CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	5-D-25-RZ	**Related File Number:**	5-B-25-PA
Application Filed:	3/13/2025	**Date of Revision:**	6/9/2025
Applicant:	THOMAS BRANDON		

PROPERTY INFORMATION

General Location: South side of Asheville Hwy at its intersection with Andrew Johnson Highway

Other Parcel Info.:

Tax ID Number: 62 251 **Jurisdiction:** County

Size of Tract: 3.07 acres

Accessibility: Access is via Asheville Highway, a major arterial divided highway with a pavement width which varies from 26 ft to 35 ft within a right-of-way which varies from 145 ft to 200 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: East County **Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by auto-oriented commercial and office uses at the intersection of Asheville Highway and Andrew Johnson Highway. There are residential dwellings set back from the intersection on the northside, as well as interspersed between the commercial and office uses in the area.

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

Street: 8606 ASHEVILLE HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), CA (General Business)

Former Zoning:

Requested Zoning: PC (Planned Commercial)

Previous Requests:

Extension of Zone: This is an extension of zoning.

History of Zoning: none noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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 PC (Planned Commercial) zone because it is a minor extension that is consistent with the Comprehensive Plan.

Staff Recomm. (Full):

Comments: 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 CITY/COUNTY GENERALLY:
1. The subject property is located in the Carter community where the most significant changes that have occurred are the development of Carter Elementary School in 2013 nearby to the southwest and the ongoing development of the expansive Carter Mill and Carter Ridge residential subdivisions to the southeast.
2. These conditions support consideration of the PC (Planned Commercial) zone, which would be a minor extension from the west and could provide commercial amenities for nearby residential developments.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings with the objective of achieving a high-quality site design, building arrangement, landscaping and traffic circulation pattern. In general, uses permitted include office, commercial services and light distribution centers, but it is not the intent of this zone to limit uses. Any development in the PC zone must be reviewed and approved by the Planning Commission before permits are issued. The PC zone is generally intended for lots that are at least 20 acres, but the Planning Commission may approve a development of less than 20 acres.
2. The subject property is in a highly visible area where Asheville Highway intersects with Andrew Johnson Highway, near the terminus of Strawberry Plains Pike. It is part of the gateway to the Carter Community, where there is a diverse mix of land uses ranging from commercial, office, industrial, residential and civic instutional. There is a long-standing future vision for this area as a Carter Town Center, and that is reflected in the subject property's current TCMU (Town Center Mixed Use) place type designation in the Knox County Comprehensive Plan.
3. The PC zone's purpose to develop commercial properties with quality site design with development oversight by the Planning Commission is aligned with this location and future land use vision. Although the subject property's area is less than the 20-acre intent of the PC zone, it is located next to an approximately 50-acre area of PC zoning to the west.

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. There are no adverse impacts anticipated to occur with the requested rezoning. Future development would be evaluated in accordance with adopted plans by the Planning Commission in a public forum with advance notice.

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 PC zone is partially related to the TCMU place type in the Comprehensive Plan. As a minor

extension of the PC zone, this request meets the additional criteria for partially related zones by being compatible with the current zoning of adjacent sites.
2. The TCMU place type is designed for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods. The PC zone's site design requirements and land use flexibility are aligned with these goals.
3. The PC zone is also aligned with the adopted East County Community Plan, which identifies this area as a “Rural Crossroads,” intended for community activity with housing, shopping opportunities, and service-oriented businesses.
4. The PC zone is compatible with the property’s location in the Planned Growth Area of the Growth Policy Plan.

Action: Denied **Meeting Date:** 7/10/2025

Details of Action: Planning Staff denied Staff's recommendaton.

Summary of Action:

Date of Approval: **Date of Denial:** 7/10/2025 **Postponements:** 5/8/2025, 6/12/2025

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**