

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-D-25-SP

Related File Number:

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 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: C-G-1 (General Commercial), I-G (General Industrial)

Former Zoning:

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

Previous Requests:

Extension of Zone: No, it is not an extension of the plan designation.

History of Zoning: In 2007 the 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 compatible with surrounding development.

**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 include any of these):

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

1. New roads or utilities have not been introduced since the 2011 South City Sector Plan was adopted.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION 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 or omission in the plan.

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

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

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

1. City building permit records show that since 2011, most new commercial construction in the area has been concentrated along Maryville Pike, consisting of a mix of commercial uses of varying intensities. The increase in commercial development supports consideration of the GC (General Commercial) land use class, as it would permit a broader range of commercial uses consistent with development trends.

**Action:** Approved

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

**Details of Action:**

**Summary of Action:** Approve the GC (General Commercial) land use classification because it is compatible with 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: