

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-D-25-PA      Related File Number: 10-K-25-RZ

Application Filed: 8/21/2025      Date of Revision:

Applicant: STEVE YOUNG

## PROPERTY INFORMATION

General Location: Southeast side of Maryville Pk, southwest side of Sims Rd

Other Parcel Info.:

Tax ID Number: 122 E E 004, 005, 006      Jurisdiction: City

Size of Tract: 0.8 acres

Accessibility: Access is via Maryville Pike, a state-owned minor arterial with 21.5 ft of pavement width within a 55-75 ft right-of-way. Access is also via Sims Road, an unstriped minor collector with 18-21 ft of pavement width within a 40-42 ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Commercial

Surrounding Land Use:

Proposed Use:      Density:

Planning Sector: South City      Plan Designation: NC (Neighborhood Commercial)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The surrounding area features a mix of industrial, office, commercial, and wholesale uses interspersed with vacant land and single family houses. The Vestal Neighborhood is nearby to the south across the railroad. Mary Vestal Park and Community Unity Park are within a mile of the subject property.

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

Street: 4409 SIMS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial)

Previous Requests:

Extension of Zone: It is an extension of the zoning but not the plan designation.

History of Zoning: In 2007 the subject property was rezoned from I-3 (General Industrial) to C-3 (General Commercial) (7-C-07-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)

**Requested Plan Category:** GC (General 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:** Kelsey Bousquet

**Staff Recomm. (Abbr.):** Approve the GC (General Commercial) land use classification because it is consistent with the surrounding development.

**Staff Recomm. (Full):**

**Comments:**

This is a request to rezone the property at 4409 Sims Road to C-G-1 (General Commercial), which requires a plan amendment to GC (General Commercial). The other two properties associated with this request are already zoned C-G-1, so they do not need a rezoning but do need a plan amendment.

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. The NC (Neighborhood Commercial) land use class is consistent with the commercial node established at this intersection and is not the result of an error in the plan.

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

1. The general trend in commercial development permits consideration of the GC (General Commercial) land use class.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in government policy pertaining to this area.

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

1. No new plans or studies have been produced that reveal the need for a plan amendment.

**Action:** Approved

**Meeting Date:** 10/2/2025

**Details of Action:**

**Summary of Action:** Approve the GC (General Commercial) land use classification because it is consistent with the surrounding development.

**Date of Approval:** 10/2/2025

**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:** 11/11/2025

**Date of Legislative Action, Second Reading:** 11/25/2025

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**