



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 5-H-26-RZ
5-C-26-PA

AGENDA ITEM #: 33
AGENDA DATE: 5/14/2026

▶ **APPLICANT:** ANDERSON BAKER
OWNER(S): Tennessee Excavating Company LLC

TAX ID NUMBER: 90 135 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 0 CROSSLANE RD

▶ **LOCATION:** East of Crosslane Rd, south of Byington Solway Rd

▶ **TRACT INFORMATION:** 3.04 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crosslane Road, a minor collector with a pavement width which varies between 20 ft and 22 ft within a right-of-way which varies between 50 ft and 60 ft.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** SMR (Suburban Mixed Residential), SP (Stream Protection) / RA (Low Density Residential)

▶ **REQUESTED PLAN AND ZONING DESIGNATION:** BP (Business Park), SP (Stream Protection) / LI (Light Industrial)

▶ **EXISTING LAND USE:** Rural Residential

▶ **EXTENSION OF PLAN AND ZONING DESIGNATION:** This would be an extension of the placetype, but not of the zoning.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Commercial - BP (Business Park), SP (Stream Protection Overlay) - (Industrial)

South: Rural residential - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)

East: Public parks - POS (Public Open Space), SP (Stream Protection Overlay) - (Industrial)

West: Single family residential, agriculture/forestry/vacant land - SMR (Suburban Mixed Residential), SP (Stream Protection Overlay) - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of residential, public, and industrial uses. Residential uses include attached and detached single family dwellings. Industrial uses are large-scale warehousing, manufacturing, and shipping operations. The Meadow Creek Soccer Complex abuts the subject property to the east and Karns High School is approximately 0.3 miles to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.**

- ▶ **Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.**
 1. Providing a Type A landscape screen along the eastern boundary. The existing healthy trees along the boundary must be maintained and may count toward the required landscape screening.
 2. Obtaining the necessary permit from the Knox County Codes Administration and Enforcement Department for the excavation work.

COMMENTS:

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 SMR (Suburban Mixed Residential) place type was designated for this property to align with its RA zone and the residential properties to the west and south. However, this designation can be considered an error here because the Comprehensive Plan did not consider the subject parcel's existing use or its access via the adjoining northern parcel, which is zoned I (Industrial) within the BP (Business Park) place type. Both parcels have been owned and used by an excavation company since 2020 and are largely separated from adjacent residential properties by mature vegetation.
2. The BP place type would be an extension from the north. The property meets the recommended location criteria for this place type, given its flat topography, utility availability, and access to arterial streets within 2 miles (Karns Valley Dr within 0.35 miles, Hardin Valley Rd within 1 mile, and Oak Ridge Highway within 1.15 miles).

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. Although there have been no significant changes in the immediate vicinity since the adoption of the Comprehensive Plan in 2024, the Karns community has experienced significant growth since 2020. Development examples within a 2-mile radius of the subject parcel include the Mill Creek Elementary School, four large office/industrial structures in Westbridge Business Park, the Morning Pointe senior living facility, and a few residential subdivisions.

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 in recent times.

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. Implementation Policy 9 - Coordinate infrastructure improvements with development. The property's proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, supports a plan amendment to the BP place type.

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. This part of the Karns community has experienced substantial residential and non-residential developments since 2020. Examples of recently constructed industrial structures include a 121,000-sf distribution center, a 37,000-sf office for an automation tools company, a 87,000-sf operations center for a touchscreen technology company, and a 52,000-sf plastic processing company, all located in I-zoned parcels within one mile west of the subject property, at or near the Westbridge Business Park. The proposed rezoning to the LI district aligns with the area's character and would allow less-intensive industrial uses than those permitted in the surrounding industrial parcels.

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

1. The LI zone intends to provide for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing uses. The area meets the intent of the zoning ordinance, and the proposed rezoning will bring the subject property's existing use into compliance.
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 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 subject property borders two residential parcels to the west and one to the south, with existing vegetation along the common boundaries. The house on the southern parcel is approximately 450 ft from the subject parcel and is separated by Meadow Creek, which runs through the adjoining parcel. Article 5.60.09 requires ornamental vegetation, at a minimum height of 15 ft at maturity, to be maintained along all property lines adjacent to residential zones. Therefore, the existing vegetation along the western and southern boundaries shall be maintained, and any gaps should be supplemented with additional ornamental vegetation.
2. Staff recommends a condition to maintain the existing vegetation along the eastern boundary adjacent to Meadow Creek Soccer Complex and to provide a Type A landscape screen where there are gaps in the existing vegetation. The proposed condition and the above-mentioned zoning ordinance requirement should provide a visual buffer between incompatible uses.
3. Article 5.60.11 stipulates that all exterior lighting shall be oriented so as not to cast direct light onto any residential properties.
4. A significant portion of the subject property is within the 1% (100-year) and 0.2% (500-year) FEMA floodplains. Any development within the floodplains shall adhere to Knox County's Flood Damage Prevention Ordinance.

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:

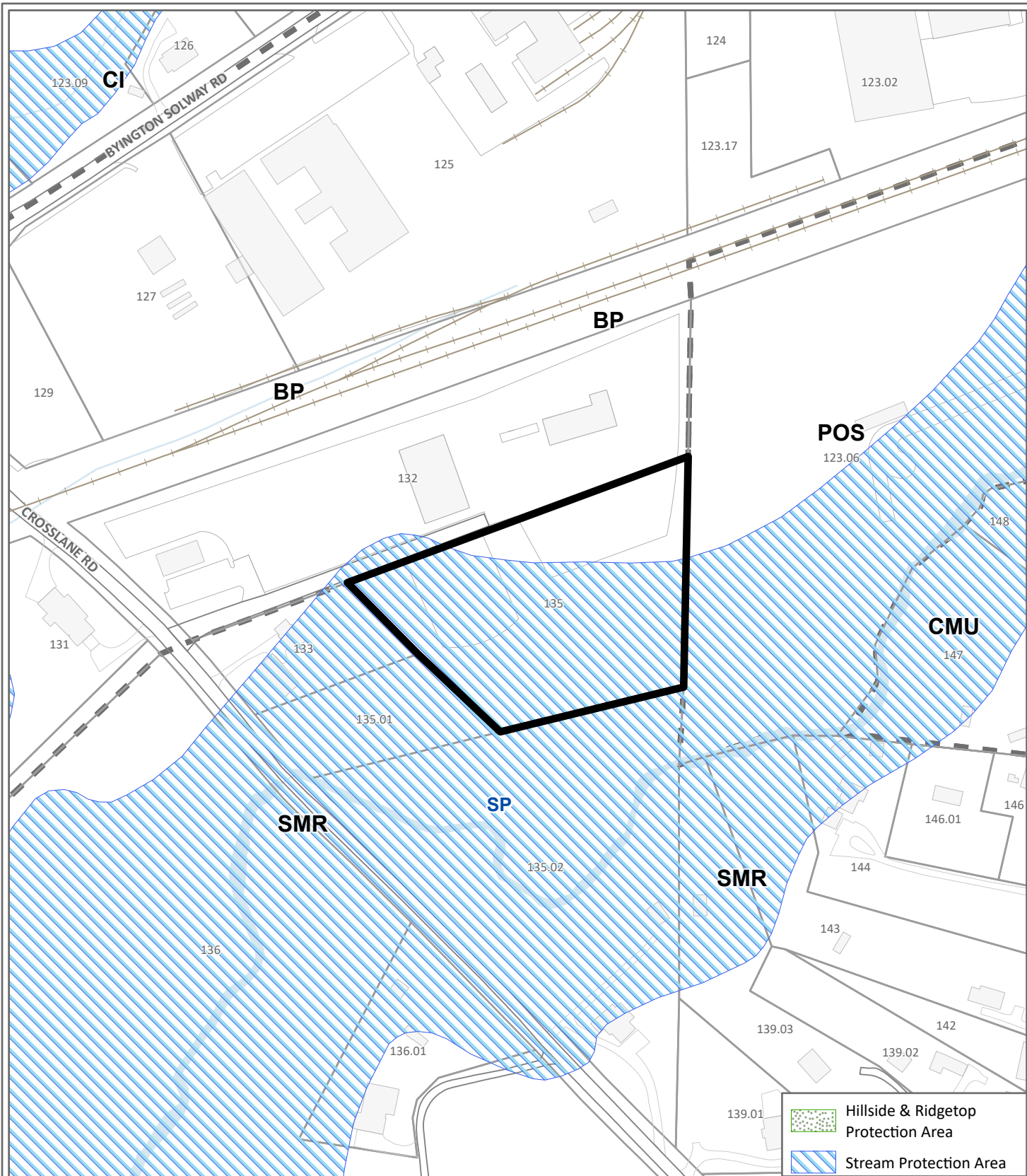
1. The proposed rezoning is compatible with the recommended BP (Business Park) place type as defined in the Comprehensive Plan, which allows consideration of the LI zone as a partially related zone.
2. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The LI zone is deemed appropriate here because it would permit uses and development forms that are consistent with the primary uses described in the place type (criteria 1), and it is compatible with the current I zone of adjacent northern and eastern sites (criteria 2).
3. The property's proximity to several major thoroughfares and a railroad, along with the availability of utility infrastructure in this area, is consistent with the Comprehensive Plan's Implementation Policy 9, which encourages coordinated infrastructure improvements with development.
4. The proposed amendment is also consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Karns 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-C-26-PA
COMPREHENSIVE LAND USE PLAN MAP**

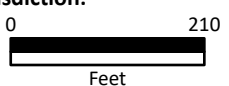
Petitioner: Anderson Baker

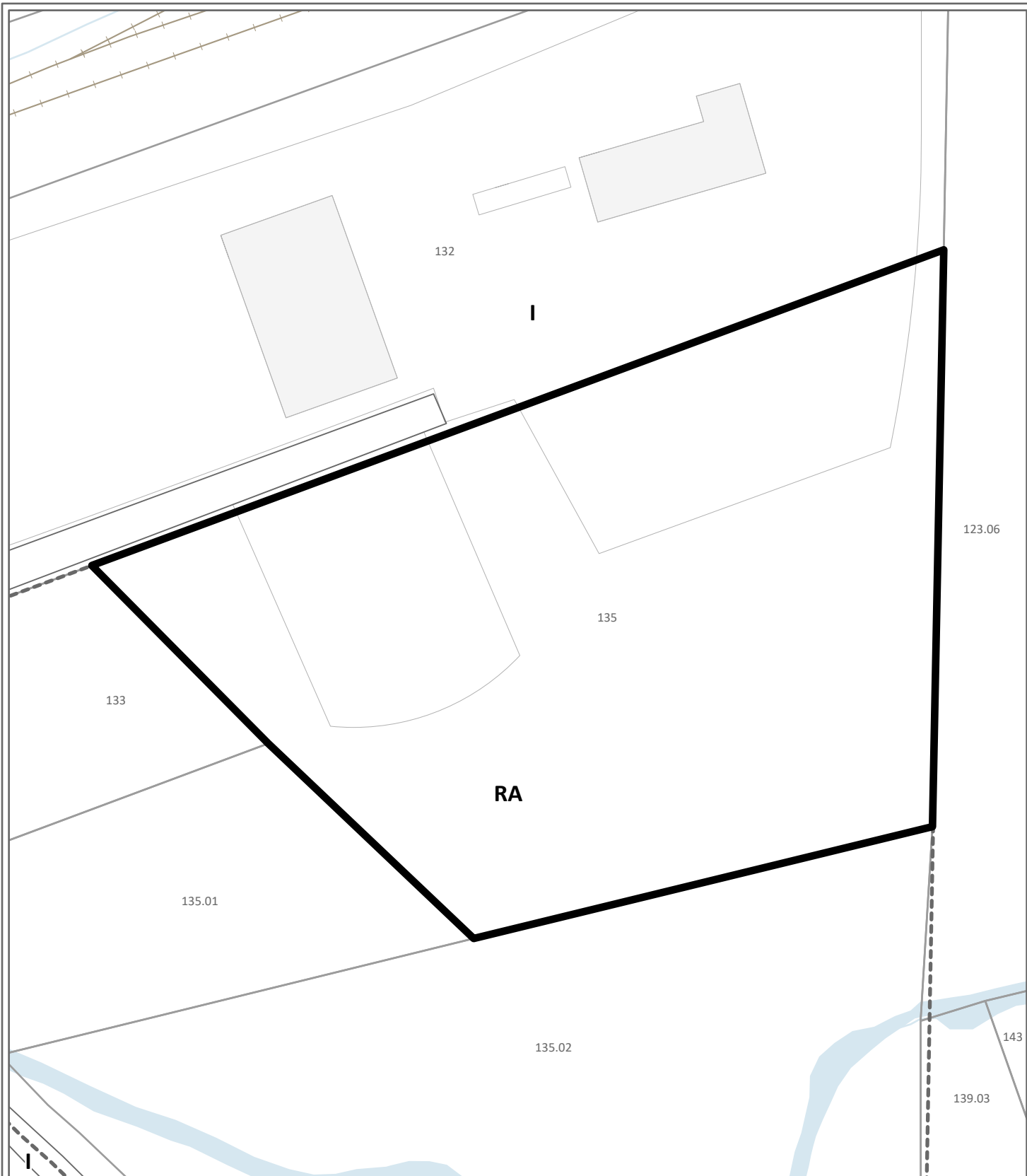


From: 
To: BP (Business Park)

Map No: 90
Jurisdiction: County

Original Print Date: 4/8/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

5-H-26-RZ

Petitioner: Anderson Baker

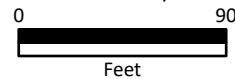


From: RA (Low Density Residential)

To: LI (Light Industrial)

Map No: 90

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

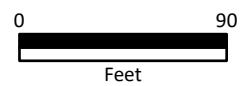
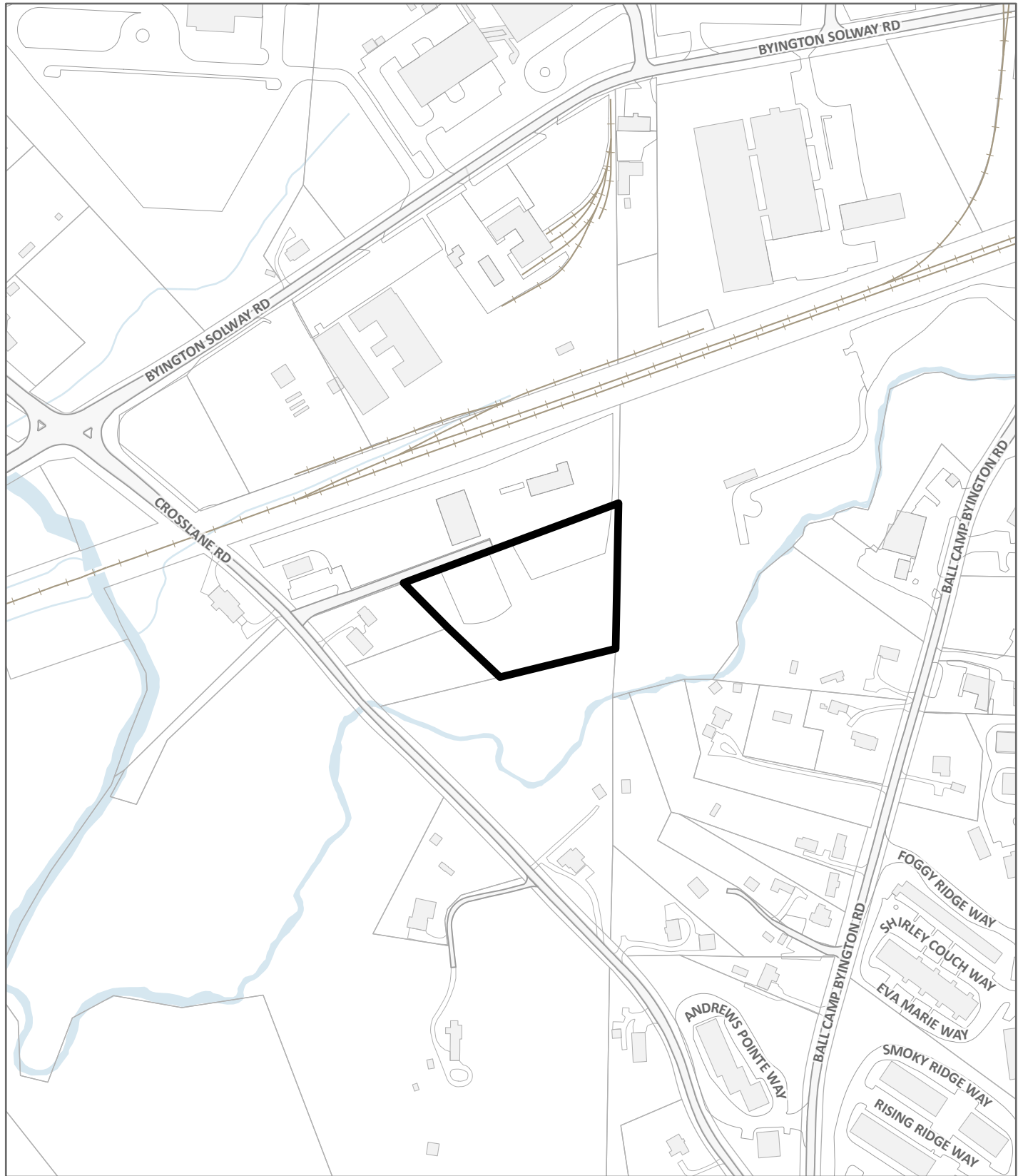


