

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-K-25-RZ **Related File Number:**
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: SALAMANCA GILBERTO CORTES

PROPERTY INFORMATION

General Location: North side of Clinton Hwy, west of Murray Dr
Other Parcel Info.:
Tax ID Number: 68 I C 01601 **Jurisdiction:** City
Size of Tract: 0.97 acres
Accessibility: Access is via Clinton Highway, a median-divided major arterial with a pavement width of 23 ft within a 140-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** GC (General Commercial), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property part of the Clinton Highway commercial corridor, which is comprised of mix of service-oriented uses and large-scale commercial and retail operations.

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

Street: 6260 CLINTON HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial), HP (Hillside Ridgetop Protection)
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.):

Deny the C-G-1 (General Commercial) zoning district because the subject property does not meet the intent of the district and is not supported by changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

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. Clinton Highway is a major arterial commercial corridor that features an array of commercial uses and limited large-scale multi-family developments. Development trends along Clinton Highway have primarily consisted of intensive auto-oriented commercial uses, such as outdoor and indoor storage facilities, vehicle dealerships and repair services, storage yards, and retail and dining shopping centers.
2. City zoning along the stretch of Clinton Highway between Merchant Drive and Schaad Road consists almost entirely of C-H (Highway Commercial) zoning, with one property zoned RN-6 (Multi-Family Residential Neighborhood) located closer to Merchant Drive, 0.56 miles east of the subject property. Commercial properties previously zoned C-3 (General Commercial) were reassigned the C-H district with the adoption of the 2020 Zoning Ordinance. The cohesive corridor of C-H zoning is appropriate due to the auto-oriented nature of development along Clinton Highway.
3. Since the late 1980s, rezonings along Clinton Highway have primarily been to the C-H (Highway Commercial) zoning district in the City and CA (General Business) in the County. Less intensive residential, commercial, and office zoning has been focused on side streets abutting the Clinton Highway commercial corridor.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-G-1 (General Commercial) zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses and promote mixed-use development in a pedestrian-oriented environment. The C-G district is primarily intended for indoor commercial uses, with limited exceptions granted through special use approval. This area is not pedestrian-oriented and is predominantly auto-oriented, as stated previously.
2. The existing C-H-1 zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, such as retail, rental, and service establishments of a commercial character, including those requiring permanent outdoor service or storage areas. The subject property's location on Clinton Highway is appropriately aligned with the existing C-H-1 district that already supports commercial and economic growth.

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 proposed rezoning is not anticipated to negatively impact the surrounding area, which primarily consists of commercial uses.

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

1. The subject property is designated GC (General Commercial) under the City's One Year Plan and Northwest City Sector Plan. The proposed C-G-1 zoning is permitted in the GC land use class.

2. The proposed rezoning conflicts with the General Plan's Development Policy 10.10. which states "once transitional zoning patterns are in place, keep them intact." The character of Clinton Highway supports more intensive uses that could be challenging or inappropriate to locate elsewhere, remaining on the edge of less intensive zoning districts.

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. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

Action: Withdrawn **Meeting Date:** 12/11/2025
Details of Action: Withdrawn
Summary of Action: Withdrawn
Date of Approval: **Date of Denial:** **Postponements:** 11/13/2025
Date of Withdrawal: 12/11/2025 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: