



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 C-G-2 (General Commercial) district because it is consistent with the land use plans and compatible with changing development conditions.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 for a rezoning from the I-MU (Industrial Mixed-Use) district to C-G-2 (General Commercial) is a downzoning that corresponds with significant changes to the immediate area. This property is 400 ft from the newly opened multi-use stadium that hosts the Knoxville Smokies baseball and One Knoxville soccer teams and incorporates restaurant, retail, residential and public plaza components. The intent of the planned development was to connect this warehouse area to the Old City, and the stadium has become a catalyst for new mixed-use development in the area. This context supports the requested rezoning from the I-MU district, which permits general industrial uses by right, to the C-G-2 district which does not permit such intensive uses and maintains a pedestrian-oriented mixed-use intent.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-G-2 district provides for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors. The zone is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.  
2. While I-MU promotes a similar mixed-use and pedestrian oriented vision, it also permits more intensive industrial uses that are not reflective of how this area around the stadium is transitioning into an entertainment destination. The purpose statement of the C-G-2 district is more aligned with the trajectory of this rapidly developing area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezoning, since it would reduce the intensity of land uses that can be considered at this location. It would also provide dimensional standards that are more aligned with the recent uptick in rezoning requests to the DK (Downtown Knoxville) district in this area. Under C-G-2, the maximum building height would increase from 50 ft to 70 ft, and there would be more stringent build-to-zone requirements and a new build-to-percentage standard to promote pedestrian engagement. This would promote building forms that are more aligned with recent and ongoing development in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The C-G-2 zone is consistent with the Central City Sector Plan and One Year Plan's MU-SD, CC3 (Mixed Use Special District, South of Magnolia Avenue) land use classification for this property. This designation is described in the sector plans as a "concept to allow mixed-use building forms that are more urban-oriented (for example, multiple stories with small or no front yard setbacks) and designed

to enhance the pedestrian experience. Vertical mixed use may be accommodated.”

2. The rezoning is aligned with the General Plan’s Development Policy 4.10, to support downtown Knoxville’s growth as a regional center of entertainment, professional services, government, and finance, as well as Policy 4.11, to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services. C-G-2 supports the pedestrian-friendly development of these uses that build upon Knoxville’s expanding downtown footprint.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This property is in an urbanized and redeveloping area of the City, and it has ample utility and community facility capacity to support development under C--2

**Action:** Approved **Meeting Date:** 1/8/2026

**Details of Action:**

**Summary of Action:** Approve the C-G-2 (General Commercial) district because it is consistent with the land use plans and compatible with changing development conditions.

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

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

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 2/17/2026 **Date of Legislative Action, Second Reading:** 3/3/2026

**Ordinance Number:** **Other Ordinance Number References:** O-14-2026

**Disposition of Case:** Approved **Disposition of Case, Second Reading:** Approved

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**