CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

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

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:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the C-G-1 (General Commercial) zoning district because it is consistent with the recommended land use classification and supported by existing infrastructure.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.
1. Development trends in the surrounding areas have featured various uses. Commercial, office, wholesale, and industrial uses have been concentrated along Maryville Pike, between the CSX and Norfolk Southern railroad tracks to the south. Development to the east and west of the railroad tracks has primarily been residential, consisting of single-family and multi-family subdivisions.
2. The subject property has a lot area of approximately 8,836 sq ft and a lot width of roughly 45 ft. The I-G (General Industrial) zoning district requires a minimum lot area of 10,000 sq ft and a minimum lot width of 60 ft, whereas the C-G-1 (General Commercial) zoning district does not have minimum lot area or width requirements.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The C-G-1 zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses along Knoxville's commercial nodes and corridors. The C-G district is intended to promote mixed-use development in a pedestrian-oriented environment and offer flexibility in the creation of integrated commercial, office, and residential spaces. The subject property meets the intent of the C-G district, as it is located near the established commercial node at the intersection of Maryville Pike and Sims Road/Edington Road, which features a mix of commercial and office uses.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The rezoning would be an extension of the C-G-1 district from the northwest.

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. The C-G-1 district has design standards regulating building materials, façade design, and fenestration. Commercial sites in the C-G-1 district must be designed to ensure safe pedestrian access from the public right-of-way and provide safe pedestrian circulation within a development.

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 proposed rezoning is consistent with the recommended GC (General Commercial) land use classification amendment of the One Year Plan and South City Sector Plan.
2. The C-G-1 district complies with General Plan's Development Policy 8, to encourage growth in existing urban areas, and Development Policy 9.11, to locate community-serving commercial areas where they can be easily shared by several neighborhoods. The rezoning would be an extension of the commercial zoning at an established commercial node with proximity to neighborhoods in the Vestal community.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. There are two Knoxville Area Transit bus stops within 400 ft of the subject property along Maryville Pike.
2. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

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

Details of Action:

Summary of Action: Approve the C-G-1 (General Commercial) zoning district because it is consistent with the recommended land use classification and supported by existing infrastructure.

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:** O-158-2025

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

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

Amendments: **Amendments:**

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