

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 11-A-25-PA Related File Number: 11-H-25-RZ
Application Filed: 9/26/2025 Date of Revision:
Applicant: TINDELL'S BUILDING SUPPLY

PROPERTY INFORMATION

General Location: Northwest and southeast side of Gordon Smith Rd, southwest of Norris Freeway
Other Parcel Info.:
Tax ID Number: 28 046, 048 OTHER: (PORTION OF) Jurisdiction: County
Size of Tract: 2.33 acres
Accessibility: Access is via Gordon Smith Road, a minor collector with a pavement width of 20 ft within a 40-ft right-of-way, and Freeway Heights drive, a local street with a pavement width of 16 ft within a 20-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North County Plan Designation: SMR (Suburban Mixed Residential), CMU (Corridor Mixed-u
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of commercial warehousing and distribution facilities as well as residential uses. Residential uses are a mix of single family dwellings and attached dwellings units.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7751 NORRIS FRWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes, this would be an extension of both.
History of Zoning: A request to rezone parcel 028 046 from A (Agricultural) to CB (Business and Manufacturing) was denied in November 1999 (11-D-99-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: SMR (Suburban Mixed Residential), HP (Hillside Ridgetop Protection)

Ridgetop Protection)

Requested Plan Category: CC (Corridor Commercial), HP (Hillside Ridgetop Protection)
HP (Hillside Ridgetop Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the CC (Corridor Commercial) place type because it is consistent with existing land use and compatible with surrounding development.

Staff Recomm. (Full):

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 subject parcels have functioned as the corporate office, lumber storage area and parking lot for Tindell's Building Supply for many years. These established commercial uses are misaligned with the Comprehensive Plan's SMR (Suburban Mixed Residential) place type, which does not permit consideration of these kinds of commercial land uses. It is also in conflict with the western parcel's existing CB (Business and Manufacturing) zoning.
2. Updating the land use classification to the CC (Corridor Commercial) place type would better align zoning and development with the long-standing use of these properties.

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. In 2024, the County Commission approved a plan amendment from SMR to CC and a rezoning to CB (Business and Manufacturing) for the adjacent parcel the southeast, which is also owned by Tindell's Building Supply. This plan amendment would provide for a more cohesive area of the CC place type that better reflects existing land use on the subject property.

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

1. There have been no recent upgrades to infrastructure, and Freeway Heights Drive is narrow with a pavement width of approximately 18 ft in places. The recommended zoning condition that this road be expanded to 20 ft from Gordon Smith Road to the access point of 7747 Freeway Heights Drive would help mitigate potential traffic impacts of more intensive zoning.

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

1. There is no new data or reporting on this property that pertains to the requested plan amendment.

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

1. The plan amendment is not in conflict with any policies of the Comprehensive Plan. The noted condition for approval is aligned with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development.

Action: Approved

Meeting Date: 11/13/2025

Details of Action:

Summary of Action:

Approve the CC (Corridor Commercial) place type because it is consistent with existing land use and compatible with surrounding development.

Date of Approval:

11/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:

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Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

12/8/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: