CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

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

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:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: SMR (Suburban Mixed Residential)

Requested Plan Category: BP (Business Park)

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:

Staff Recomm. (Abbr.): Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.

Staff Recomm. (Full): 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 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. Rezonings 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.

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

Details of Action:

Summary of Action: Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.

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

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

Amendments: **Amendments:**

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