



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-A-26-SP

AGENDA ITEM #: 8

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** TT OF KNOXVILLE
OWNER(S): T & Y Properties

TAX ID NUMBER: 81 A A 001 (PARTIAL) [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 4101 CLINTON HWY

▶ **LOCATION:** Southwest side of Clinton Hwy, north of I-640, in the west corner of the existing parking lot

▶ **APPX. SIZE OF TRACT:** 996.5 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Highway, a major arterial with a pavement width of 22 ft within a 155-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** GC (General Commercial) / C-H-1 (Highway Commercial)

▶ **PROPOSED PLAN DESIGNATION:** RS (Regional Commercial)

▶ **EXISTING LAND USE:** Commercial

EXTENSION OF PLAN DESIGNATION: No, this is not an extension.

HISTORY OF REQUESTS: This parcel was rezoned from R-1 (Low Density Residential) to C-4 (Highway and arterial Commercial) in 2017 (9-B-17-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)

South: Commercial, wholesale - GC (General Commercial) - C-H-1 (Highway Commercial), C-H-2 (Highway Commercial)

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

West: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of large-scale auto-oriented commercial uses at the I-75/I-640/Clinton Highway exchange. The subject site is a small portion of an

STAFF RECOMMENDATION:

- ▶ **Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no apparent upgrades to the street or utility infrastructure in this area since the Northwest City Sector Plan was adopted in 2015. The broader site has been fully built-out as an auto dealership and service center since at least the 1980s.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. This designation is not the result of an error or omission in the sector plan. The property's current GC (General Commercial) land use classification is part of a cohesive area of this designation along Clinton Highway, and it is consistent with the commercial corridor's function as a retail and service-oriented area.
2. The subject property's proximity to a highway exchange meets the general intent of the requested RS (Regional Commercial) land use classification to meet commercial needs of residents across Knox County. However, the partial parcel boundary of this request is approximately 4 parking spaces in area, which conflicts with the RS description as being intended for large commercial developments such as 'big box' retail, malls, and 'lifestyle centers.'

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no changes in government policy supporting a spot land use amendment to the RS classification here.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no changes in development, population or traffic at this location that necessitate reconsideration of the sector plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 2/17/2026 and 3/3/2026. 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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-C-26-RZ **AGENDA ITEM #:** 8
 1-A-26-PA **AGENDA DATE:** 1/8/2026

▶ **APPLICANT:** TT OF KNOXVILLE
OWNER(S): T & Y Properties

TAX ID NUMBER: 81 A A 001 (PARTIAL) [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 4101 CLINTON HWY
 ▶ **LOCATION:** Southwest side of Clinton Hwy, north of I-640, in the west corner of the existing parking lot
 ▶ **TRACT INFORMATION:** 996.5 square feet
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Clinton Highway, a major arterial with a pavement width of 22 ft within a 155-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-H-1 (Highway Commercial)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** RS (Regional Commercial) / I-MU (Industrial Mixed-Use)
 ▶ **EXISTING LAND USE:** Commercial

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension.
HISTORY OF ZONING REQUESTS: This parcel was rezoned from R-1 (Low Density Residential) to C-4 (Highway and Arterial Commercial) in 2017 (9-B-17-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)
 South: Commercial, wholesale - GC (General Commercial) - C-H-1 (Highway Commercial), C-H-2 (Highway Commercial)
 East: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)
 West: Commercial - GC (General Commercial) - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of large-scale auto-oriented commercial uses at the I-75/I-640/Clinton Highway exchange. The subject site is a small portion of an automobile dealership.

STAFF RECOMMENDATION:

- ▶ **Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.**

- ▶ **Deny the I-MU (Industrial Mixed-Use) district because the site does not meet the intent of I-MU zoning, and there have been no changes of conditions to support a rezoning.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. This designation is not the result of an error or omission in the One Year Plan. The property's current GC (General Commercial) land use classification is part of a cohesive area with this designation along Clinton Highway, and it is consistent with the commercial corridor's function as a retail and service-oriented area.
2. The subject property's proximity to a highway exchange meets the general intent of the requested RS (Regional Commercial) land use classification to meet commercial needs of residents across Knox County. However, the partial parcel boundary of this request is approximately 4 parking spaces in area, which conflicts with the RS description as being intended for large commercial developments such as 'big box' retail, malls, and 'lifestyle centers.'

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been no apparent upgrades to the street or utility infrastructure in this area that were not contemplated by the One Year Plan. The broader site has been fully built-out as an auto dealership and service center since at least the 1980s.
2. There are no changes in development, population or traffic at this location that necessitate reconsideration of the One Year Plan map.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy supporting a spot land use amendment to the RS classification here.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies that point to the need for the RS land use classification on a small portion of an established auto dealership parking lot.

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. There are no changing conditions in this area that support a spot rezoning from the C-H-1 (Highway Commercial) district to the I-MU (Industrial Mixed-Use) district in this large parking lot. The rezoning request is for approximately 996.5 square feet of area in the middle of a long-established auto dealership and service center.

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

1. The purpose of the I-MU zone is to provide for a mix of light industrial uses and a variety of compatible

commercial uses such as entertainment, amusement and retail establishments. Residential development is also permitted. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses.

2. The diminutive subject parcel does not meet the intent of the I-MU zone. It is not an older industrial site that has potential to be redeveloped for light industrial, entertainment, retail or residential purposes.

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. While specific development intent is generally not considered at the rezoning stage so that all possible uses and their impact can be contemplated, it is worth noting that the motivation for this unusual request is to install an aboveground gas tank that would be used to fuel vehicles on site. According to Chapter 11 of the City Code, Fire Prevention and Protection, aboveground fuel tanks are only permitted in the I-MU, I-G (General Industrial) or I-H (Heavy Industrial) zones. A fuel tank could be permitted without rezoning if the tank was installed underground.

2. The subject site is surrounded by a highly congested and active parking lot that has a wide array of vehicles, including semi-trucks and contractor vehicles. The potential risks associated with an aboveground fuel tank at this location points to the safety merits of the Fire Code requirement that they be located in more industrial areas, which this site is not.

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 I-MU zone is inconsistent with the Northwest City Sector Plan and One Year Plan GC (General Commercial) land use classification, and plan amendments are not recommended by staff.

2. The proposed rezoning is not supported by any of the General Plan's Development Policies.

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:

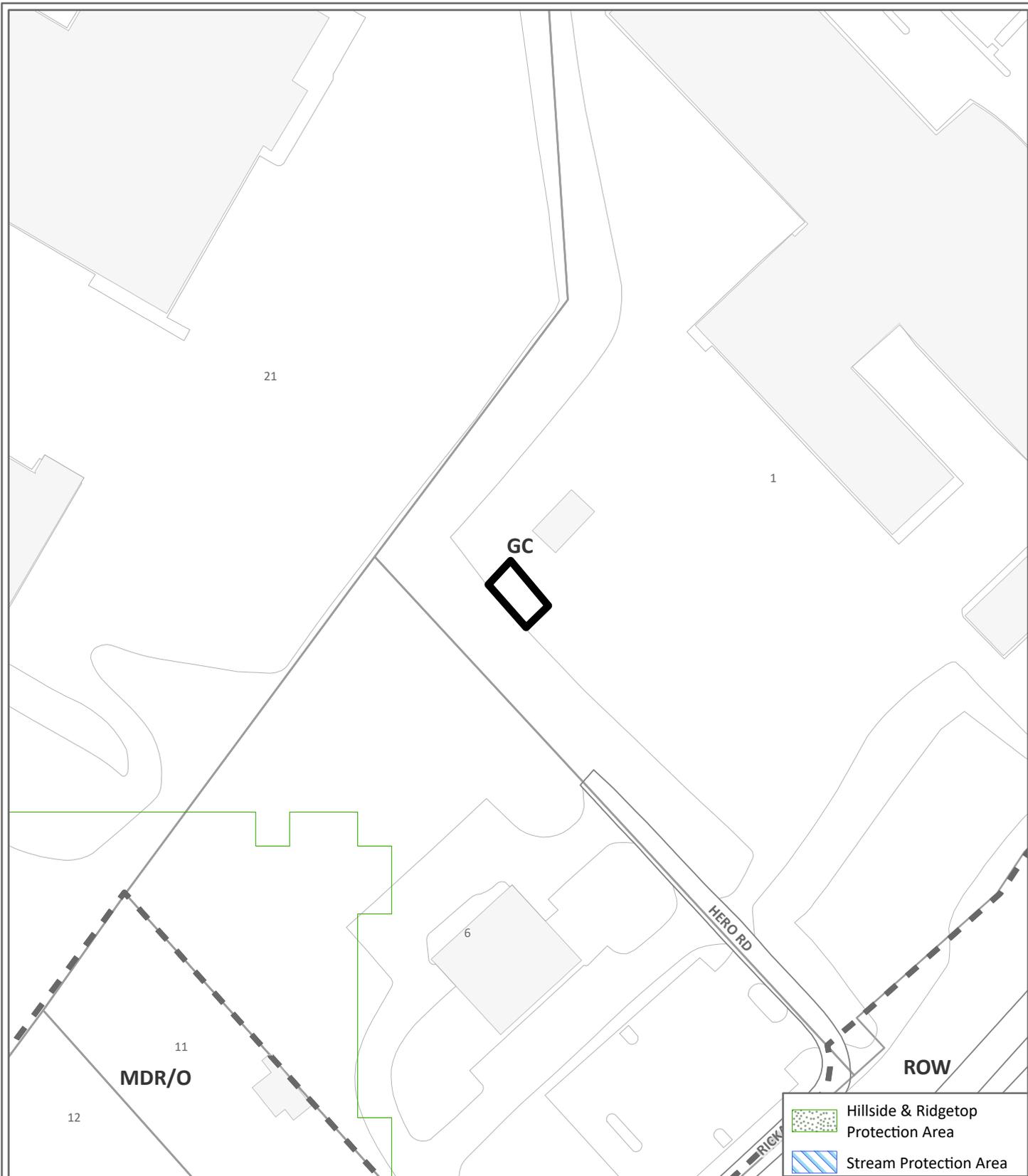
1. This property is an urbanized area with adequate utility, transportation, and community facilities. However, this rezoning could result in a conflict with the intent of the Fire Prevention and Protection Code by permitting an above-ground fuel tank in an area where it would not otherwise be permitted.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 2/17/2026 and 3/3/2026. 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.



**1-A-26-SP
NORTHWEST CITY SECTOR PLAN MAP**

Petitioner: TT of Knoxville

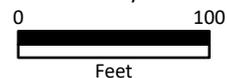


From: GC (General Commercial)

To: RS (Regional Commercial)

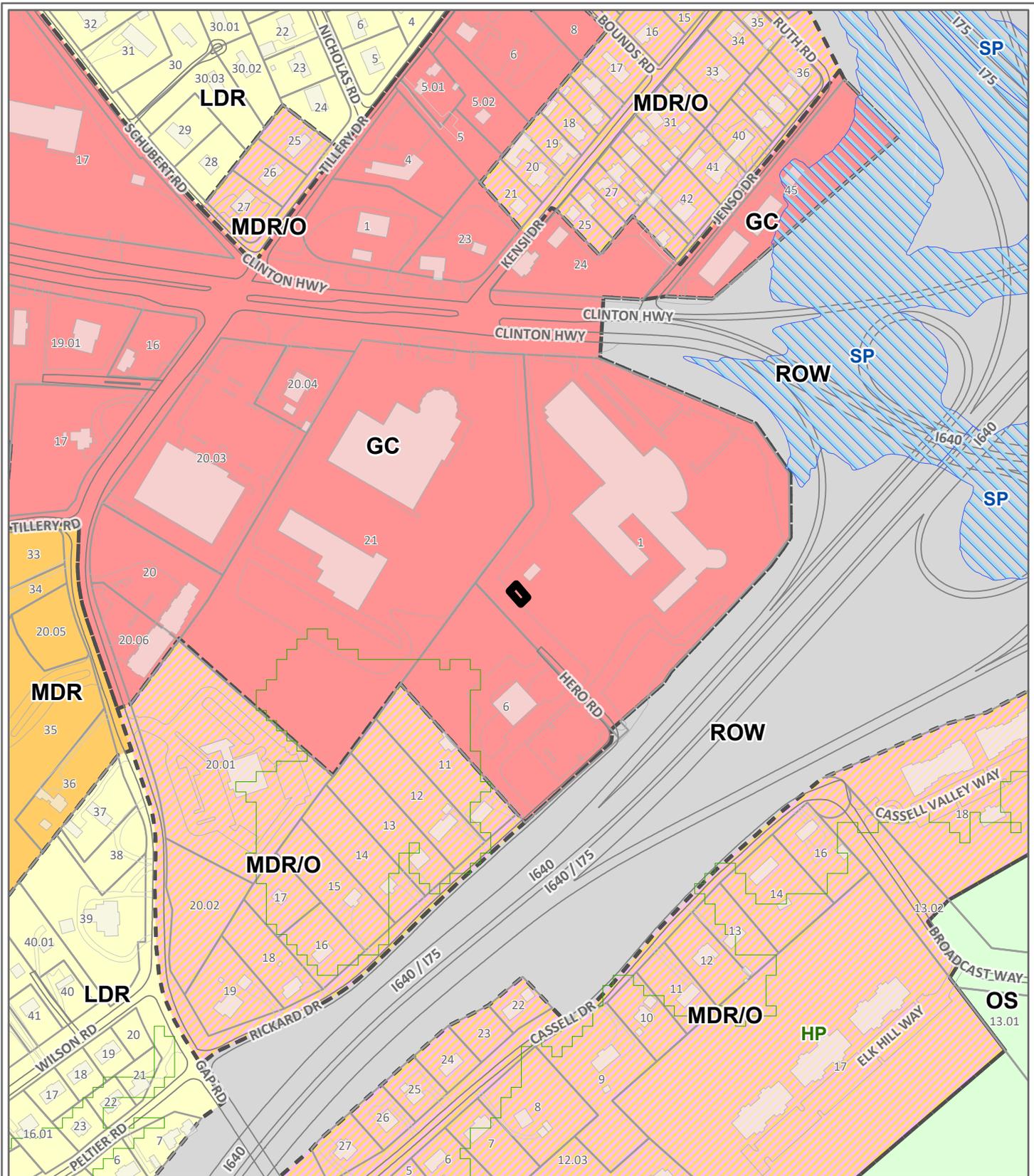
Map No: 81

Jurisdiction: City



Original Print Date: 12/4/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



ONE YEAR PLAN MAP

1-A-26-PA

Petitioner: TT of Knoxville



From: GC (General Commercial)

To: RS (Regional Commercial)

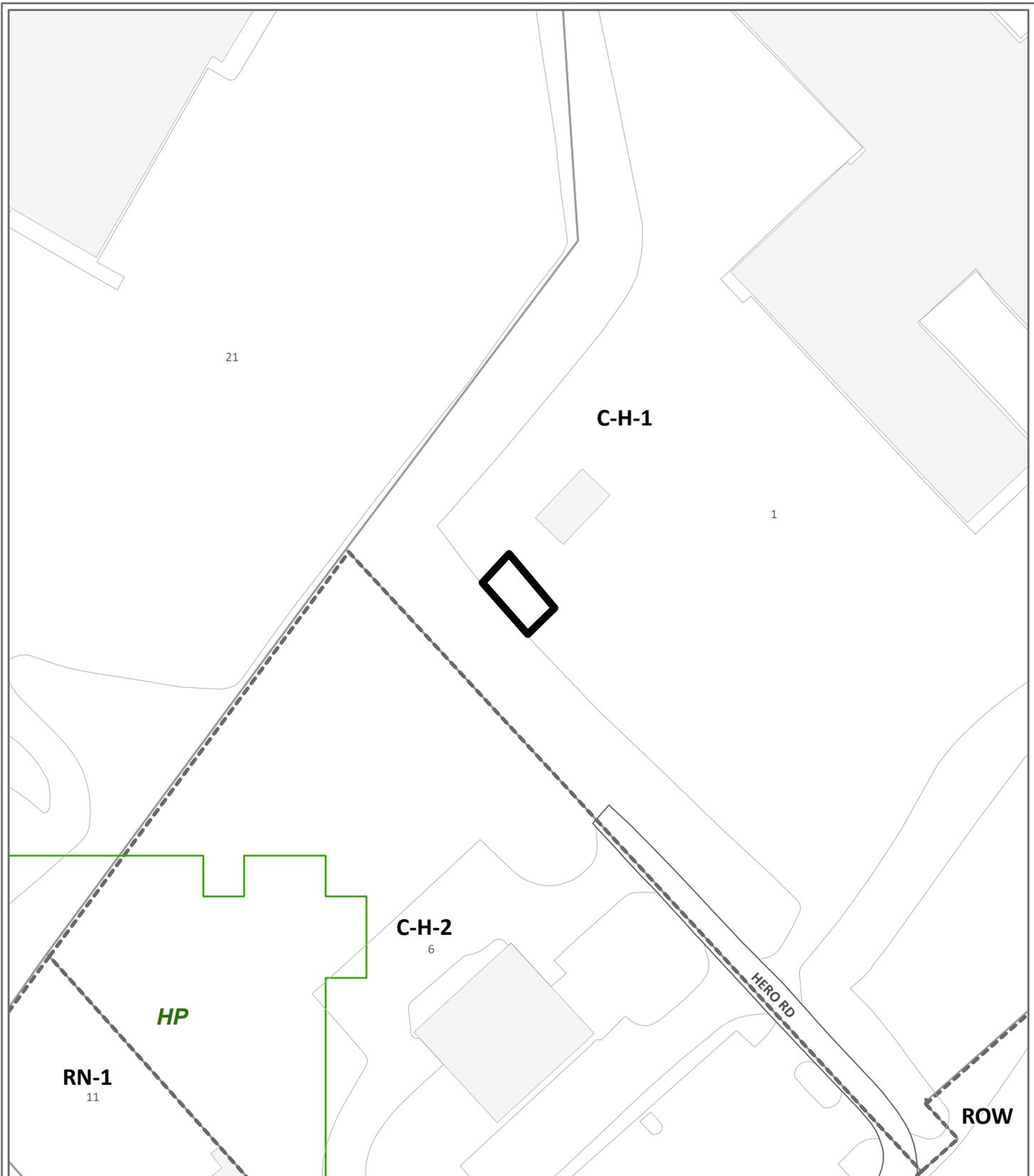
Map No: 81

Jurisdiction: City



Original Print Date: 12/4/2025

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*



REZONING

1-C-26-RZ

Petitioner: TT of Knoxville

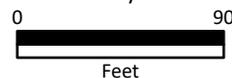


From: C-H-1 (Highway Commercial)

To: I-MU (Industrial Mixed-Use)

Map No: 81

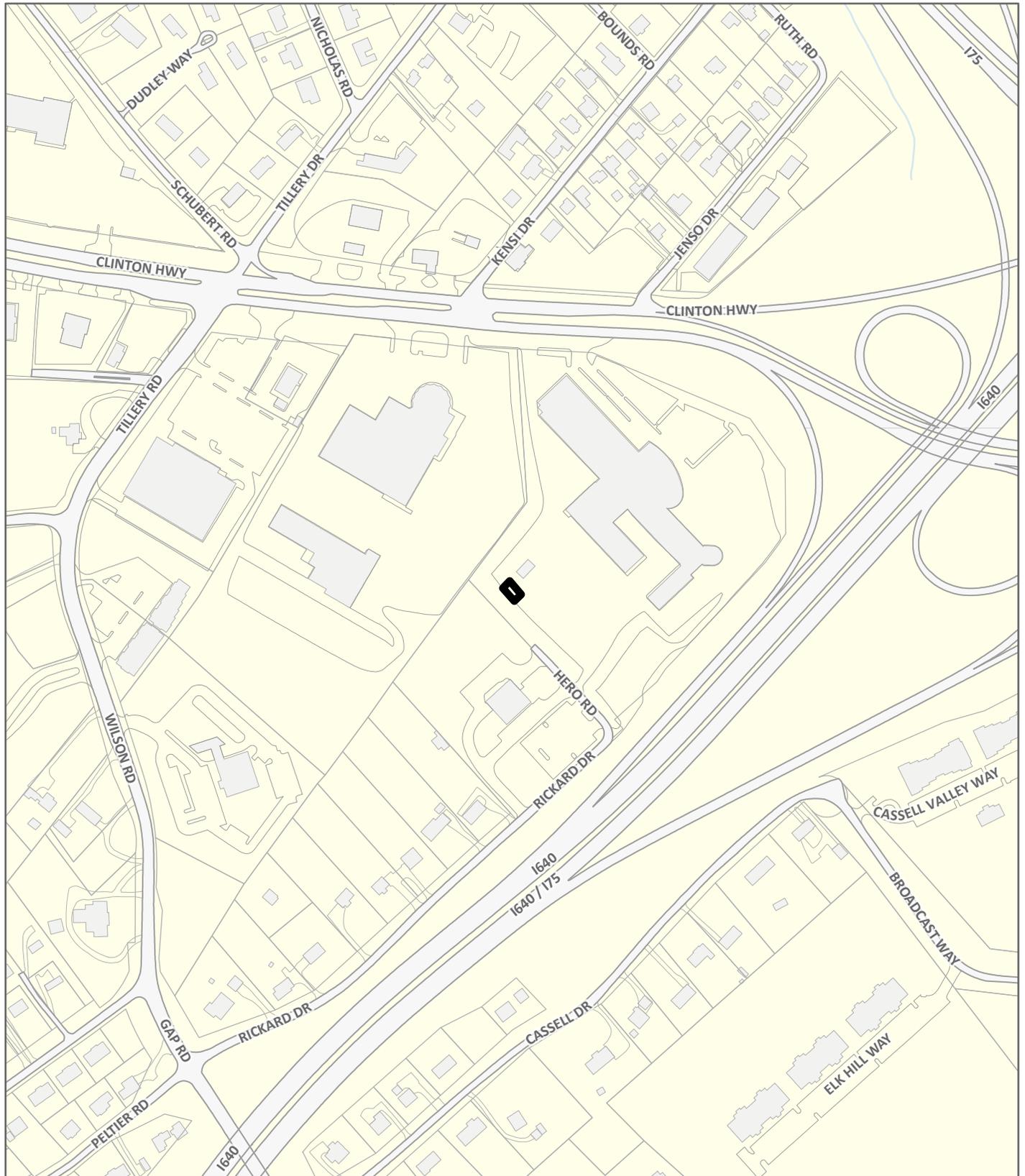
Jurisdiction: City



Original Print Date: 12/4/2025

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Exhibit A. Contextual Images



LOCATION MAP

1-C-26-RZ / 1-A-26-PA



Case boundary

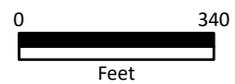
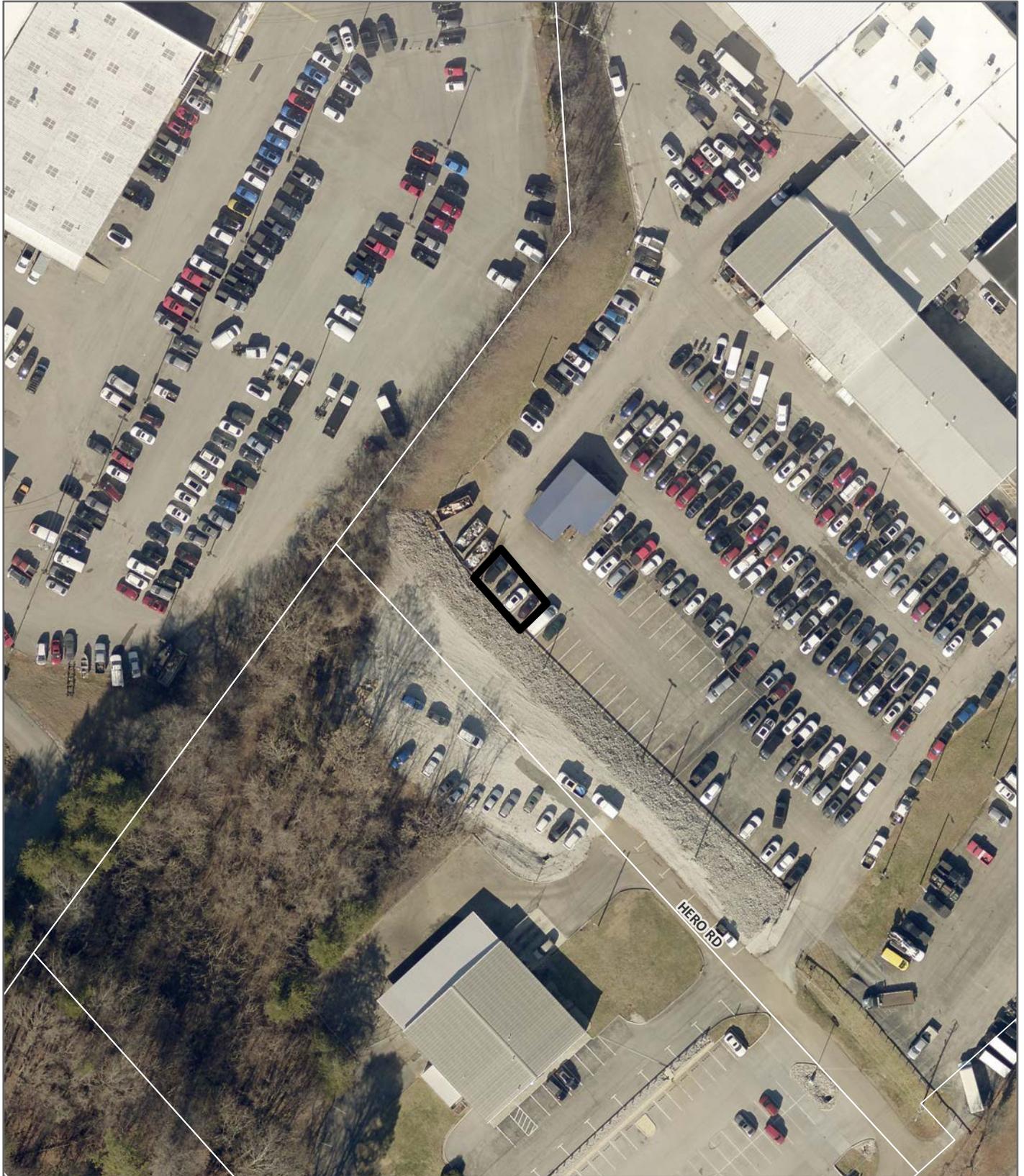


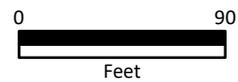
Exhibit A. Contextual Images



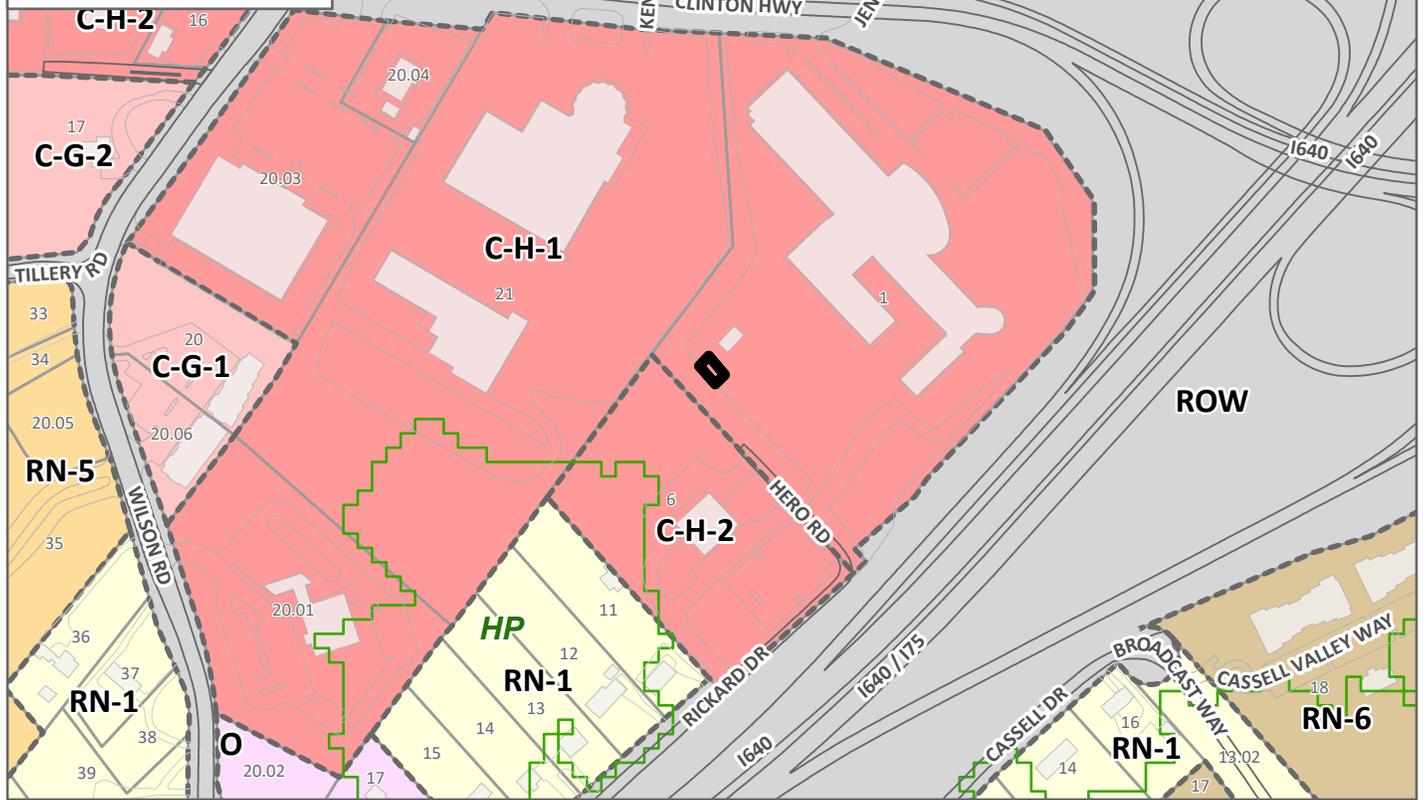
AERIAL MAP



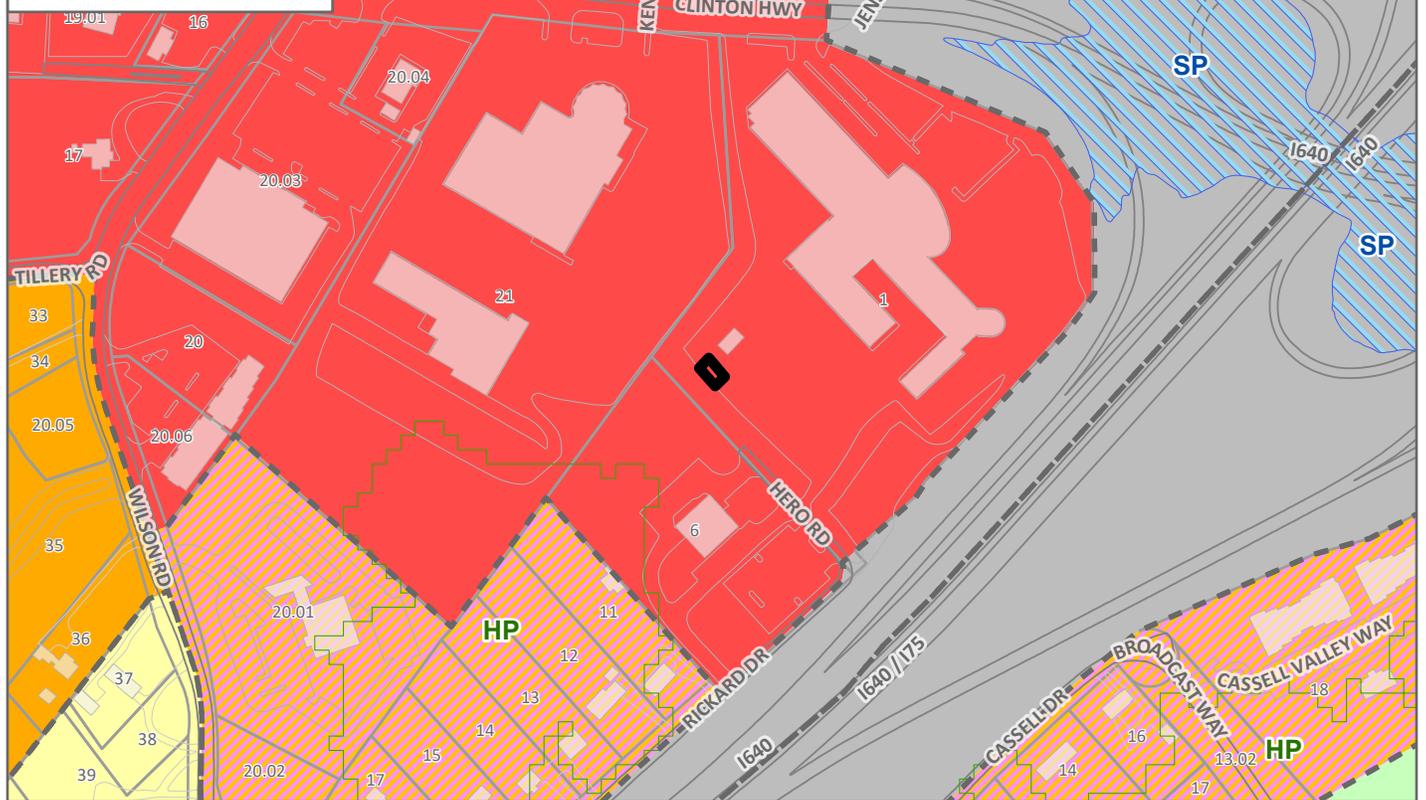
Case boundary



Zoning Map



Sector Plan Map

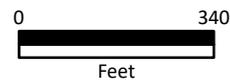


CONTEXTUAL MAPS 2

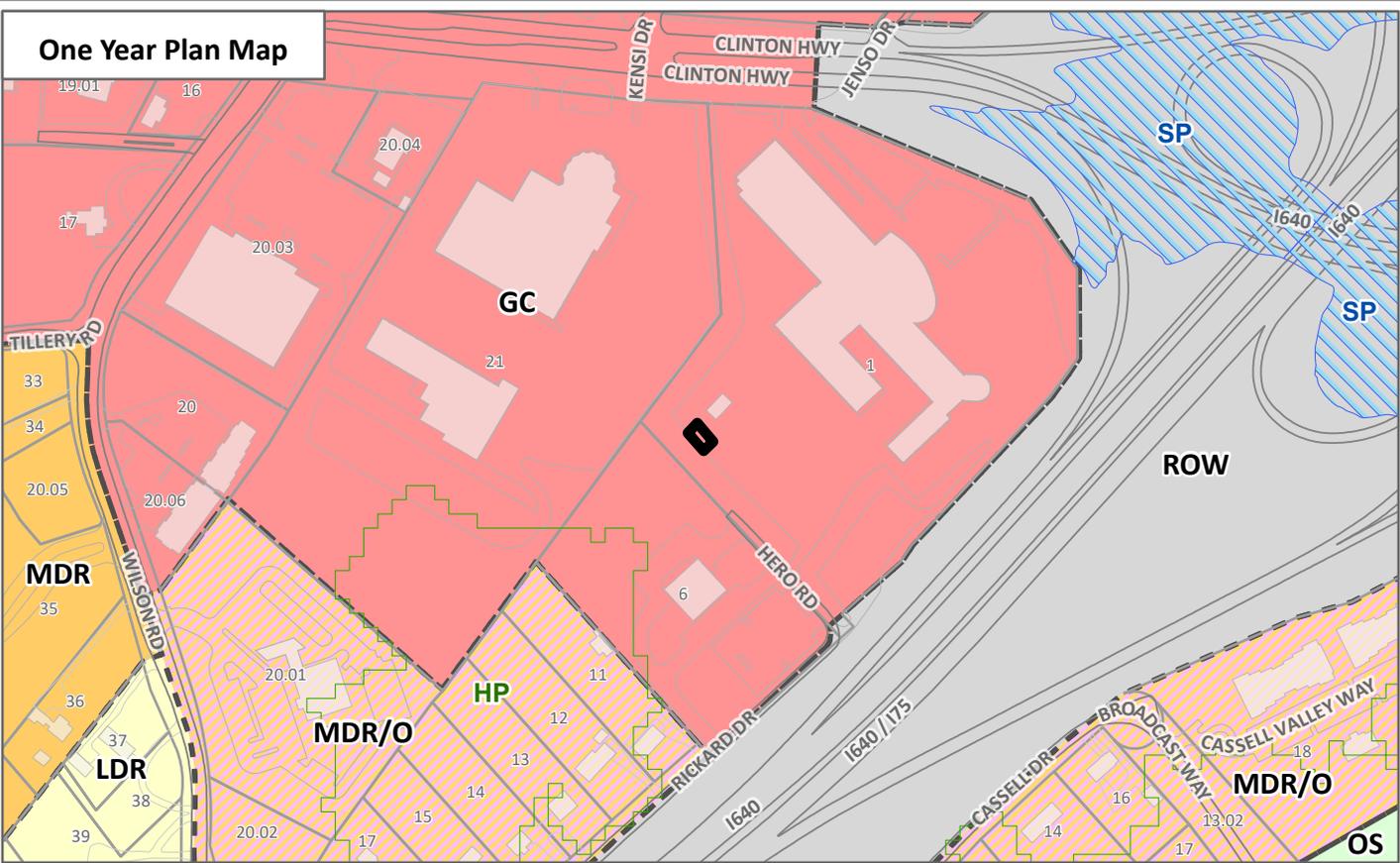
1-C-26-RZ / 1-A-26-PA



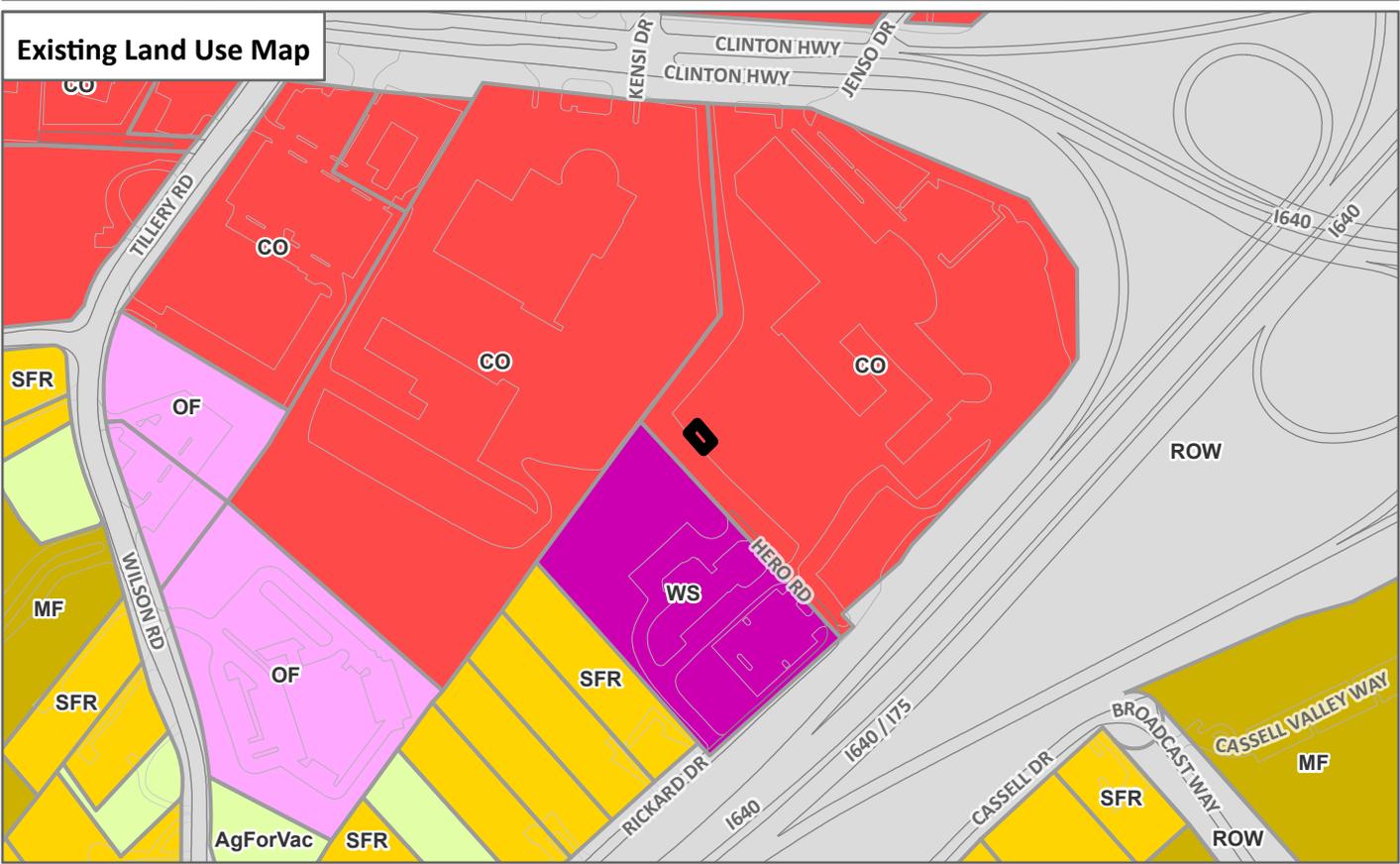
Case boundary



One Year Plan Map



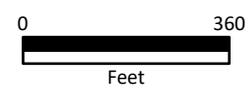
Existing Land Use Map



CONTEXTUAL MAPS 3

1-C-26-RZ / 1-A-26-PA

 Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

Have you engaged the surrounding property owners to discuss your request?

- Yes No
 No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

Applicant Signature

Applicant Name

Date



Tyler Brown

11-11-25