



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-A-26-RZ **AGENDA ITEM #:** 27  
 5-A-26-PA **AGENDA DATE:** 5/14/2026

▶ **APPLICANT:** 0328 LLC  
**OWNER(S):** 0328 LLC

**TAX ID NUMBER:** 32 016 (PARTIAL) [View map on KGIS](#)  
**JURISDICTION:** Commission District 8  
**STREET ADDRESS:** 10019 RUTLEDGE PIKE (10015 RUTLEDGE PIKE)  
 ▶ **LOCATION:** Northwest side of Rutledge Pike, northeast of Idumea Rd  
 ▶ **TRACT INFORMATION:** 2.11 acres.  
**GROWTH POLICY PLAN:** Rural Area  
**ACCESSIBILITY:** Access would be via Rutledge Pike, a four-lane, median-divided major arterial with a pavement width which varies between 22.5 ft and 35 ft within a right-of-way which varies between 235.5 ft and 262 ft.  
**UTILITIES:** Water Source: Northeast Knox Utility District  
 Sewer Source: Septic  
**FIRE DISTRICT:** Rural Metro Fire  
**WATERSHED:** Flat Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** RL (Rural Living) / A (Agricultural), CA (General Business)  
 ▶ **REQUESTED PLAN AND ZONING DESIGNATION:** RCC (Rural Crossroads Commercial) / CR (Rural Commercial)  
 ▶ **EXISTING LAND USE:** Single Family Residential, Office

▶ **EXTENSION OF PLAN AND ZONING DESIGNATION:** No, this would not be an extension.  
**HISTORY OF REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Office, single family residential - RL (Rural Living) - A (Agricultural), CA (General Business)  
 South: Single family residential, office - RL (Rural Living) - CA (General Business), A (Agricultural)  
 East: Single family residential, agriculture/forestry/vacant land - RL (Rural Living) - A (Agricultural)  
 West: Rural residential, single family residential - RL (Rural Living) - CA (General Business), A (Agricultural)

**NEIGHBORHOOD CONTEXT:** The surrounding area has a rural character comprised of large, agricultural

**STAFF RECOMMENDATION:**

- ▶ **Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.**
  
- ▶ **Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.**

**COMMENTS:**

This request is for a plan amendment and rezoning of approximately 2.12 acres of a 5.88-acre property along Rutledge Pike. Except for a small portion at the southeast corner, the entire parcel is currently zoned CA (General Business).

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The current RL (Rural Living) place type was placed along Rutledge Pike to reflect the area's rural setting and is consistent with the Rural Area designation of the Growth Policy Plan. However, the RL place type is not compatible with the existing CA (General Business) zone and, arguably, with the 19,000 sq ft office/commercial structure on the subject parcel. While the RL place type supports neighborhood-scale commercial development under the CN (Neighborhood Commercial) zone and various office uses under the OA (Office Park) zone, the CN zone prohibits commercial establishments or buildings exceeding 5,000 sq ft. Based on Google Street View, the existing building includes a gymnasium, a hair salon, a beauty salon, and a contractor's office in a single structure.
2. The requested CRR (Rural Crossroads Commercial) place type is intended for small commercial nodes located at or near the intersection of arterial or collector roads. The property is near an intersection with a mix of CA, I (Industrial), A (Agricultural), and RAE (Exclusive Residential) zones that includes commercial, office, and residential uses. The CRR place type can be considered an omission in the plan here, and it would allow consideration of the RC (Rural Commercial) zone, which is more appropriate for the area's rural setting than the current CA zone.

**IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET: CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):**

1. There have been no significant changes in the immediate vicinity in recent years. Nearby office/commercial developments preceded the widening of Rutledge Pike that occurred between 2001 and 2003.

**INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

**NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANTS RECONSIDERATION OF THE ORIGINAL PLAN:**

1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

**THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:**

1. The requested plan amendment and rezoning support Comprehensive Plan Implementation Policy 2, to ensure that development is sensitive to existing community character. The CRR place type would allow development that maintains the rural character of this area and is compatible with nearby nonresidential uses.

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. The subject property had the Commercial 'A' zone dating back to at least the 1950s-1960s, and it was assigned the CA zone in 1984 when the Commercial 'A' zone was replaced by CA in the zoning ordinance. The CR zone was not included in the zoning ordinance at that time, as it was first acknowledged in the 2004 adoption of the zoning ordinance. Although there have been no significant recent changes in this area, the requested CR zone is more appropriate for the rural character of this area than the legacy CA zone.

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

1. The CR zone provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas and should be placed on properties located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The property meets the intent of the CR zone as it is located near Idumea Road's two intersections with Rutledge Pike (major arterial street) and is easily accessible from surrounding rural residential areas. It is compatible with surrounding commercial, office, and residential uses.
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 uses allowed under the CR zone are comparable to those of the current CA zone, and no adverse impacts are anticipated with this rezoning.

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:

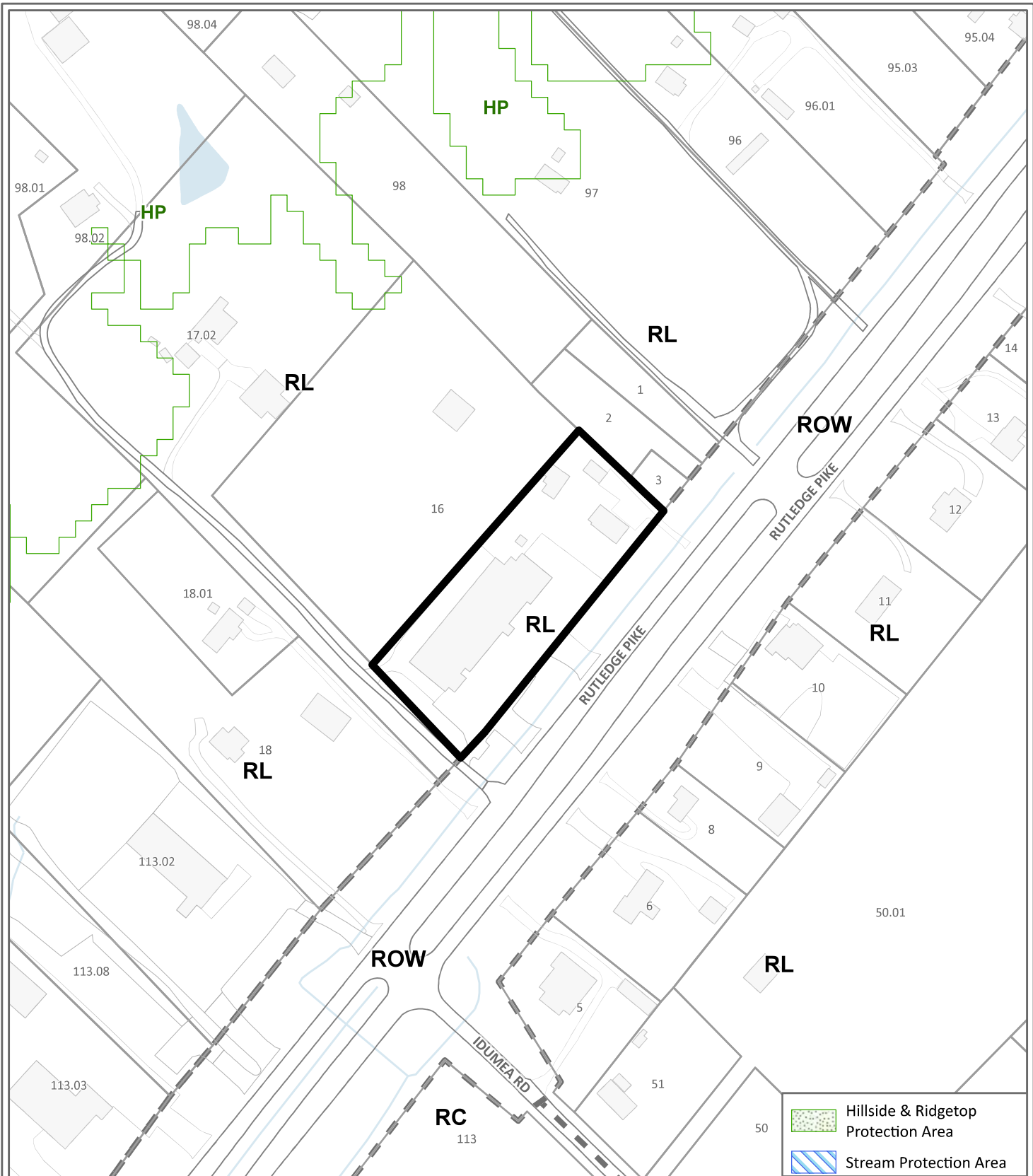
1. The proposed rezoning is compatible with the recommended RCC (Rural Crossroad Commercial) place type as defined in the Comprehensive Plan, which allows consideration of the CR zone as a directly related zone.
2. The proposed amendment is also consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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.



**5-A-26-PA  
COMPREHENSIVE LAND USE PLAN MAP**

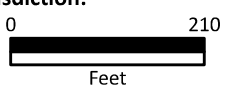
**Petitioner:** 0328 LLC

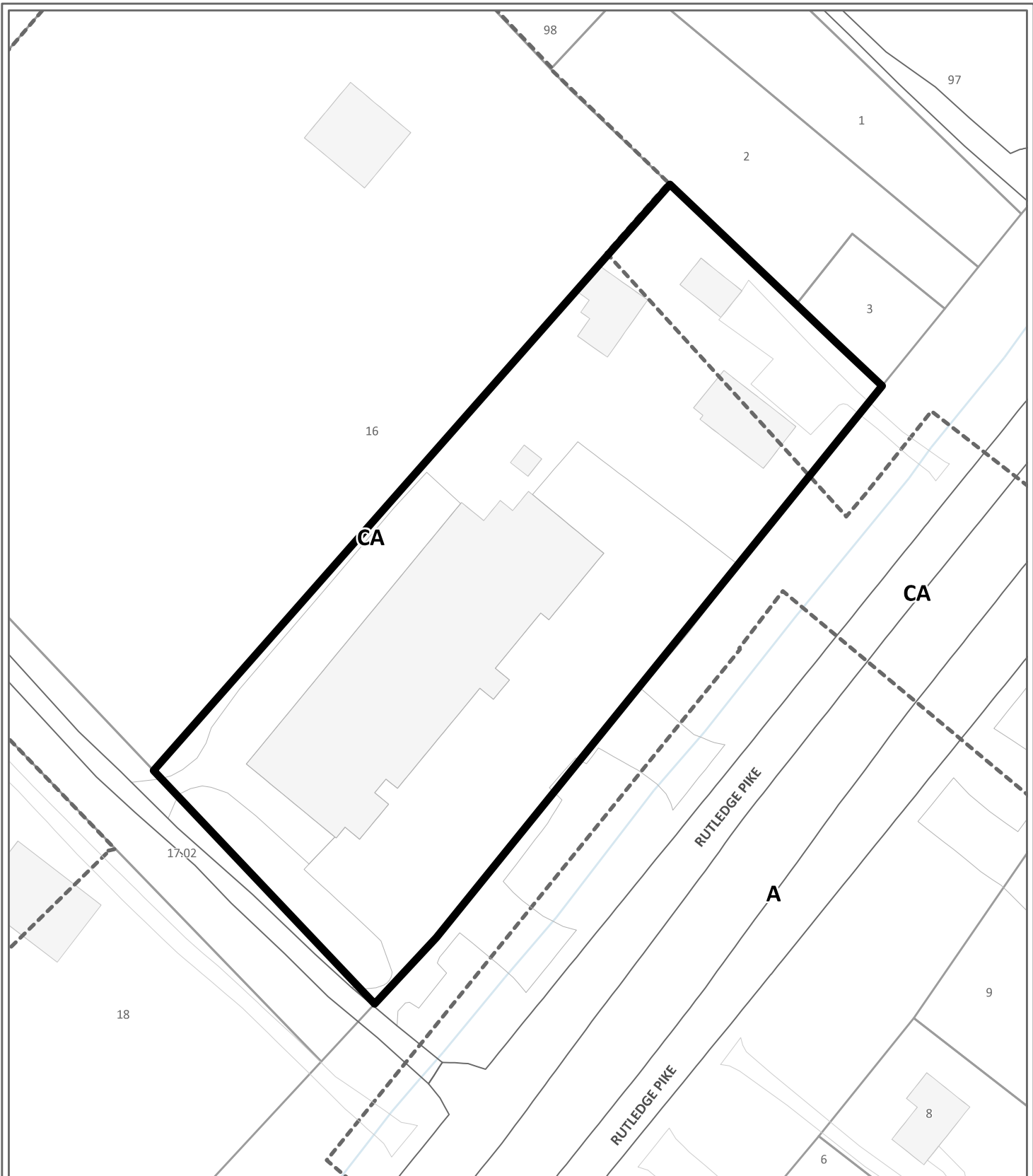


**From:** RL (Rural Living)  
**To:** RCC (Rural Crossroads Commercial)

**Map No:** 32  
**Jurisdiction:** County

**Original Print Date:** 4/9/2026  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**

**5-A-26-RZ**

**Petitioner: 0328 LLC**



**From:** A (Agricultural), CA (General Business)

**To:** CR (Rural Commercial)

**Map No: 32**

**Jurisdiction: County**



**Original Print Date: 4/8/2026**

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

# Exhibit A. Contextual Images



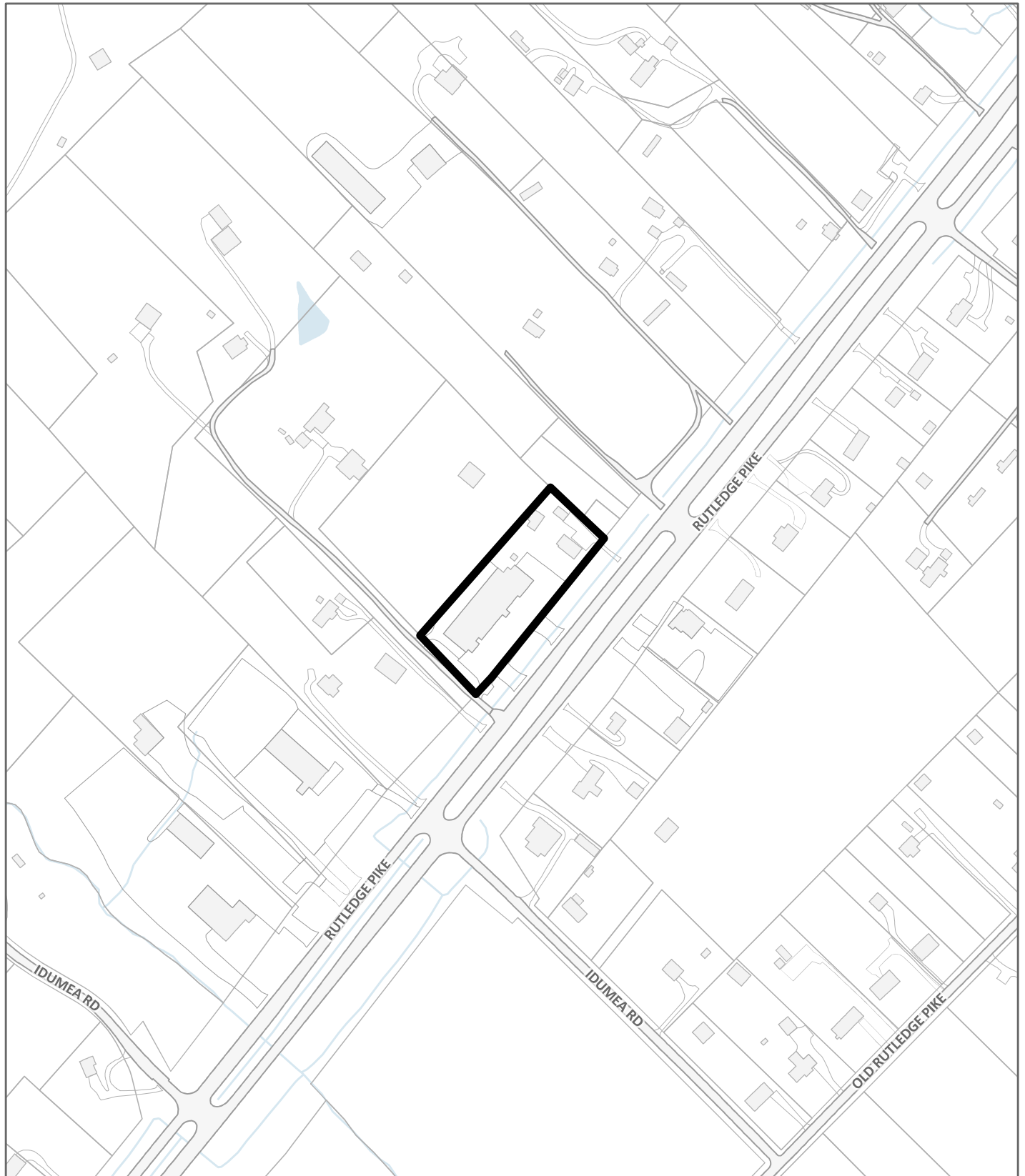
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



## LOCATION MAP

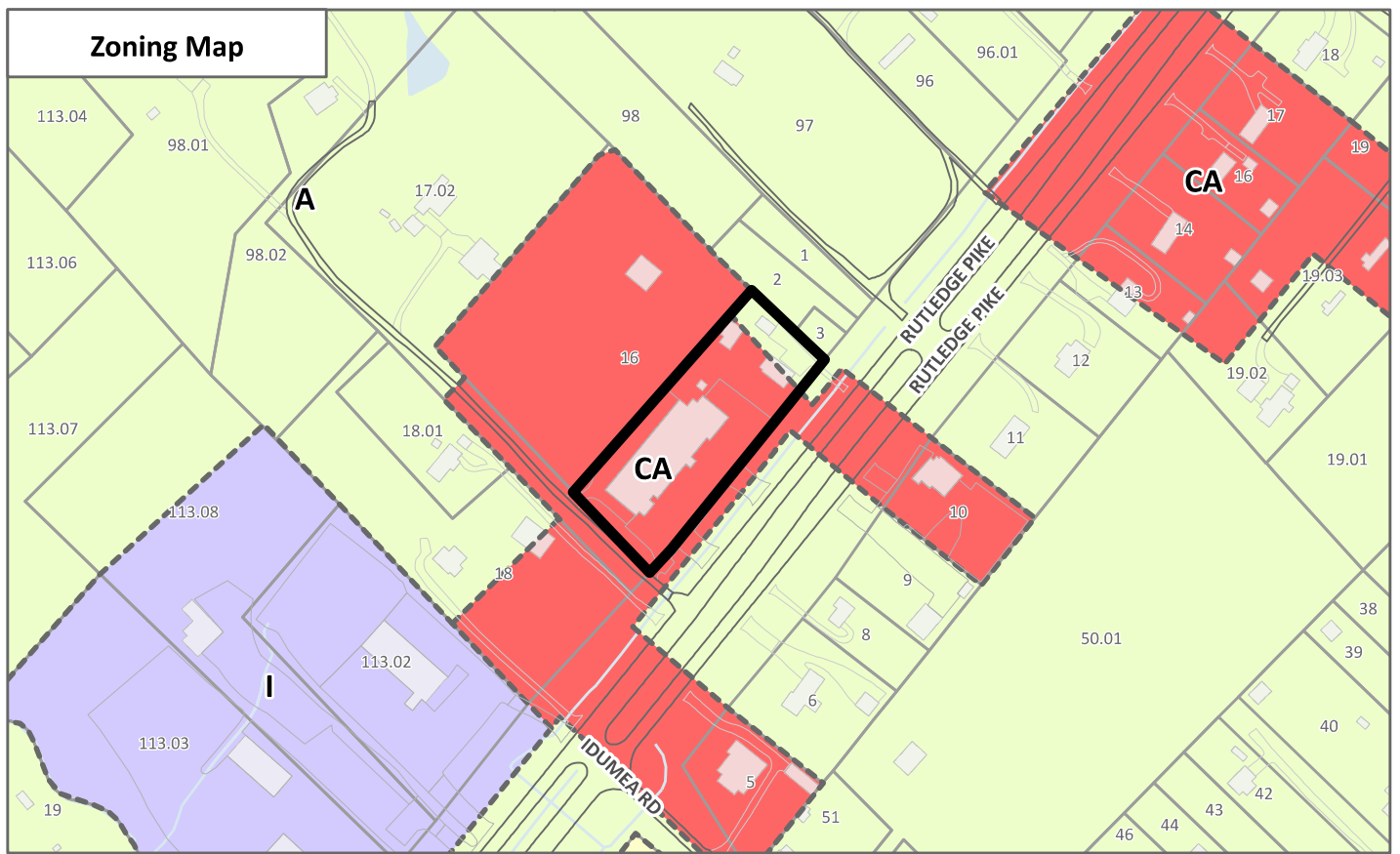
5-A-26-RZ / 5-A-26-PA



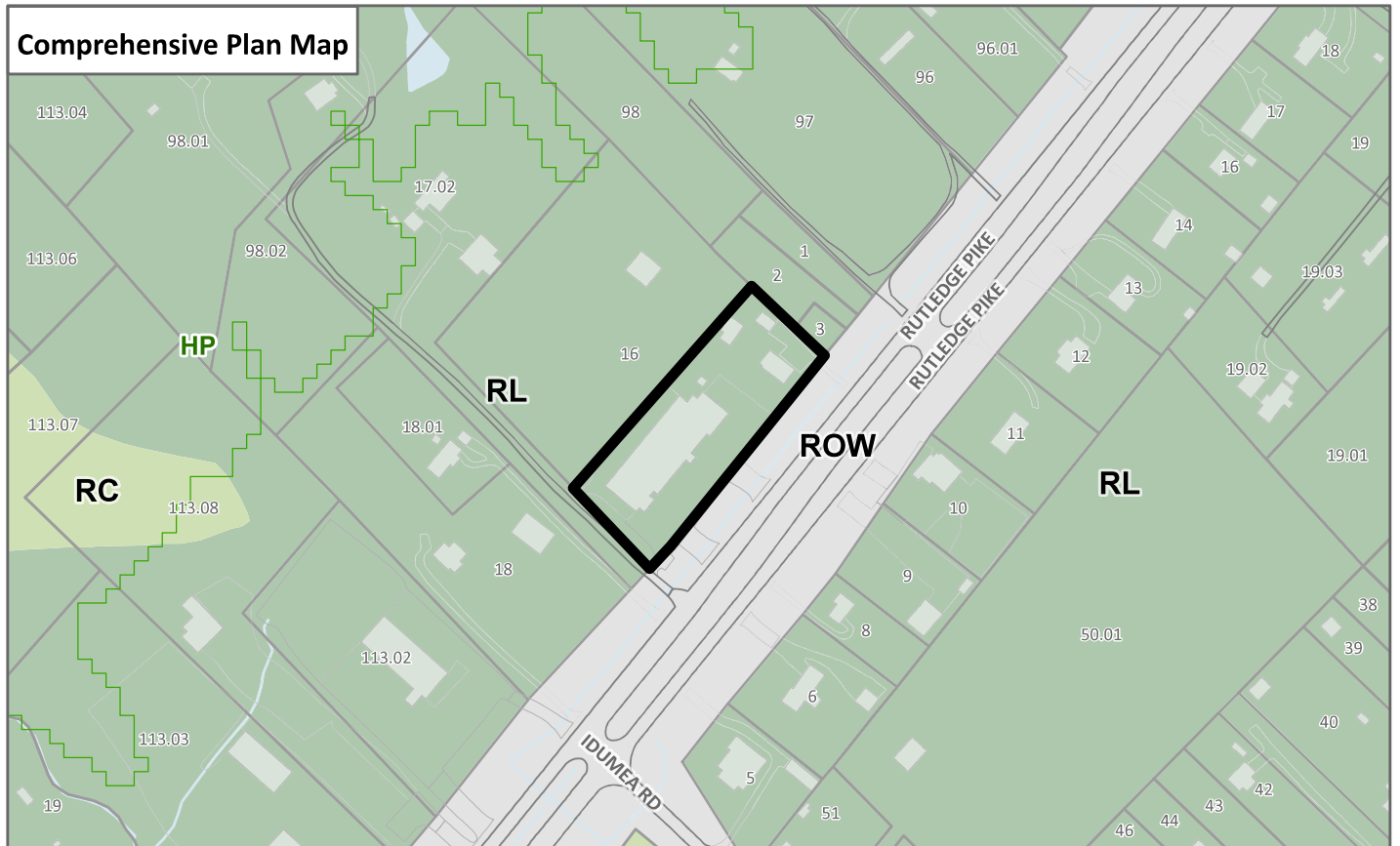