Exhibit A. Contextual Images

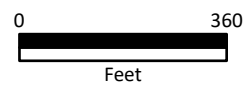


LOCATION MAP

5-C-26-PA / 5-H-26-RZ



Case boundary



Existing Land Use Map

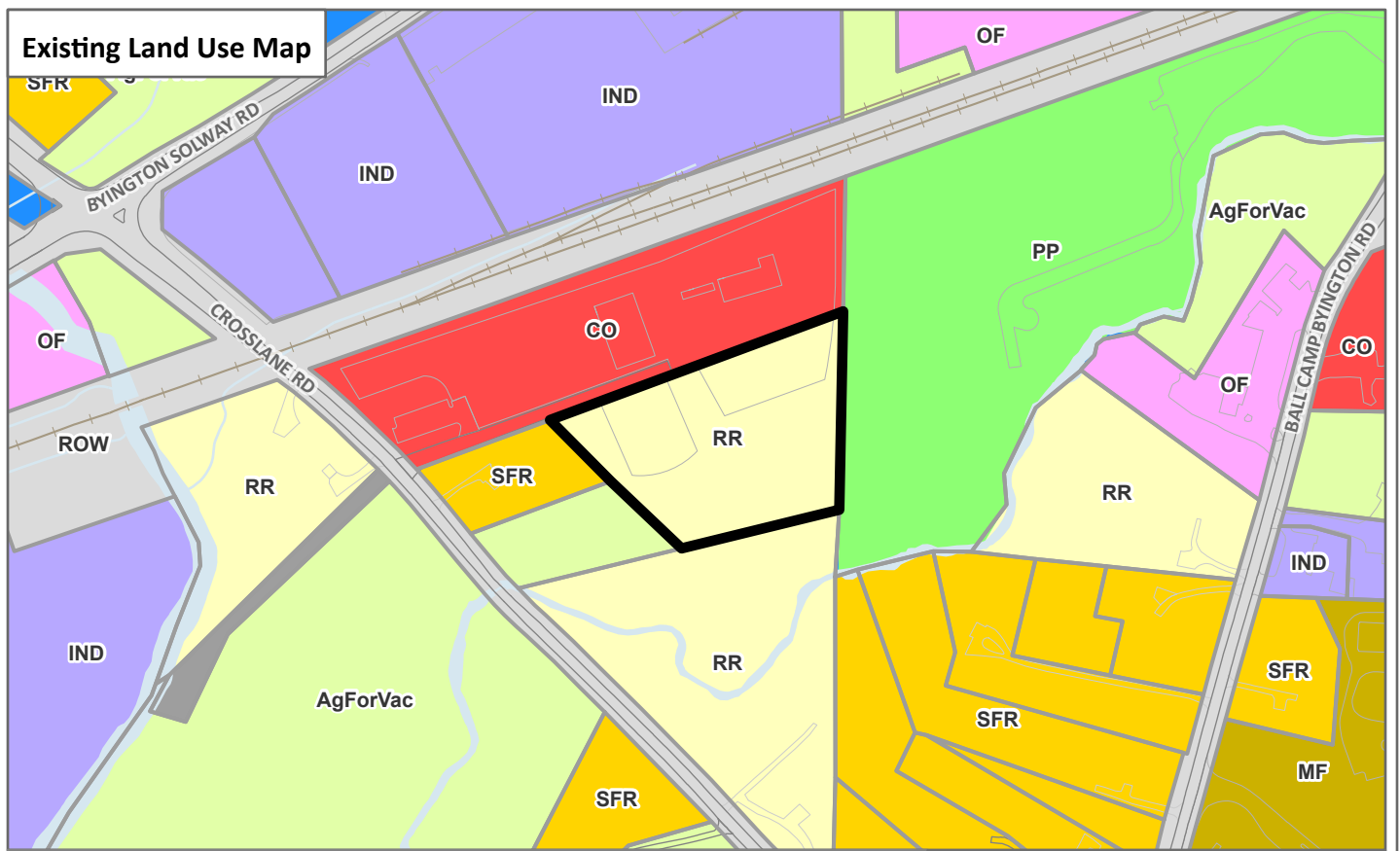


EXHIBIT A, CONTEXTUAL MAPS

5-C-26-PA / 5-H-26-RZ



Case boundary



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

This request involves two connected parcels owned by Tennessee Excavating company since 2020.

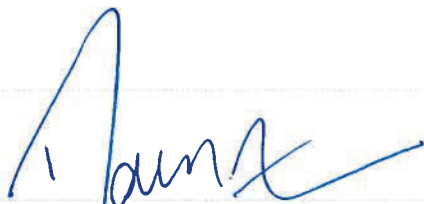
090 132; 2708 Crosslane Rd; 5 ac; zoned Industrial; FLUM use type of BP

090 135; 0 Crosslane Rd; 2.96 ac; zoned RA; FLUM use type of SMR

090 135 is a land locked parcel that can only be accessed through 090 132. They were purchased together and should be combined.

A portion of 090 135 and the entirety of the properties to the south is encumbered with flood plain. Although this is not new data, we believe looking at this area explicitly and not globally would indicate it is not a candidate for most of the SMR uses. Crosslane Rd from 2708 toward the south is a narrow tree lined road that is not supportive of most of the SMR uses.

The property owner intended to, and now needs to, use 090 135 as a construction storage area of equipment and materials, as they have continued to grow their company. Investing in additional equipment and expanding their workforce. Both business investments and workforce development are goals of the Advance Knox Plan. The request to extent BP from 090 132 to 090 135 would allow rezoning 090 135 to Light Industrial which would allow the intended use of the property owner. We feel given the constraints of this area in general and the goals of Advance Knox, our request is justified per the requirements of the plan.



Property Owner Signature

David B. Fiser

Print Name

3/18/2026
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.

05/02/2026

Date to be Posted

05/15/2026

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

Anderson Baker

Applicant Name

Date