

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-3 (General Commercial) zoning district because it is consistent with the adopted plans and surrounding development.

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. The subject property was rezoned from I-G (General Industrial) to C-G-1 (General Commercial) in 2024 (3-C-24-RZ), and a cluster of three properties 200 ft to the east was rezoned from I-G to C-G-2 in 2020 (11-B-20-RZ).
2. This area underwent significant road improvements in 2020 with the realignment of the intersection of Western Avenue and Keith Avenue, which installed a signalized crosswalk, enhanced curb cuts, and widened sidewalks.
3. Construction of the KCDC (Knoxville Community Development Corporation) Transforming Western Heights residential mixed-use development is underway 0.38 miles northwest of the subject property. The development can be reached via the sidewalk system along Virginia Avenue, which connects to Western Avenue.

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

1. The C-G-3 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. This section of Western Avenue has a wide mix of uses and community amenities, which is consistent with the environment of the C-G-3 district.
2. Rezoning 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 C-G district permits the same uses across all levels (C-G-1, C-G-2, C-G-3).

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 difference between the C-G-1 and C-G-3 districts is the dimensional standards. The C-G-1 district allows a maximum building height of 45 ft and only has minimum setback requirements when the subject property abuts a residential zoning district. The C-G-3 district has an unlimited building height unless the subject property abuts a residential district, and it has standard interior side and rear setbacks and minimum build-to requirements for the front and corner side setbacks. The build-to zone is where a structure must be located within the setback range and requires development to be closer to the lot line, which encourages development to be on a pedestrian-oriented scale. The change in building height and setback requirements is not anticipated to have negative impacts and is supported by the recent infrastructure improvements to Western Avenue.
2. All levels of the C-G district require development to adhere to the Design Standards in Article 5.4 Table 5.2 of the City of Knoxville's Zoning Ordinance.

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 subject property has the GC (General Commercial) land use classification in the City's One Year Plan and Central City Sector Plan, which permits the C-G-3 zoning district.
2. The proposed rezoning supports the General Plan's Development Policy 9.10, to encourage commercial and office development that improves the form and function of traditional strip development. As mentioned previously, the C-G-3 district's dimensional standards encourage pedestrian-oriented design and mixed-use development.

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.
2. There are two Knoxville Area Transit bus stops within 550 ft of the subject property that are accessible via sidewalk on Western Avenue.

Action: Approved **Meeting Date:** 12/11/2025

Details of Action:

Summary of Action: Approve the C-G-3 (General Commercial) zoning district because it is consistent with the adopted plans and surrounding development.

Date of Approval: 12/11/2025 **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, Second Reading:	1/20/2026
Date of Legislative Action:	1/6/2026	Other Ordinance Number References:	O-10-2026
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			