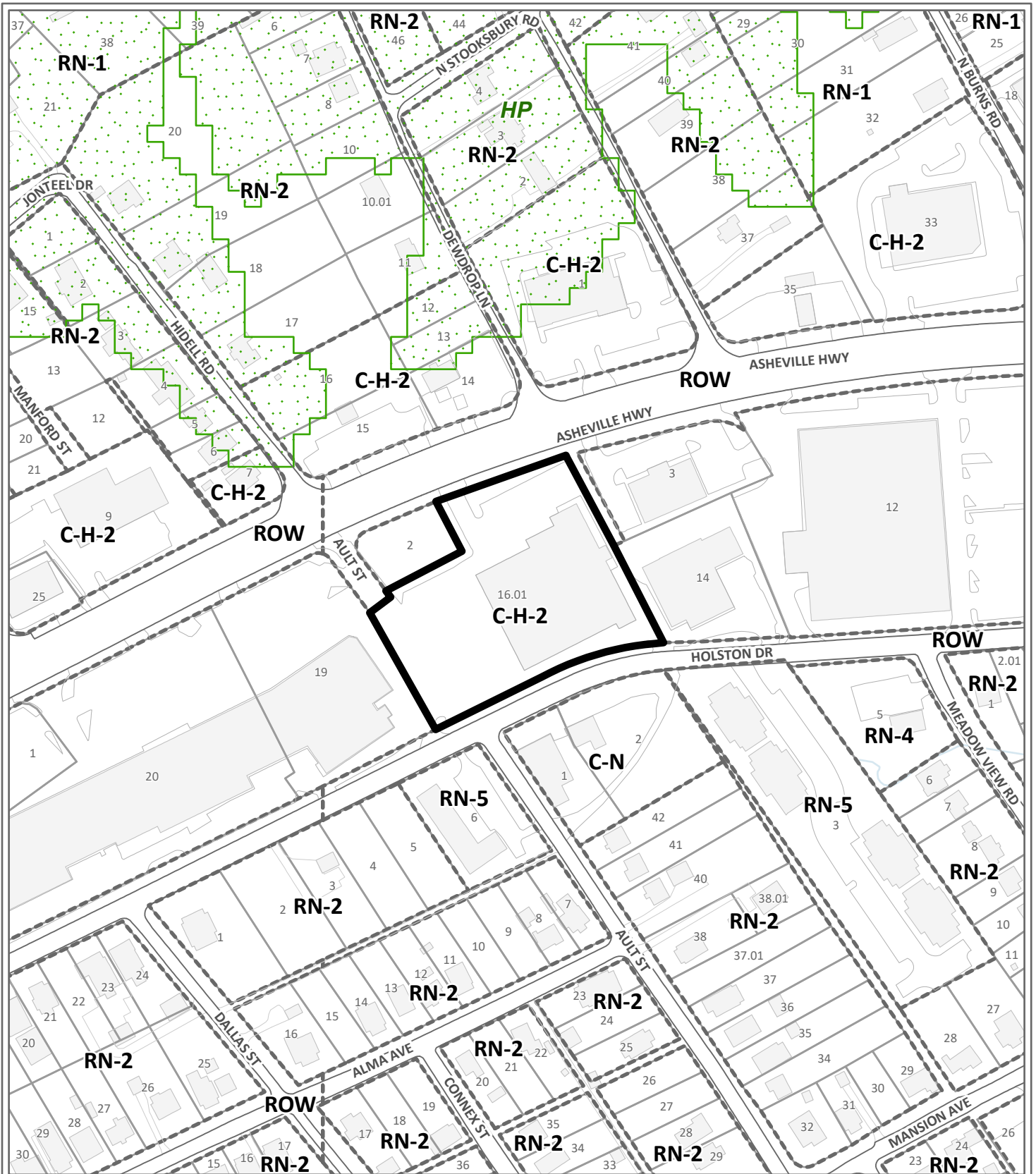
A. There are no aspects of the property or the surrounding context that pose a risk to the requested office use.

ESTIMATED TRAFFIC IMPACT: 149 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

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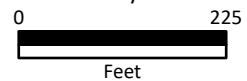
Petitioner: Amy Sherrill / Benefield Richters Company



Wholesale Establishment in C-H-2 (Highway Commercial)

Map No: 71

Jurisdiction: City



Original Print Date: 6/3/2026

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

Exhibit A. Contextual Images



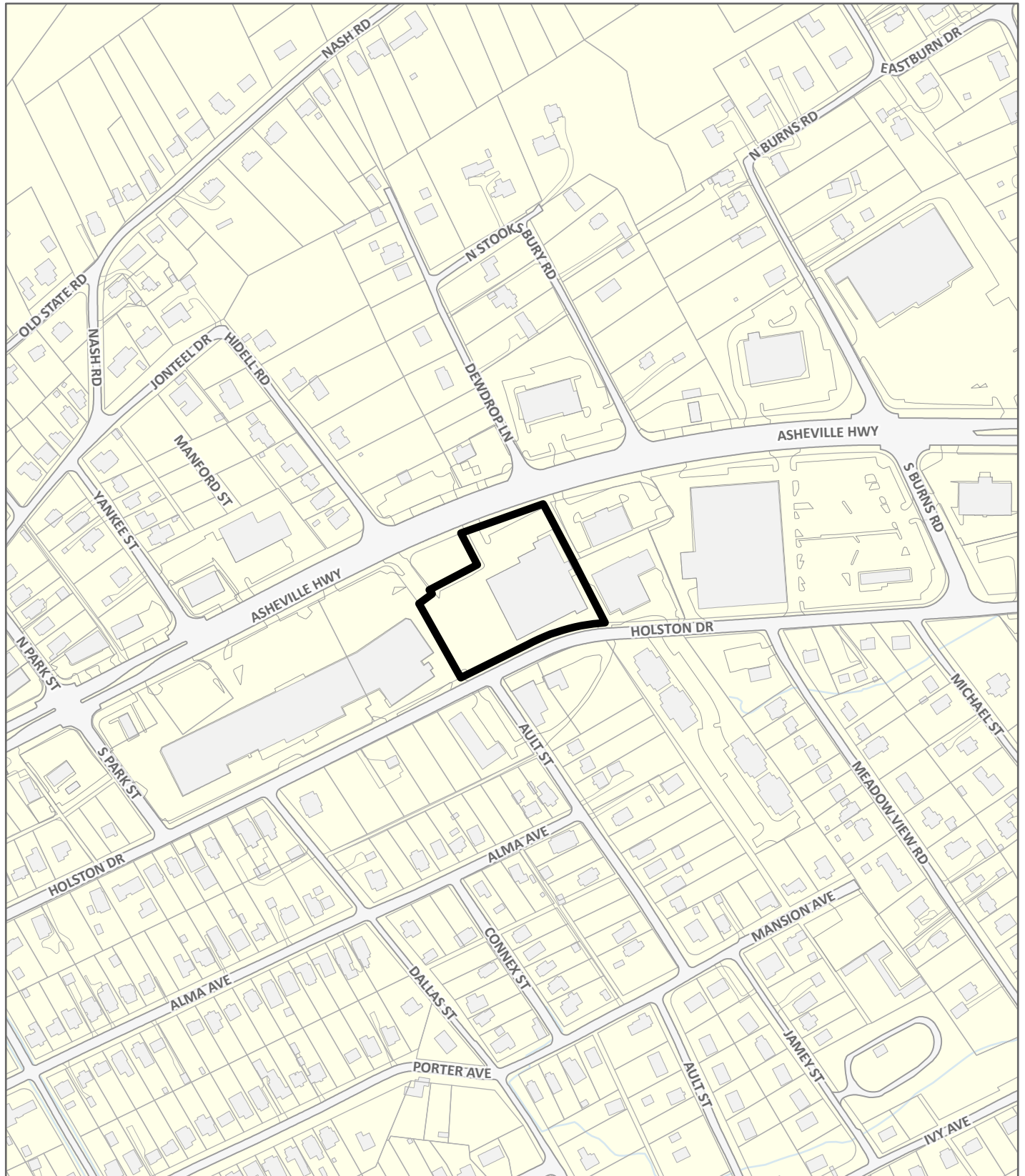
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



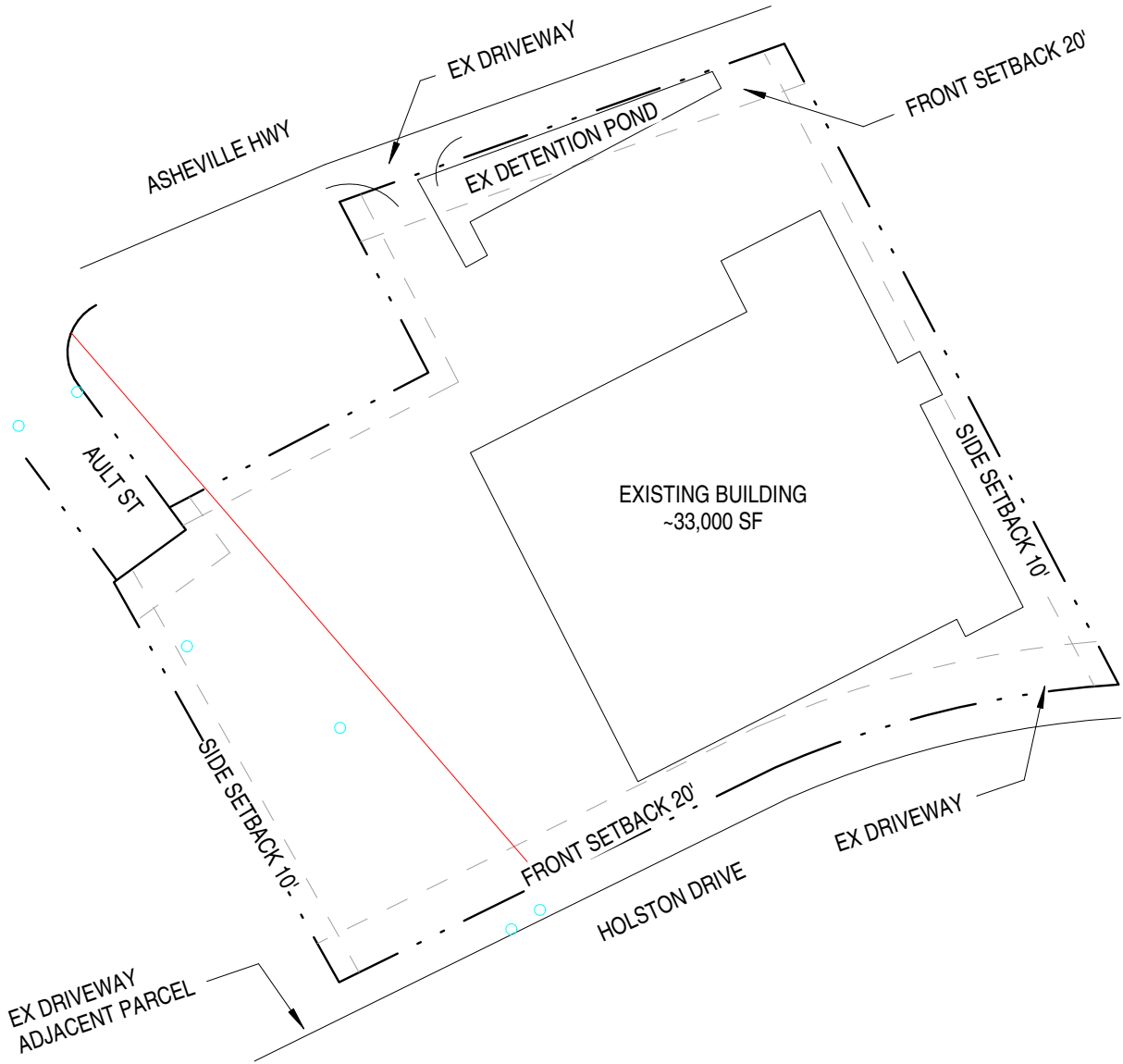
LOCATION MAP

6-C-26-SU



Case boundary





SITE PLAN

1" = 80'-0"

CH2 Zoning Analysis:

Height: 45'

Setbacks

Front: 20'

Side: 10'

Rear: 10'

Parking

Min .5 per 1000 gsa (16.5)

Bicycle Parking (4)



2014 Aerial Depicting Parking Layout

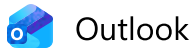
Knoxville - Knox County - KUB Geographic Information System



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4302 Asheville Hwy Operations Information

From Amy Sherrill <asherrill@benefieldrichters.com>

Date Tue 5/19/2026 2:53 PM

To Samiul Haque <samiul.haque@knoxplanning.org>

Hi Samiul.

Re: Special Use Approval Request for 4302 Asheville Hwy for use as Wholesale Establishment

Business Description: wholesale business that provides sales, marketing and fulfillment services for other companies in the games, books and collectibles markets.

Hours: 9a-5p

UPS/Fed-Ex/USPS (Small Truck): 2x /day

Semi Delivery: 1x/day

Large Truck Delivery anticipated to arrive from I-40 to Asheville Hwy entrance

Thanks

Amy

Amy Sherrill, RA, Principal Architect

Benefield Richters

865-637-7009 (o)

678-878-8993 (m)

asherrill@benefieldrichters.com

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.

5/30/2026

Date to be Posted

6/12/2026

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

Amy Sherrill

Applicant Signature

Amy Sherrill

Applicant Name

4/6/2026

Date