

CASE SUMMARY

APPLICATION TYPE: ANNEXATION REZONING



File Number: 8-K-25-RZ Related File Number: 8-B-25-PA
Application Filed: 7/2/2025 Date of Revision: 7/22/2025
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 122 O J 003 Jurisdiction: City
Size of Tract: 5.49 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: South County Plan Designation: CMU (Corridor Mixed-use)
Growth Policy Plan: Knoxville Urban Growth Area
Neighborhood Context:

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

Street: 2814 Dresser Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: N/A (No Zone)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the C-G-1 (General Commercial) district because it is comparable to the SC (Shopping Center) zoning in Knox County.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The parcel is being annexed into the City of Knoxville and needs to be assigned a City zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The C-G-1 (General Commercial) zone is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. This description is comparable to that of the former SC (Shopping Center) zone in Knox County, which allows for a variety of commercial and service-oriented uses that are appropriate on this corridor. It is consistent with other zoning in the area, which includes C-G-1 and C-G-2 in the City.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. Alcoa Highway has historically been a commercial corridor; there is existing C-G-1 zoning in close proximity to the parcel and C-G-2 zoning in the near vicinity. Dresser Road is a frontage road implemented parallel to Alcoa Highway in order to allow for safe access to parcels which previously fronted the highway.
- 2. The C-G-1 district has additional standards related to the form and design of development intended to mitigate any potential negative impacts of permitted uses on abutting residential properties to the east.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed rezoning is consistent with the recommended MU-SD, SCO-3 future land use designation, which allows consideration of the C-G-1 district.

Action:

Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action:

APPROVE the C-G-1 (General Commercial) district because it is comparable to the SC (Shopping Center) zoning in Knox County.

Date of Approval:

8/14/2025

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: 9/2/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: