CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT

File Number: 5-C-26-PA **Related File Number:** 5-H-26-RZ

Application Filed: 3/19/2026 **Date of Revision:**

Applicant: ANDERSON BAKER

PROPERTY INFORMATION

General Location: East of Crosslane Rd, south of Byington Solway Rd

Other Parcel Info.:

Tax ID Number: 90 135 **Jurisdiction:** County

Size of Tract: 3.04 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

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.

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

Street: 0 CROSSLANE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: LI (Light Industrial)

Previous Requests:

Extension of Zone: This would be an extension of the placetype, but not of the zoning.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: SMR (Suburban Mixed Residential), SP (Stream Protection)

Requested Plan Category: BP (Business Park), SP (Stream 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: Samiul Haque

Staff Recomm. (Abbr.): 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.

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 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.

Action: Approved **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action:	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.		
Date of Approval:	5/14/2026	**Date of Denial:**	**Postponements:**
Date of Withdrawal:		**Withdrawn prior to publication?:** ☐	**Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission		
Date of Legislative Action:	6/15/2026	**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:**	