

standards that are not required in the current O zoning, and these ensure safe pedestrian access from the public right-of-way and minimize potentially dangerous traffic movements and points of conflict between vehicles, pedestrians, and bicyclists.

2. The subject property is part of an existing land use transition from the auto-oriented commercial uses in the C-H-2 (Highway Commercial) district to the north and the residential neighborhood to the south, which would be maintained with the C-N district. The subject property does not abut any residential uses that could be negatively impacted by small-scale commercial development.

3. More intense commercial uses that could generate significant traffic, such as restaurants and gas stations, may be permitted in the C-N district through special use approval, which is a public review process to ensure the proposed development would not negatively impact surrounding properties and would be compatible with the character of the surrounding neighborhood.

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. This rezoning is consistent with the East City Sector Plan's East Town Center Mall Area Mixed-Use Special District designation (MU-SD, EC-4). While C-N is not a recommended district under the specified land use classifications, the MU-SD recommends planned zones or a new form code (see Exhibit B). The C-N district's design standards meet the intent of the plan's recommendations, as these standards are intended to help development in the C-N district contribute positively to the surrounding area. The plan also recommends a mix of residential, office, institutional, and commercial uses which align with those allowed in the C-N district.

2. The rezoning is consistent with the General Plan's Development Policies 9.3, to ensure the scale and compatibility of new development does not impact existing neighborhoods, and 11.4, to create gradual zoning transition patterns by placing medium intensity zones between higher intensity uses and residential development.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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. The subject property lies on a minor arterial street within 0.25 miles of interstate access and is in an urbanized area with ample utilities, all of which can support commercial developments in the C-N district that are not permitted in the current O district.

Action: Approved **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development.

Date of Approval: 2/12/2026 **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: 3/17/2026

Date of Legislative Action, Second Reading: 3/31/2026

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: