

REZONING REPORT

▶ **FILE #:** 7-J-26-RZ

AGENDA ITEM #: 7

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** SPENCER STANLEY

OWNER(S): Spencer Stanley

TAX ID NUMBER: 121 A A 03004

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 103 CIRCLE LN

▶ **LOCATION:** Northwest side of Circle Ln, east side of Westfield Rd, north of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 12334 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Westfield Road, a local street with a pavement width which varies between 19 ft and 20 ft within a right-of-way which varies between 38 ft and 42 ft, and via Circle Lane, a local street with a pavement width which varies between 18 ft and 20 ft within a 43-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

▶ **CURRENT ZONING:** O (Office), HP (Hillside Protection Overlay)

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

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

▶
EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: In 2005, this property was part of a larger rezoning from R-1 (Single Family Residential) to O-1 (Office, Medical, and Related Services) (4-E-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - O (Office), HP (Hillside Protection Overlay)

South: Commercial - C-G-1 (General Commercial), HP (Hillside Protection Overlay)

East: Office - O (Office), HP (Hillside Protection Overlay)

West: Office, commercial - O (Office), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject parcel is part of a cluster of office developments. The larger area between the Papermill Drive and Kingston Pike is comprised of office and commercial uses. A multi family apartment development is to the east of the subject site.

STAFF RECOMMENDATION:

▶ **Deny the C-G-1 (General Commercial) district because it is inconsistent with the surrounding small-**

scale office development. The HP (Hillside Protection Overlay) would be retained.

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. The subject property is part of a cluster of parcels zoned O (Office) forming a small office node at the intersection of two local roads, Westfield Road and Circle Lane, just north of Kingston Pike. Properties on the east and west sides of Wakefield Road, and those to the north of Circle Lane, have been developed for small-scale office uses. The commercially zoned property at the eastern terminus of Circle Lane is a large office building. The two parcels north of that are accessed off of Papermill Drive, and the commercial developments south of Circle Lane are primarily accessed via Kingston Pike.
2. Recent changes include the construction of a new office building on Circle Lane to the east (built in 2021) and the conversion of a residential property on Westfield Road to the north into an office (between 2024 and 2026). These changes are consistent with the predominant office uses and do not support a change to commercial zoning.

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

1. The requested C-G-1 district is intended for retail, personal service, office, and residential uses along commercial nodes and corridors. It promotes mixed-use development in a pedestrian-oriented environment.
2. The existing O district is intended to provide for an environment of low-intensity office and service uses, mixed with residential uses.
3. Although the subject parcel is located adjacent to a commercial corridor along Kingston Pike, it is part of a pocket of low-intensity office area tucked away from the major throughfare. There are no nearby sidewalks that support the intended pedestrian-oriented environment of the C-G-1 district. The existing O district is appropriate for this area.

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 requested C-G-1 district allows uses more intensive than would be appropriate for this low-intensity area, and commercial uses at this location would disrupt the cluster of small-scale office uses.

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 General Plan's Development Policy 9.3 encourages ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The C-G-1 district standards introduce a new setback and development pattern that is not consistent with development along Wakefield Road and Circle Lane. Building forms and uses permitted under the existing O district would be most compatible with the surrounding built environment.
2. The proposed C-G-1 zoning district is consistent with the MU-SD WC-2 (Mixed Use Special District, Papermill Corridor) classification of the West City Sector Plan and the One Year Plan, which encourages a mix of residential, commercial, and office uses.

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:

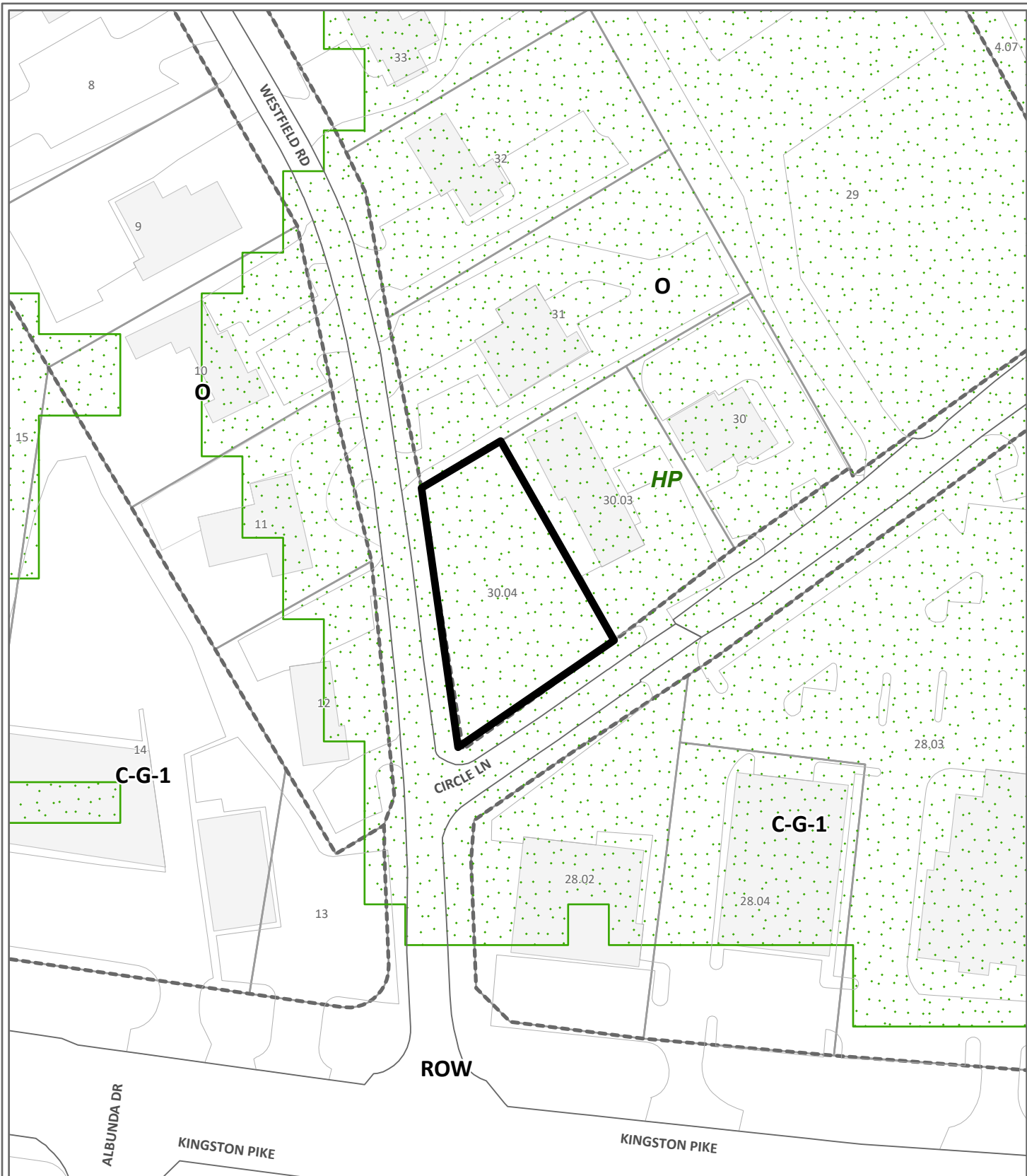
1. This area has adequate infrastructure and facilities to accommodate a commercial development on this 0.28-acre parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/18/2026 and 9/1/2026. 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.



REZONING

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Petitioner: Spencer Stanley

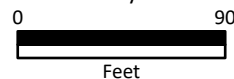


From: O (Office), HP (Hillside Protection Overlay)

To: C-G-1 (General Commercial), HP (Hillside Protection Overlay)

Map No: 121

Jurisdiction: City



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



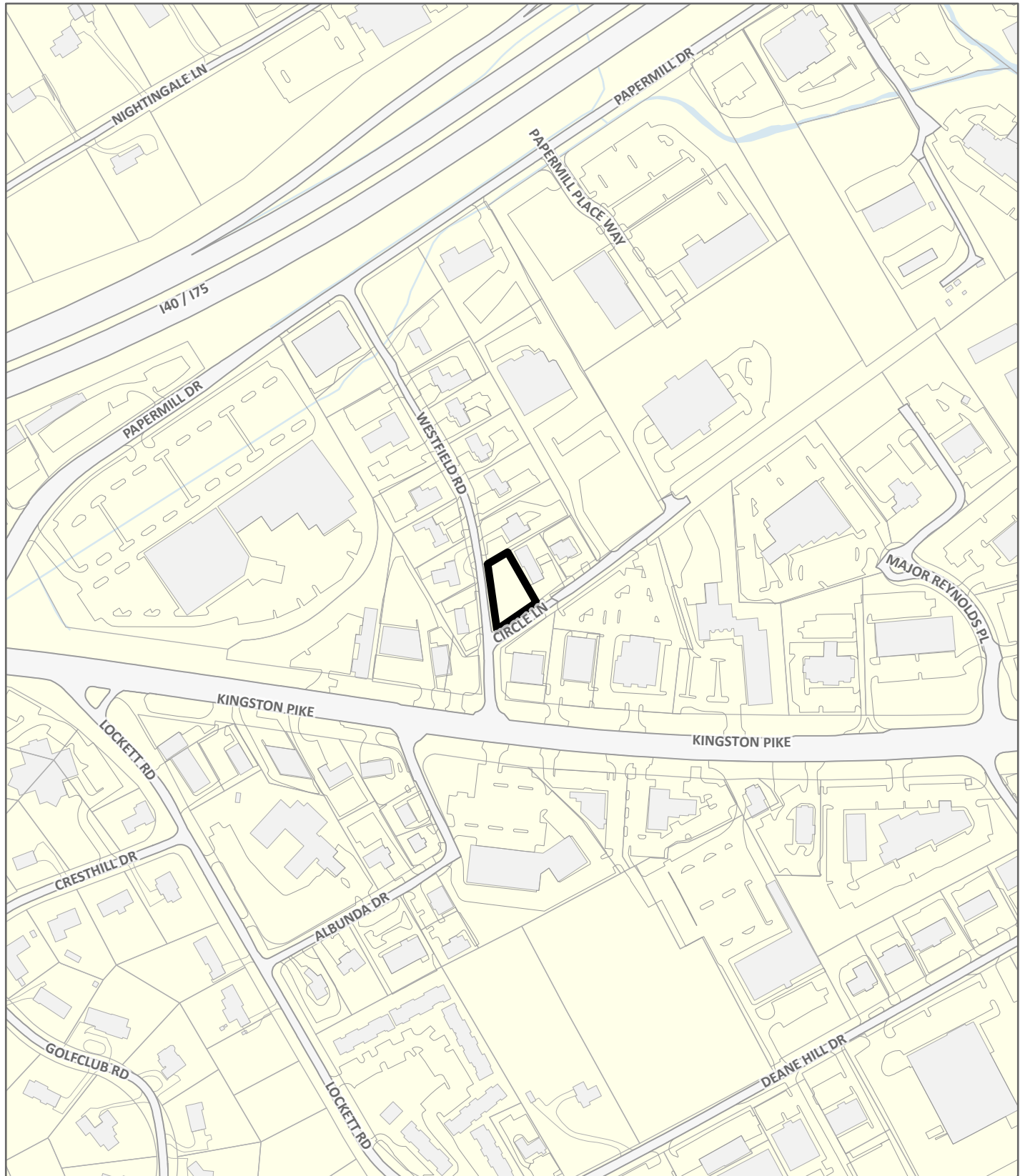
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-J-26-RZ



Case boundary



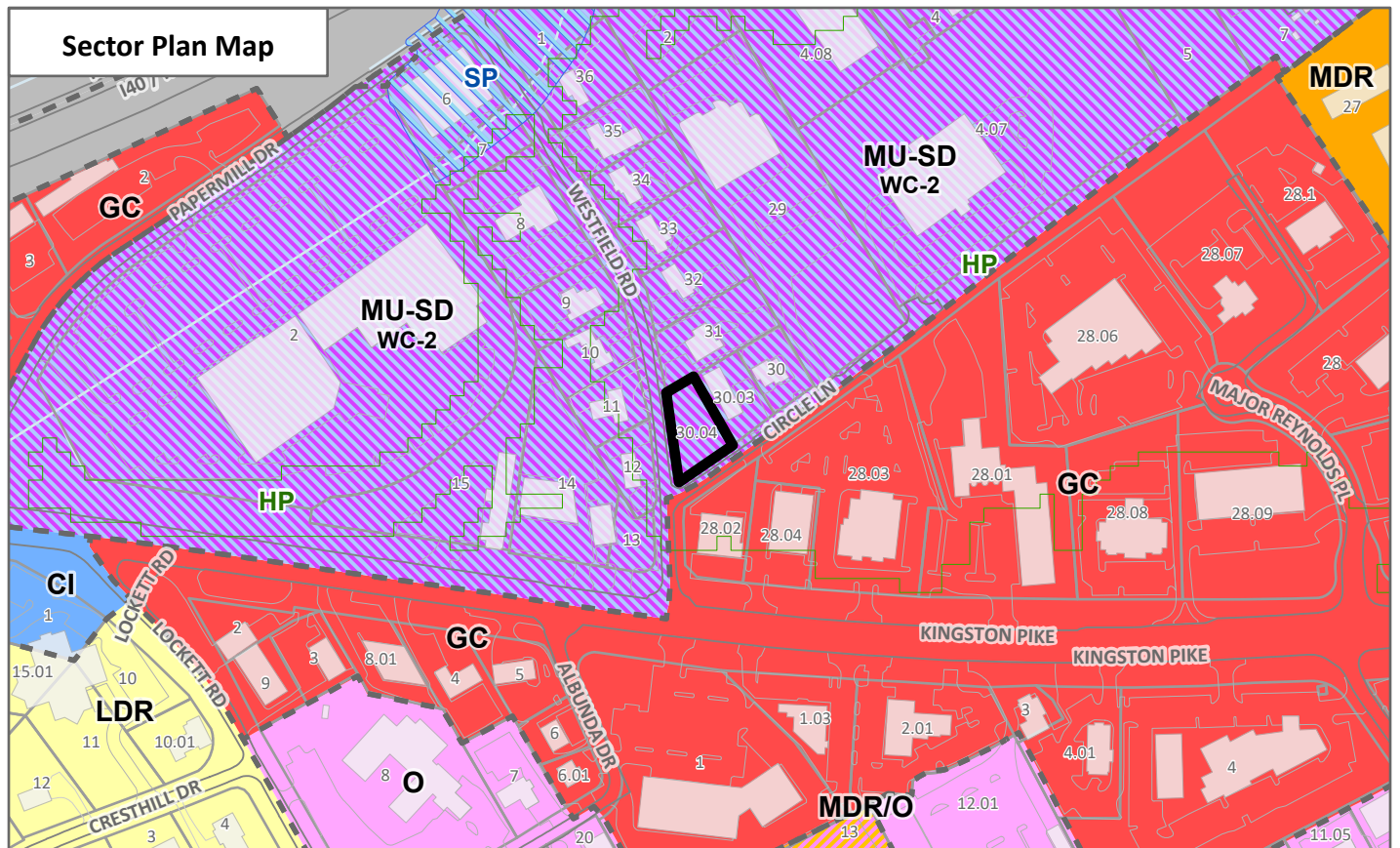
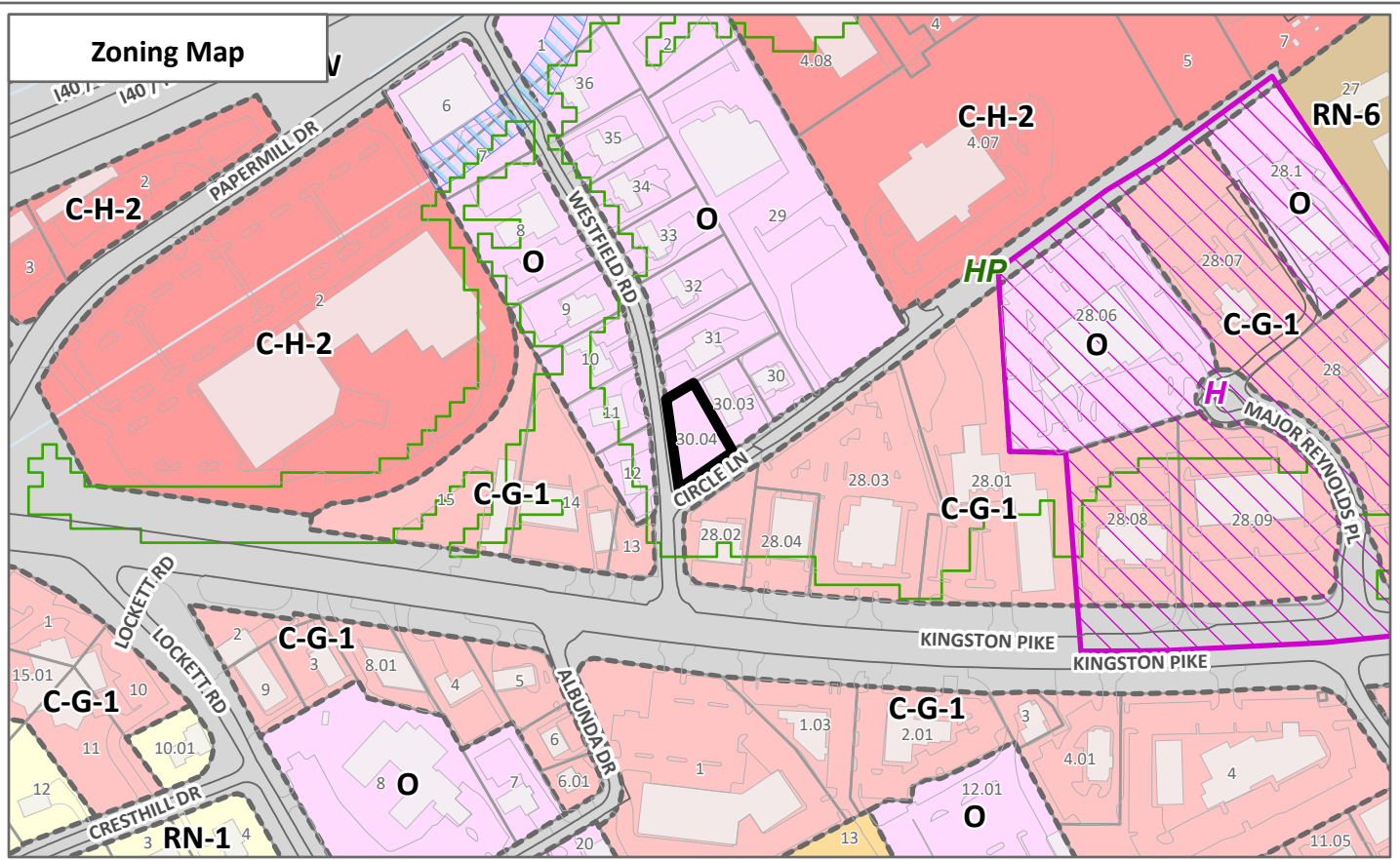


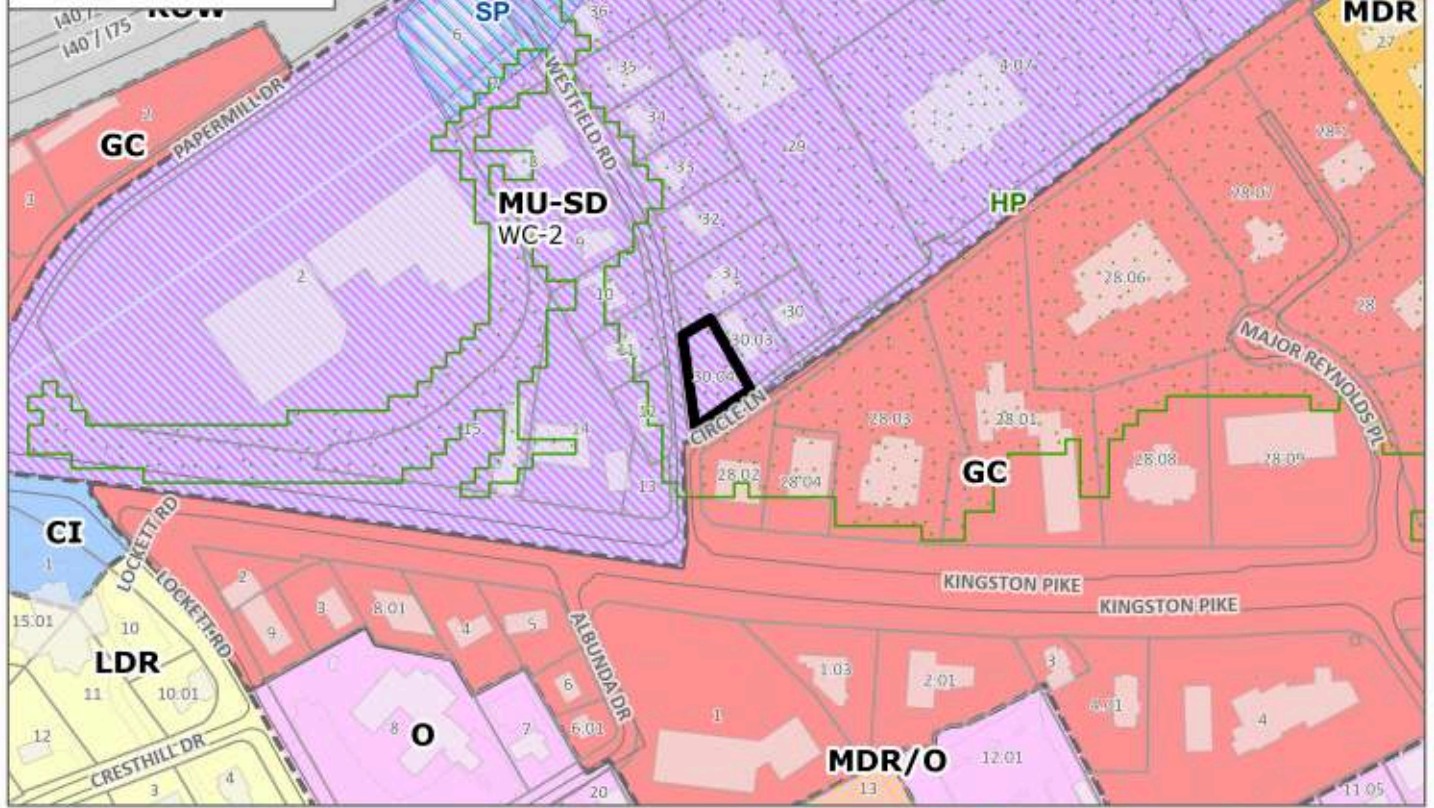
EXHIBIT A, CONTEXTUAL MAPS 7-J-26-RZ

Case boundary

0 360
Feet

N

One Year Plan Map



Existing Land Use Map

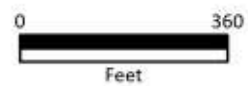


EXHIBIT A, CONTEXTUAL MAPS

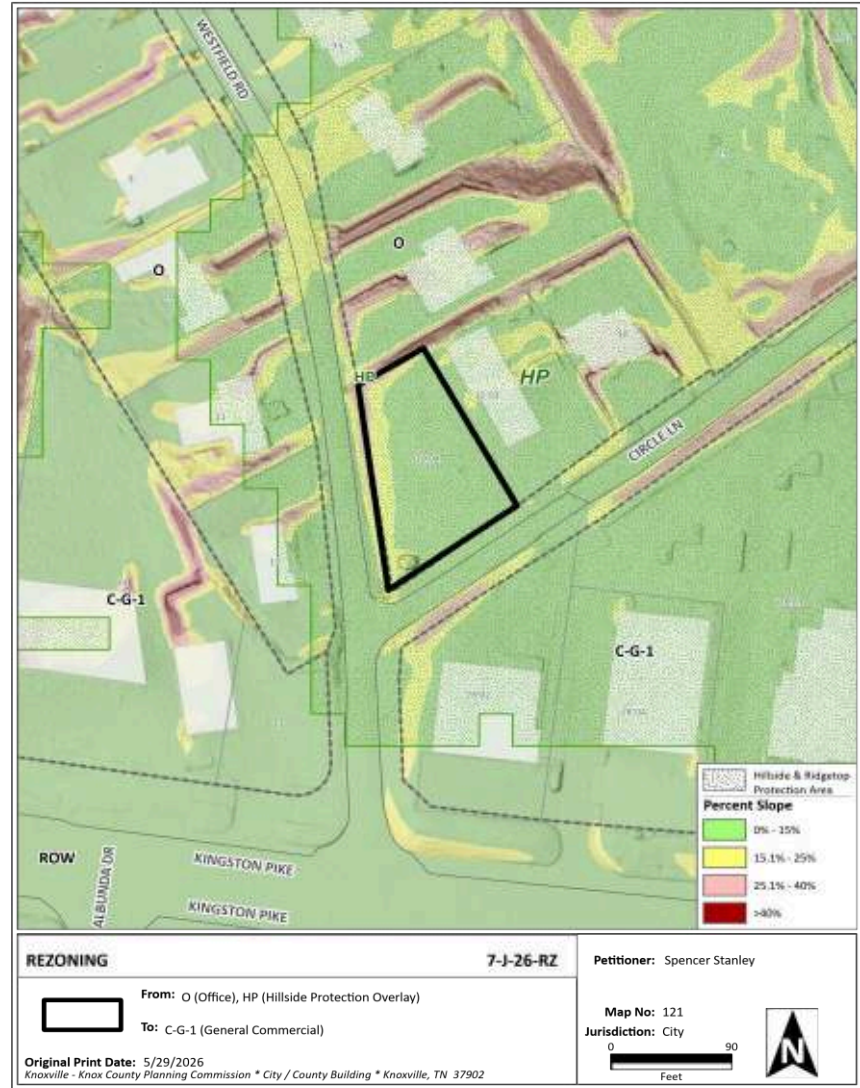
7-J-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	12,333.9	0.28			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	9,465.2	0.22	100%	9,465.2	0.22
15-25% Slope	2,188.7	0.05	50%	1,094.3	0.03
25-40% Slope	668.0	0.02	20%	133.6	0.00
Greater than 40% Slope	11.9	0.00	10%	1.2	0.00
Ridgetops					
Hillside Protection (HP) Area	12,333.9	0.28	Recommended disturbance budget within HP Area	10,694.4	0.25
			Percent of HP Area	86.7%	



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.

06/27/2026

07/10/2026

Date to be Posted

Date to be Removed

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

Yes No

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


Applicant Signature

Spencer Stanley
Applicant Name

5/21/26
Date