

Requested Plan Category: RS (Regional Commercial)

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.): Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

- 1. This designation is not the result of an error or omission in the One Year Plan. The property's current GC (General Commercial) land use classification is part of a cohesive area with this designation along Clinton Highway, and it is consistent with the commercial corridor's function as a retail and service-oriented area.
- 2. The subject property's proximity to a highway interchange meets the general intent of the requested RS (Regional Commercial) land use classification to meet commercial needs of residents across Knox County. However, the partial parcel boundary of this request is approximately 4 parking spaces in area, which conflicts with the RS description as being intended for commercial developments such as 'big box' retail, malls, and 'lifestyle centers.'

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. There have been no apparent upgrades to the street or utility infrastructure in this area that were not contemplated by the One Year Plan. The broader site has been fully built-out as an auto dealership and service center since at least the 1980s.
- 2. There are no changes in development, population or traffic at this location that necessitate reconsideration of the One Year Plan map.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. There are no changes in public policy supporting a spot land use amendment to the RS classification here.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. There are no new plans or studies that point to the need for the RS land use classification on a small portion of an established auto dealership parking lot.

Action: Denied

Meeting Date: 1/8/2026

Details of Action:

Summary of Action: Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.

Date of Approval: Date of Denial: 1/8/2026

Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: