CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-B-25-RZ **Related File Number:**

Application Filed: 6/11/2025 **Date of Revision:**

Applicant: GEORGE W HICKS

PROPERTY INFORMATION

General Location: North side of Rutledge Pike, southwest of Rosewood Rd

Other Parcel Info.:

Tax ID Number: 60 13113 **Jurisdiction:** County

Size of Tract: 1 acres

Accessibility: Access is via an access easement off of Rutledge Pike with approximately 11 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northeast County **Plan Designation:** CC (Corridor Commercial), HP (Hillside Ridgetop Protection

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: The subject property lies off of the Rutledge Pike corridor that features a mix of commerical, industrial, and single family residential uses interspersed with forested, undeveloped slopes. There is an industrial node near the interchange with I-640 to the southwest of the subject property. There are active quarries, landfills, and other heavy industrial uses near the railroad depot along Holston River to the south.

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

Street: 6447 RUTLEDGE PIKE

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: No, it is not an extension.

History of Zoning: A rezoning from A (Agricultural) to CA (General Business) was withdrawn prior to Planning Commission action in 2021 (10-I-21-RZ).

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 CA (General Business) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.

Staff Recomm. (Full): 1. Restricting further disturbance on this site beyond what has already been cleared for existing development.

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. Since 2003several properties along this section of the Rutledge Pike corridor have been developed for heavy commercial, industrial and retail commercial uses. Nearby developments include a mineral extraction and gravel distribution center, a mulching operation and a small strip commercial center. The property that provides the subject parcel access to Rutledge Pike through an easement appears to operate as a trucking and contractor storage facility. In 2008, the subject property was developed with a house and a commercial-grade three bay garage.
2. These development trends support consideration of the requested rezoning from A (Agricultural) to CA (General Business), which would permit this property to function as a business in a similar manner to surrounding properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The CA zone is intended for general retail businesses and services, which is compatible with surrounding commercial development.

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 pavement width for this property's access to Rutledge Pike is currently substandard and improvement will be required for a business to be permitted.
2. The property is within the HP (Hillside Protection) area, and the construction of the existing house and garage disturbed the maximum area recommended by the slope analysis of .6 acres. Staff recommend that no further disturbance occur on site than what was cleared in 2008 for the existing development. This will mitigate erosion and stormwater runoff to the surrounding property through which this lot accesses Rutledge Pike.

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 requested CA zone is directly related to this property's CC (Corridor Commercial) place type designation in the Comprehensive Plan. CC areas are situated along major transportation corridors that are appropriate for a mix of commercial development.
2. The CA zone is consistent with the property's location in the Urban Growth Boundary of the Growth Policy Plan.

Action:	Approved with Conditions	**Meeting Date:**	8/14/2025
Details of Action:			
Summary of Action:	Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.		
Date of Approval:	8/14/2025	**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:	9/15/2025	**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:**	