



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-E-26-RZ **AGENDA ITEM #:** 16
8-B-26-PA **AGENDA DATE:** 8/13/2026

► **APPLICANT:** WILLIAM DAVID HURST
OWNER(S): William David Hurst

TAX ID NUMBER: 26 076 (PARTIAL) [View map on KGIS](#)
JURISDICTION: Commission District 7
STREET ADDRESS: 0 E RACCOON VALLEY DR
► **LOCATION:** Northwest side of E Raccoon Valley Rd, southwest of I-75
► **TRACT INFORMATION:** 11.31 acres.
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via E Raccoon Valley Drive, a major arterial with 33 ft of pavement width within a right-of-way width that varies from 85-88 ft.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
FIRE DISTRICT: Rural Metro Fire
WATERSHED: Bullrun Creek

► **CURRENT PLAN AND ZONING DESIGNATION:** CC (Corridor Commercial), HP (Hillside Protection) / CA (General Business)
► **REQUESTED PLAN AND ZONING DESIGNATION:** BP (Business Park), HP (Hillside Protection) / LI (Light Industrial)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN AND ZONING DESIGNATION:** It is an extension of the zoning but not the plan designation.
HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Agriculture/forestry/vacant land - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural)
South: Private recreation, public/quasi public land (church) - CC (Corridor Commercial) - CH (Highway Commercial), A (Agricultural)
East: Wholesale, agriculture/forestry/vacant land - CC (Corridor Commercial), HP (Hillside Protection) - I (Industrial), CA (General Business)
West: Agriculture/forestry/vacant land - CC (Corridor Commercial), HP (Hillside Protection) - LI (Light Industrial)

NEIGHBORHOOD CONTEXT: This area features a mix of industrial operations, residential uses, and forested slopes. Residential character is comprised of mobile home parks and single family dwellings. Industrial uses are concentrated around I-75 at 0.2 miles to the northeast.

STAFF RECOMMENDATION:

- ▶ **Approve the BP (Business Park) place type because it is consistent with established development and changing conditions. The HP (Hillside Protection) area will be retained.**

- ▶ **Approve the LI (Light Industrial) zone because it is compatible with surrounding development and changing conditions.**

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 requested BP (Business Park) place type could be considered a more appropriate land use designation than the existing CC (Corridor Commercial) place type based on the established industrial and mining businesses surrounding the intersection of E Raccoon Valley Drive and I-75. Business Parks are areas appropriate for intensive uses that may include corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Aggregates USA, LLC is operating two active mining facilities in close proximity to the subject property, making an expansion of the BP place type along the corridor a logical transition of land use intensity. The CC place type promotes shopping and pedestrian accommodations, which are misaligned with the industrial surroundings here.

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. An industrial warehouse development adjacent to the subject property to the east supports the BP place type, since it is intended to be paired with more intensive industrial and manufacturing uses.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is on a major arterial street near an on-ramp to an interstate. There is ample infrastructure capacity here for development under the BP place type designation.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data that pertains directly to this plan amendment request.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The proposed plan amendment does not conflict with any aspects of the Knox County Comprehensive Plan.

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 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 impacts 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:

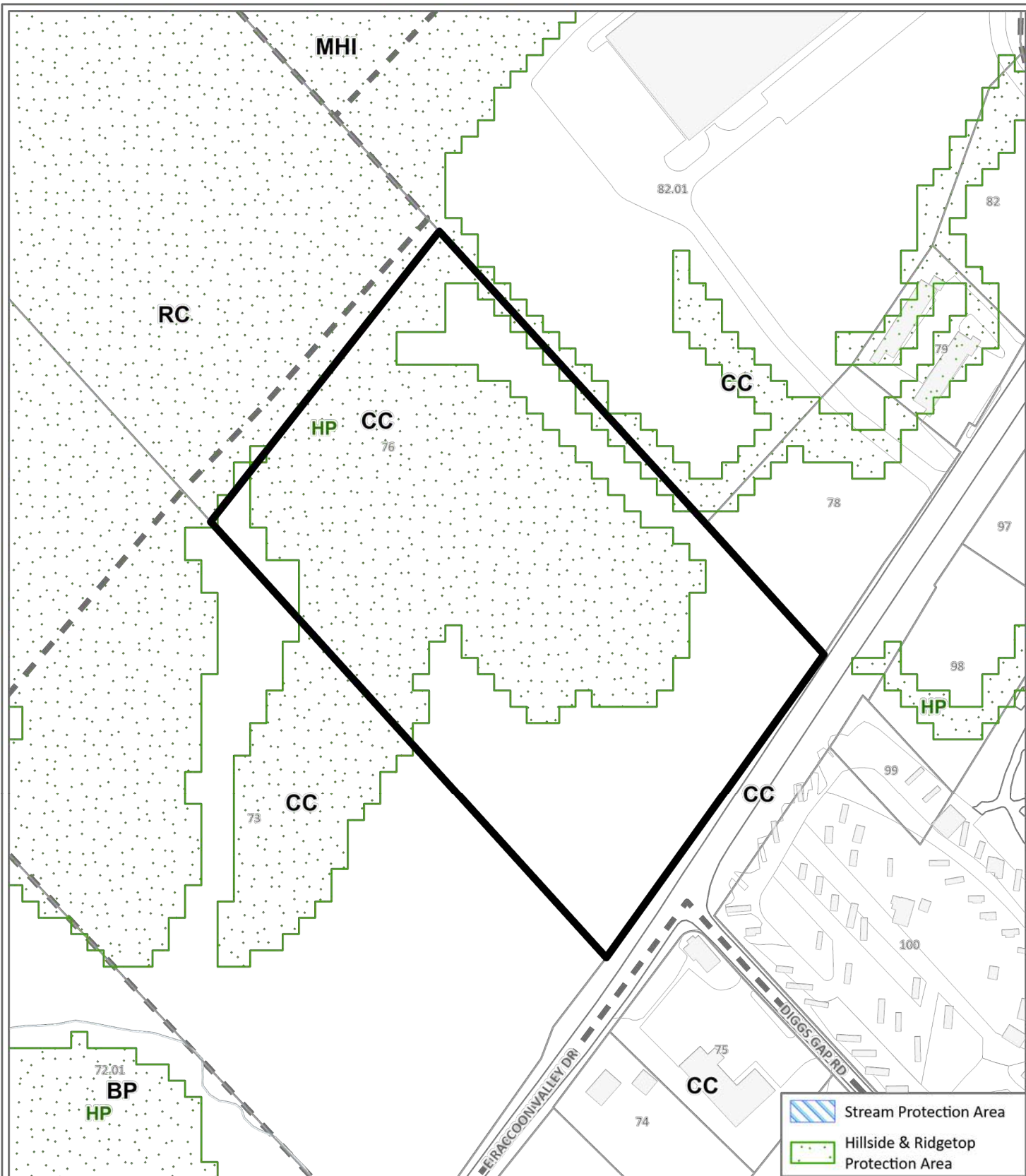
1. The proposed rezoning is partially related to the recommended Comprehensive Plan place type amendment of BP (Business Park) for this property. It meets the criteria for a partially related zone by being compatible with the current zoning of adjacent sites, which include Industrial and Light Industrial 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/21/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-B-26-PA
COMPREHENSIVE LAND USE PLAN MAP**



From: [Symbol]

To: BP (Business Park)

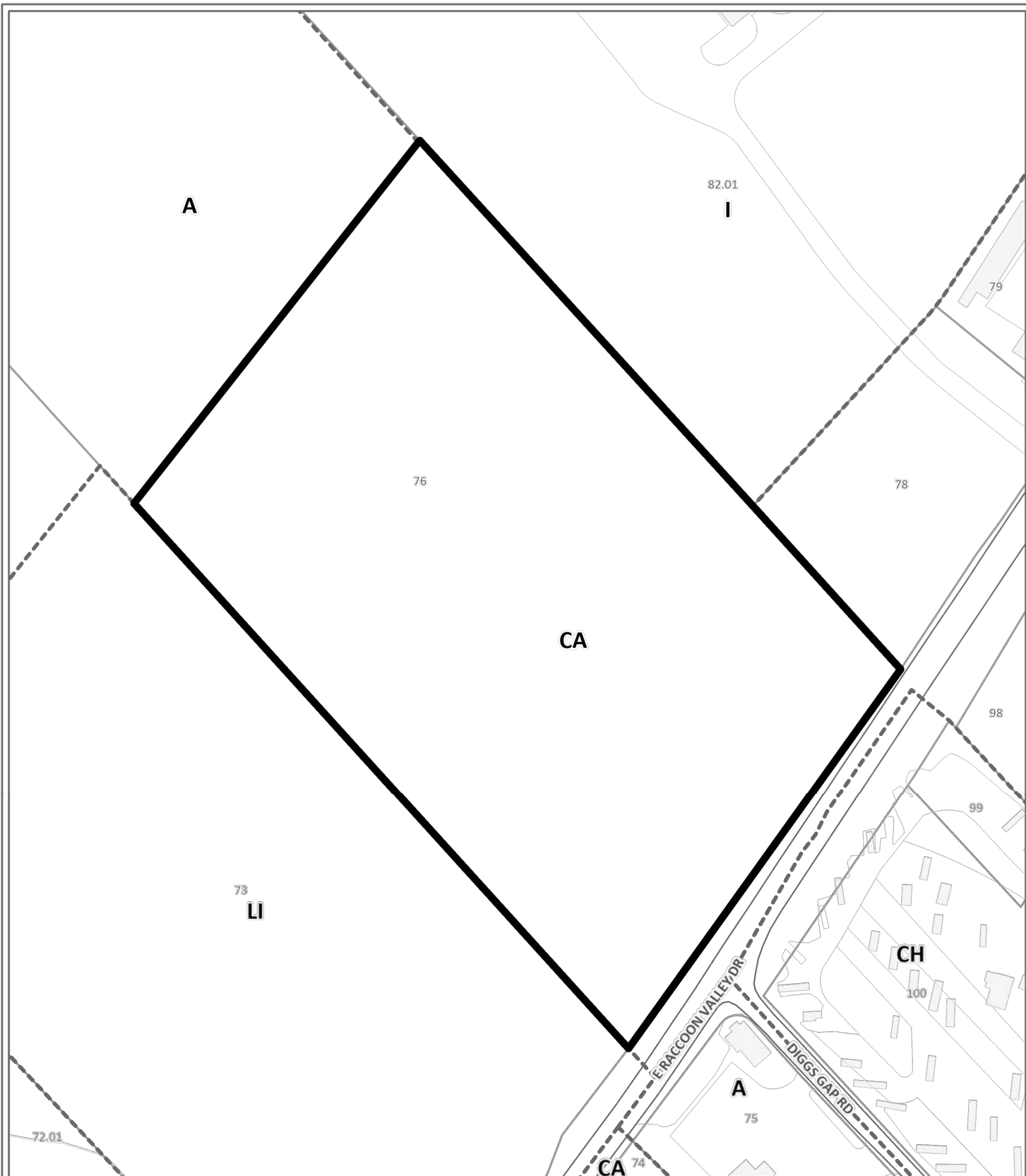
Original Print Date: 7/10/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: William David Hurst

Map No: 26
Jurisdiction: County





REZONING

8-E-26-RZ

Petitioner: William David Hurst



From: CA (General Business)

To: LI (Light Industrial)

Map No: 26

Jurisdiction: County



Original Print Date: 7/10/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP

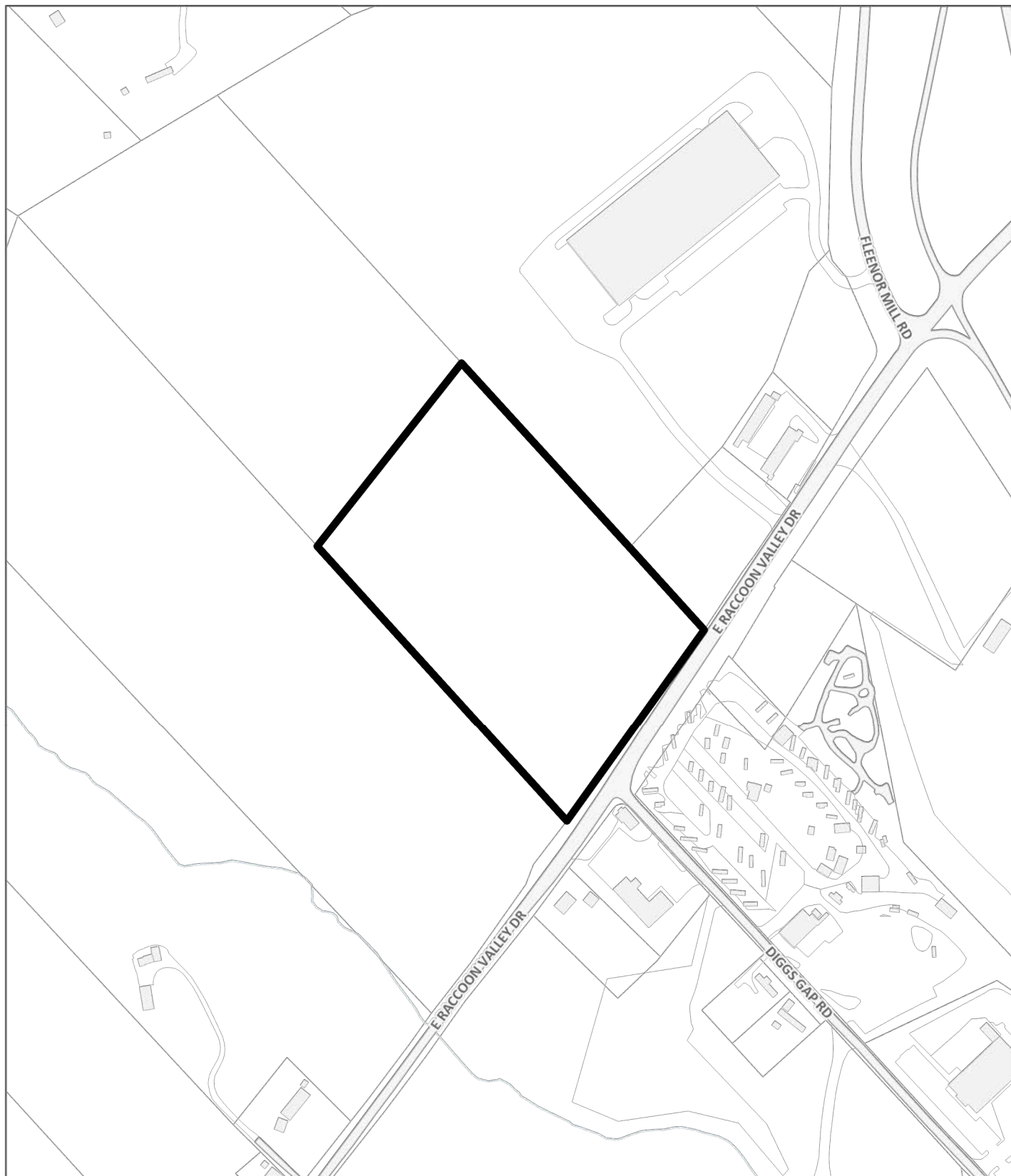


Case boundary

0 180
Feet



Exhibit A. Contextual Images



LOCATION MAP

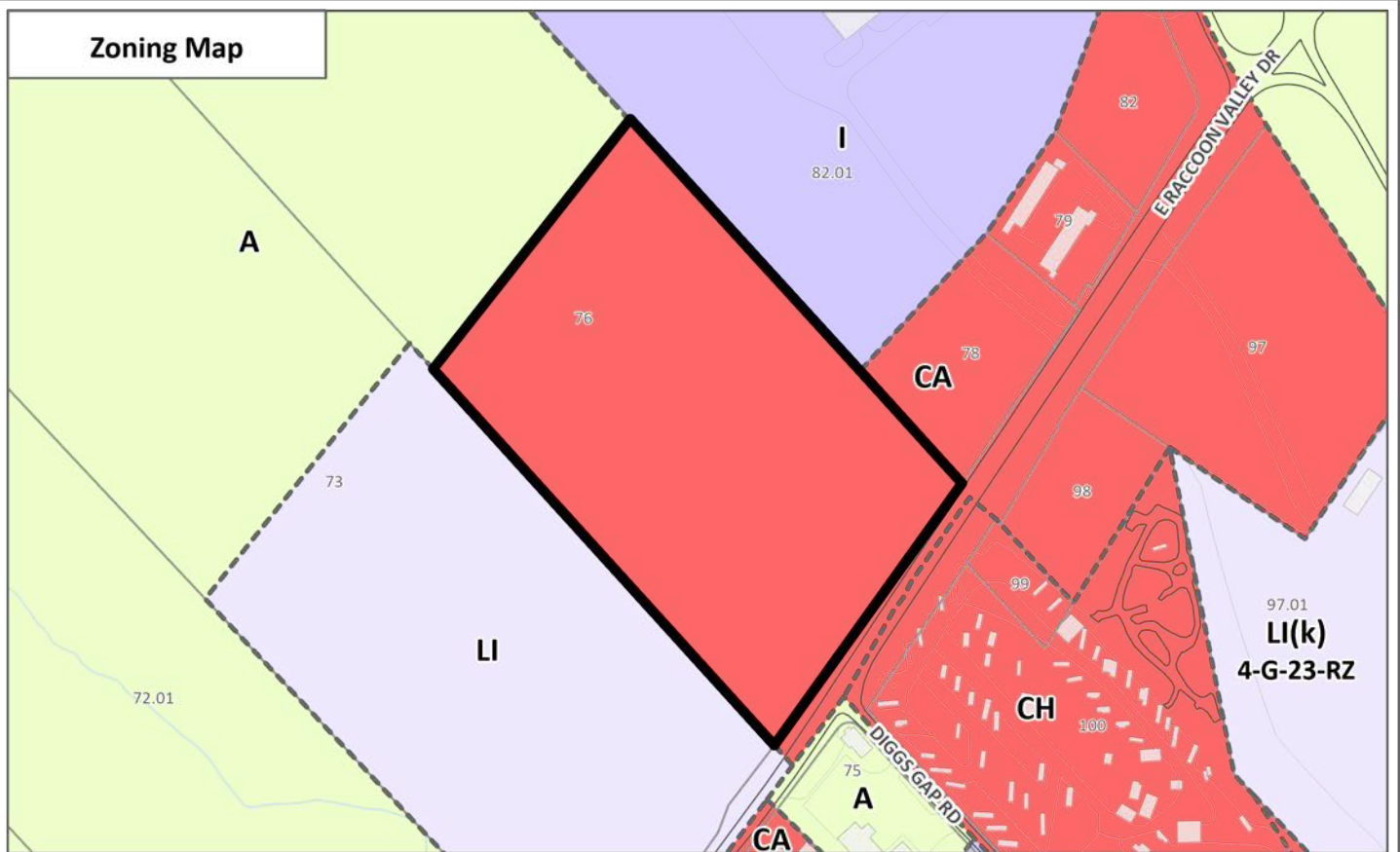
8-E-26-RZ / 8-B-26-PA



Case boundary



Zoning Map



Comprehensive Plan Map

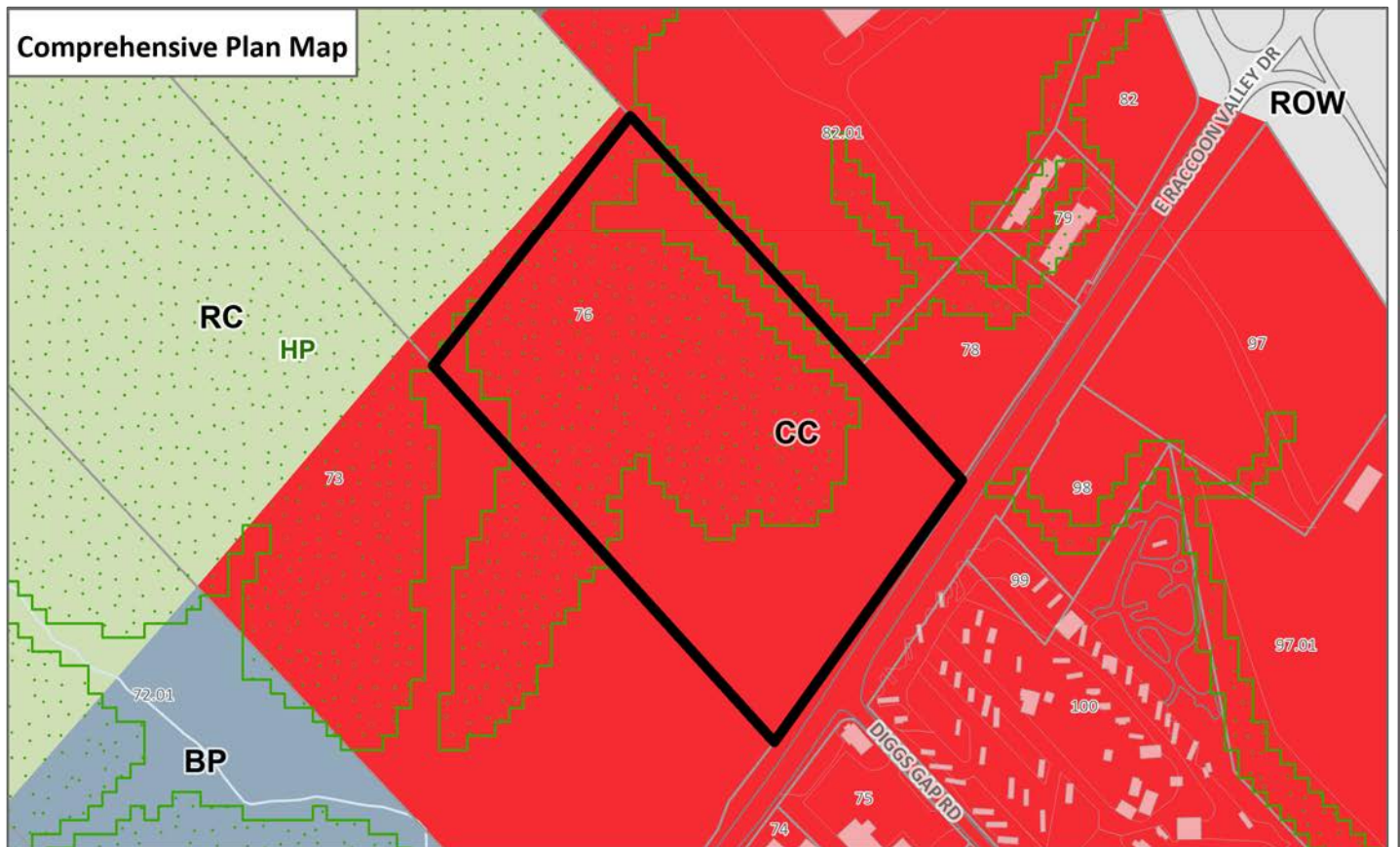


EXHIBIT A, CONTEXTUAL MAPS

8-E-26-RZ / 8-B-26-PA



Case boundary



Existing Land Use Map

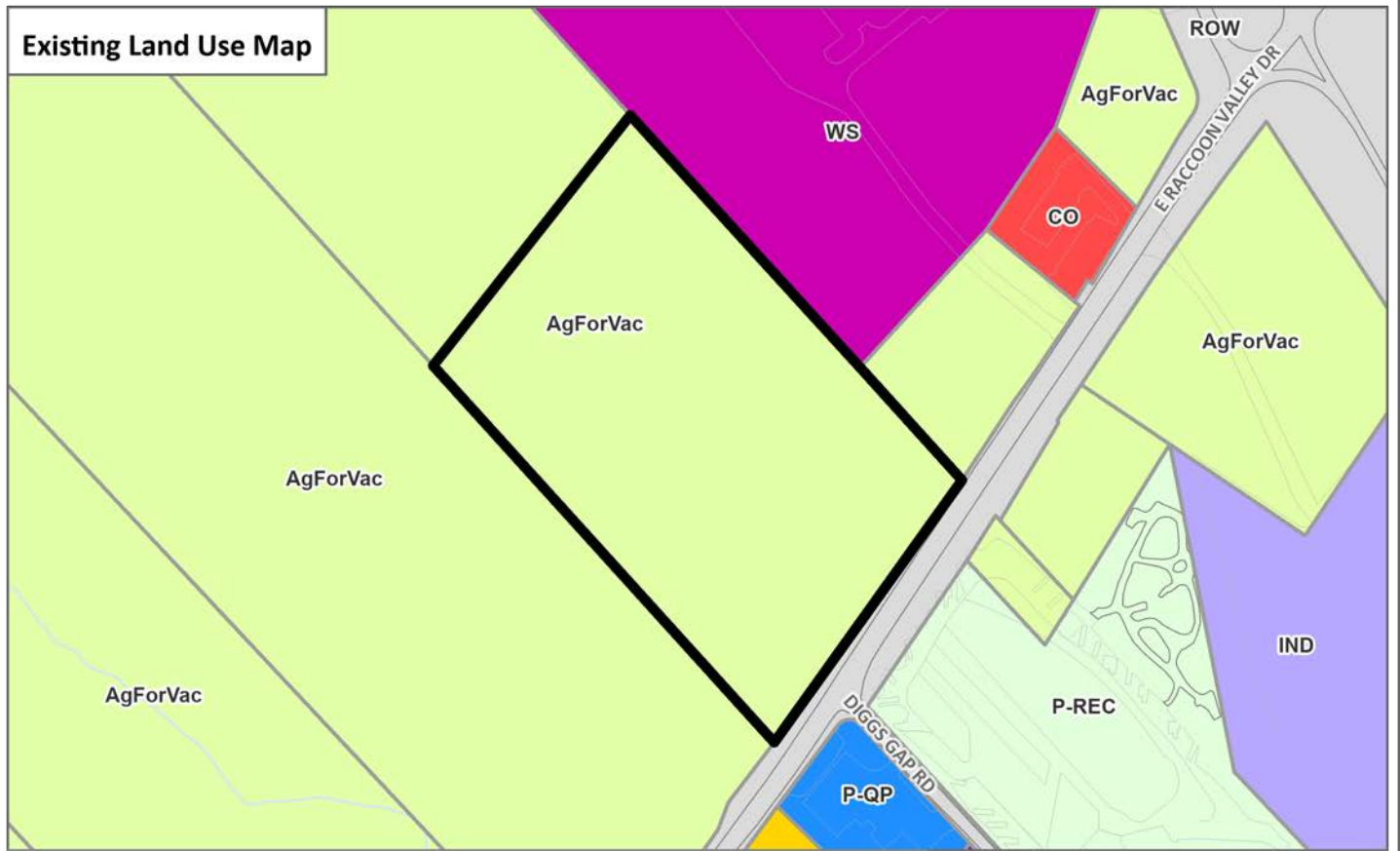


EXHIBIT A, CONTEXTUAL MAPS

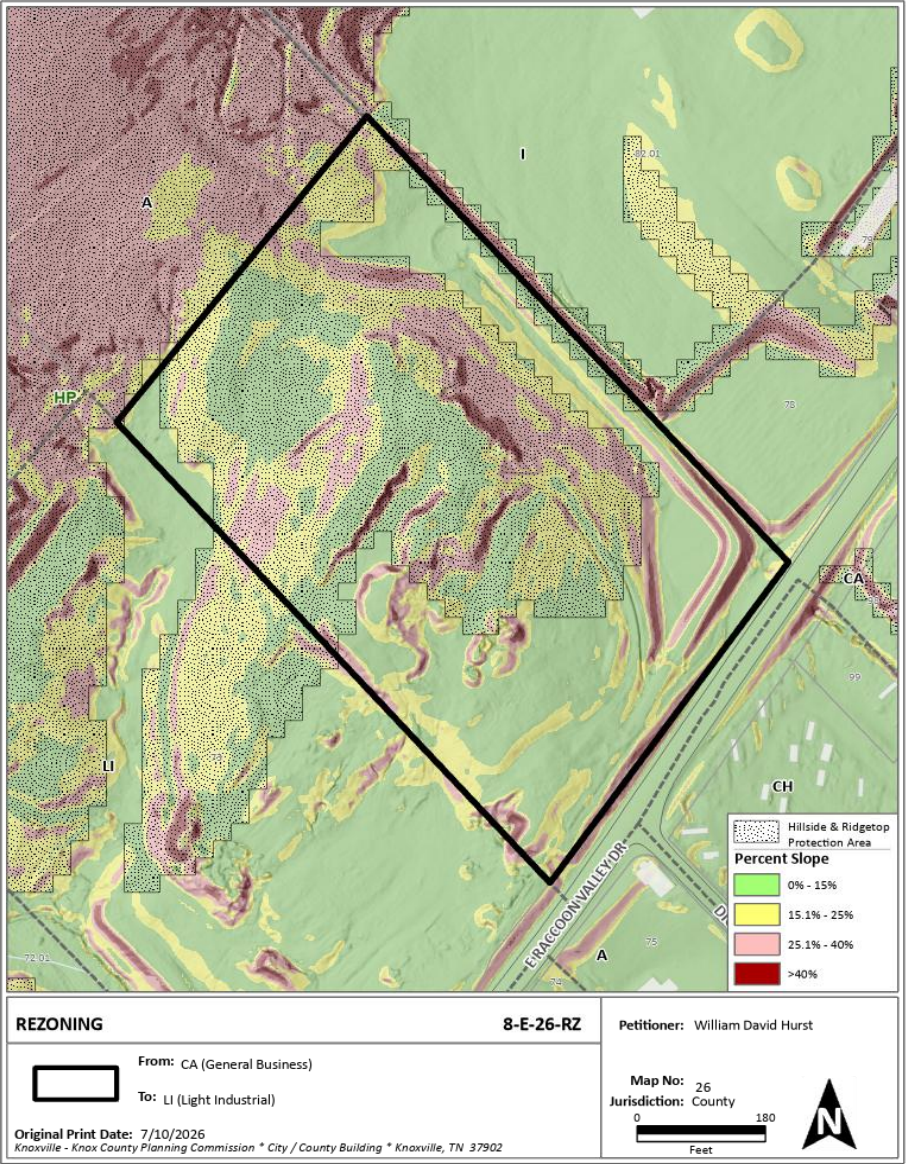
8-E-26-RZ / 8-B-26-PA



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	11.48		
Non-Hillside	4.92	N/A	
0-15% Slope	2.46	100%	2.46
15-25% Slope	2.45	50%	1.23
25-40% Slope	1.43	20%	0.29
Greater than 40% Slope	0.21	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	6.56	Recommended disturbance budget within HP Area (acres)	4.00
		Percent of HP Area	60.9%



All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- ☒ There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

- ☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☐ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☐ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

The subject property is situated within an active industrial corridor. A review of the immediate perimeter demonstrates complete compatibility with industrial usage:

To the West: The adjoining property is light industrial.

To the East: The adjoining property is industrial.

To the South: The adjacent property is industrial.

Interstate Access: The property sits adjacent to the interstate interchange, where numerous properties on both sides of the corridor are industrial operations.

Given that the land to the east, west, and south is entirely industrial, our proposed use creates no adverse zoning conflicts.

Thank you for your consideration



Property Owner Signature

William David Hurst

Print Name

6/18/26

Date

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

8/1/2026

8/14/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

William David Hurst

Applicant Name

6/18/26

Date