



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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no apparent upgrades to the street or utility infrastructure in this area since the Northwest City Sector Plan was adopted in 2015. The broader site has been fully built-out as an auto dealership and service center since at least the 1980s.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. This designation is not the result of an error or omission in the sector plan. The property's current GC (General Commercial) land use classification is part of a cohesive area of 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 exchange 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 large commercial developments such as 'big box' retail, malls, and 'lifestyle centers.'

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

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

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no changes in development, population or traffic at this location that necessitate reconsideration of the sector plan map.

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:**