

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-J-25-RZ **Related File Number:**
Application Filed: 7/28/2025 **Date of Revision:** 8/22/2025
Applicant: JM & J LEASING KNOXVILLE, LLC

PROPERTY INFORMATION

General Location: East side of N Twenty First St, North side of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 94 J H 034 **Jurisdiction:** City
Size of Tract: 12199 square feet
Accessibility: Access is via Middlebrook Pike, a major arterial with a pavement width of 50 ft within a 100-ft right-of-way, and N Twenty First Street, a major collector with a pavement width of 45 ft within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** MU-SD / MU-CC14 (Mixed Use-Special District, Ailor Avenue)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of office, industrial, and warehousing operations. There are limited residential uses in the blocks set back from the south side of Middlebrook Pike.

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

Street: 2019 MIDDLEBROOK PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
Former Zoning:
Requested Zoning: C-H-1 (Highway Commercial)
Previous Requests:
Extension of Zone: Yes, this is an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / MU-CC14 (Mixed Use-Special District, Ailor Avenue)

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-H-1 (Highway 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. Since the late 1990s, zoning along this section of Middlebrook Pike, between I-40 to Western Avenue, has generally shifted away from industrial zoning to commercial zoning, such as C-H-1 (Highway Commercial) and C-G-1 (General Commercial).

2. The subject property is located at the corner of the signalized intersection of N Twenty First Street and Middlebrook Pike. This intersection is included in the Middlebrook Pike Advanced Traffic Management System Capital Improvement Project (CIP), which will upgrade the traffic signals to permit more efficient traffic management and improve traffic flow.

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

1. The C-H-1 zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character, including those requiring permanent outdoor service or storage areas. The C-H-1 zoning district is compatible with the surrounding zoning, which includes properties zoned C-H-1, C-G-1, and I-MU.

2. Rezonings 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. This would be an extension of the C-H-1 zoning from the north and east sides that permits uses compatible with the area's character.

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, as it would be a minor extension of the C-H-1 zoning district on a small approximately 12,200 sq ft property that has access to N Twenty First Street, a major collector street, and Middlebrook Pike, a major arterial.

2. The Tennessee Department of Transportation (TDOT) has identified this section of Middlebrook Pike as an area that could benefit from potential road safety improvements due to the high traffic volume and pedestrian activity, and this could trigger site and/or road improvements during the permitting phase.

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 is designated MU-SD, MU-CC 14 (Ailor Avenue Mixed Use District) in the City's One Year Plan and Central City Sector Plan. The MU-CC 14 special district recommends a mix of office, commercial, light manufacturing, and wholesale uses, which are permitted in the C-H-1 zoning district.

2. The proposed rezoning complies with the General Plan's Development Policy 8, to encourage

growth in existing urban areas. The subject property is in a developed, urbanized area with commercial, office, and wholesale uses and nearby access to I-40.

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. Three Knoxville Area Transit bus stops are within 700 ft of the subject property and can be accessed via the sidewalk system along Middlebrook Pike and N Twenty First Street.

Action: Approved **Meeting Date:** 9/11/2025

Details of Action:

Summary of Action: Approve the C-H-1 (Highway Commercial) zoning district because it is consistent with the adopted plans and surrounding development.

Date of Approval: 9/11/2025 **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: 10/14/2025

Date of Legislative Action, Second Reading: 10/28/2025

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: