

REZONING REPORT

► **FILE #:** 11-K-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** SALAMANCA GILBERTO CORTES

OWNER(S): Salamanca Gilberto Cortes

TAX ID NUMBER: 68 I C 01601

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 6260 CLINTON HWY

► **LOCATION:** North side of Clinton Hwy, west of Murray Dr

► **APPX. SIZE OF TRACT:** 0.97 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Clinton Highway, a median divided major arterial with a pavement width of 23 ft within a 140-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

► **PRESENT ZONING:** C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** C-G-1 (General Commercial), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

►
EXTENSION OF ZONE: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Rural residential, commercial - RN-1 (Single Family Residential
Neighborhood), C-H-1 (Highway Commercial)

South: Commercial - C-H-1 (Highway Commercial)

East: Commercial - C-H-1 (Highway Commercial)

West: Multifamily residential - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of commercial warehousing and large-scale retail operations along Clinton Highway.

STAFF RECOMMENDATION:

►

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knoxville City Council for action on 12/9/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.