Case boundary



### Zoning Map



### Comprehensive Plan Map



### EXHIBIT A, CONTEXTUAL MAPS

5-A-26-RZ / 5-A-26-PA



Case boundary



Existing Land Use Map

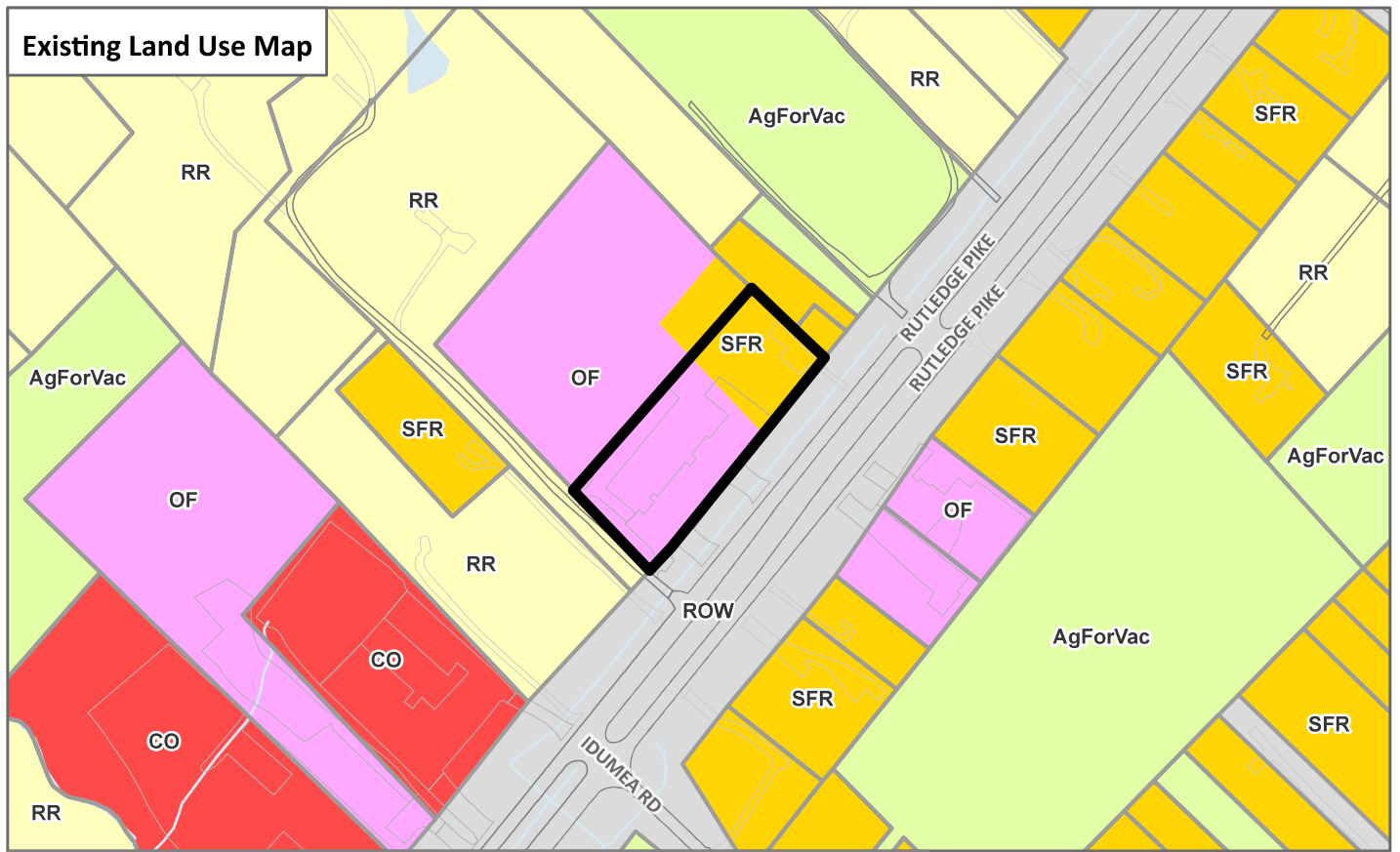
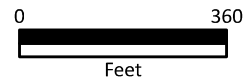


EXHIBIT A, CONTEXTUAL MAPS

5-A-26-RZ / 5-A-26-PA



Case boundary





# Knox County Comprehensive Plan Amendment Request

**All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.**

The applicant must provide justification per Implementation Action IM.6, demonstrating:

**Either**

- There is an obvious or significant error or omission in the Plan

OR

**2 or more of the following criteria apply**

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

**PLEASE EXPLAIN**

**Error**--The property is pre-existing CA commercial with established commercial uses. The Comprehensive Plan should have recognized these uses and zoning and applied a compatible place type.

**Changing Conditions**--Recently an adjoining lot was added to this lot and the CA zoning was extended on the parcel pursuant to Section 3.11.05 of the Knox County Ordinance. The Amendment, with the corresponding zoning change to Rural Commercial, would be more compatible to the rural nature of this property while recognizing its proximity to Rutledge Pike, a Major Arterial Street with a current ADT count between 10 and 12 thousand trips per day.

**Supported by the Comprehensive Plan:**

- Place Type Description--Rural crossroad are typically located at, within 400 feet of, the intersection of arterial or collector roads. This is not mandatory, but recommended, and this property, with its pre-existing commercial use, is already established as "provid[ing] rural communities with goods and services that meet day-to-day...needs."
- Policy 2: Ensure that development is sensitive to existing community character. This property is already an established commercial node.
- Policy 10: Prioritize the long-term fiscal health of the county. Commercial property provided both greater property taxes to the County in addition to additional sales-tax revenue.

Property Owner Signature

Rosie Kemp for 0328, LLC  
Print Name

2/13/26  
Date

*By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.*

FILE NUMBER

✓

# 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

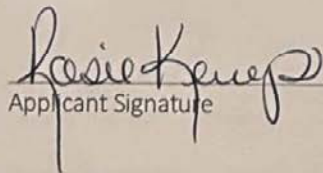
Date to be Posted

Date to be Removed

**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

Rosie Kemp for 0328, LLC

Applicant Name

2/13/2026  
Date