

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-E-26-SP
Application Filed: 2/23/2026
Applicant: SHAWN SMITH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Western Ave, southwest of Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 93 B B 035, 036 **Jurisdiction:** City
Size of Tract: 2.31 acres
Accessibility: Access is via Western Avenue, a state-owned major arterial with four lanes and a center turn lane within a right-of-way width that varies from 100-115 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Ridgetop P
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This section of the Western Avenue corridor features a mix of commercial and office uses and undeveloped wooded lots. Single-family and small-scale multifamily residential development is concentrated north and south of Western Avenue. The I-75 interchange is 0.65 miles to the east, and the Third Creek Greenway and Victor Ashe Park are to the northwest.

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

Street: 4601 WESTERN AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-H-1 (Highway Commercial)
Previous Requests:
Extension of Zone: Yes, it is an extension of both the plan designation and the zoning.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/12/2026

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/26/2026

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: