CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-E-26-RZ **Related File Number:** 8-B-26-PA

Application Filed: 6/22/2026 **Date of Revision:**

Applicant: WILLIAM DAVID HURST

PROPERTY INFORMATION

General Location: North side of E Raccoon Valley Rd and Diggs Gap Rd intersection

Other Parcel Info.:

Tax ID Number: 26 076 **Jurisdiction:** County

Size of Tract: 11.31 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 E RACCOON VALLEY DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: LI (Light Industrial)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

Variances Requested:

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 LI (Light Industrial) zone because it is compatible with surrounding development and changing conditions.

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. This request to rezone from CA (General Business) to the LI (Light Industrial) zone is supported by the development of a large industrial warehouse in 2024 adjacent to the subject property at 9907 Fleenor Mill Road. It is also supported by the recent development of a large construction equipment warehouse and yard the same year at 1316 E Racoon Valley Drive. The LI zone is consistent with established and recent development changes in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The LI zone is intended to provide areas for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. These land uses are compatible with existing development around the subject property, which includes mining facilities, heavy retail, industrial warehousing and truck depots.

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 impact anticipated to occur with the requested rezoning to LI. Abutting properties are industrial or vacant. Residential uses in the area are transient and may provide temporary workforce housing for industrial or construction jobs.

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 partially related to the recommend Comprehensive Plan place type amendment of BP (Business Park) for this property. It meets the criteria for a partially related zone by being compatible with the current zoning of adjacent sites, which include Industrial and Light Industrial zoning.
2. This rezoning is aligned with Implementation Policy 2 of the Comprehensive Plan, to ensure that development is sensitive to existing community character. The surrounding character is not as supportive of the retail uses intended by the existing CA (General Business) zone, and LI is more compatible with surrounding industrial development.

Action: Approved **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Approve the LI (Light Industrial) zone because it is compatible with surrounding development and changing conditions.

Date of Approval: 8/13/2026 **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:	9/21/2026	**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:**	