

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-K-25-RZ **Related File Number:**
Application Filed: 7/28/2025 **Date of Revision:**
Applicant: JOHN L. BILLINGS

PROPERTY INFORMATION

General Location: North side of Chambliss Ave, east of Carr St
Other Parcel Info.:
Tax ID Number: 107 K H 039 **Jurisdiction:** City
Size of Tract: 9360 square feet
Accessibility: Access is via Chambliss Avenue, a local street with a pavement width of 20 ft within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** MU-SD / WC-1 (Mixed Use-Special District, Bearden Village)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of residential, office, and commercial uses. Residential uses are predominantly single family dwellings with some multifamily apartment complexes in the area. Office uses are predominantly converted residential structures located between Kingston Pike and Sutherland Avenue. Small-scale commercial uses exist along Carr Street, and more intensive service-oriented commercial uses are concentrated along the Kingston Pike corridor one block to the south.

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

Street: 4879 CHAMBLISS AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No, but there is C-N (Neighborhood Commercial) zoning in the vicinity.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / WC-1 (Mixed Use-Special District, Bearden Village)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the C-N (Neighborhood Commercial) district because it is compatible with 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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This block between Chambliss Avenue and Sutherland Avenue has seen a significant transition from residential to nonresidential zoning over several decades. Most of the rezonings have been to the O (Office) district, but there was a C-N (Neighborhood Commercial) rezoning approved in 2022 at the corner of Sutherland Avenue and Carr Street near the subject property. The single-family homes within this block have generally remained intact as residences or converted businesses.
2. The subject property is located next to a surface parking lot to the west for a bar and restaurant across the street, and there is a realty office and a midwifery office adjacent to the east. This property is near the intersection of Chambliss Avenue and Carr Street, where there is an established neighborhood-scale commercial node. The property's close proximity to this node, and changes in land use over time within its block support consideration of the C-N zoning district.

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

1. The C-N zone is intended for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low intensity mixed-use is encouraged.
2. The property is located within an environment of integrated residential, office and small-scale commercial uses. This rezoning is consistent with the purpose of C-N per the zoning ordinance.
3. It is worth noting that the applicant also considered the O (Office) zoning district, but this lot's area and width are below the dimensional standards of the O zone. Rezoning to the O district would create a nonconforming lot.

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. There are no adverse impacts anticipated to occur with the proposed rezoning. The types of development that can be considered in the C-N zone are compatible with surrounding development.
2. C-N zoning is recommended at this particular location because of its proximity to a neighborhood scale business district along Carr Street and its location near a corner comprised of C-G-1 zoning. Staff do not anticipate a trend of this zone expanding down Chambliss Avenue and would not recommend approval of such rezonings.

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 property has the MU-SD, WC-1 (Mixed-Use Special District, Bearden Village) land use classification in the West City Sector Plan and the One Year Plan. The sector plan emphasizes a "village-like" atmosphere with a mix of residences, offices, restaurants and retail uses that are

pedestrian-oriented. This rezoning to the C-N zone is aligned with these uses and the future vision for the area.

2. This property is within the boundaries of the Bearden Village Small Area Plan, which describes this section of Chambliss Avenue as 1940s and 1950s homes that have mostly been converted into small-scale businesses. It states that these areas should be preserved and the small-scale character maintained. The small-scale, mixed-use nature of the C-N zone is compatible with this adopted plan.

3. This rezoning is consistent with the General Plan's Development Policy 8.2, to locate neighborhood commercial so that it will enhance, rather than hinder, the stability of residential areas. The subject property is surrounded by modest office and commercial uses, making it an appropriate location for C-N zoning that does not threaten remaining residences.

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. This property is in an urbanized area with adequate infrastructure to support development.

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

Details of Action:

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