



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-A-26-SP

AGENDA ITEM #: 8

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** **SAM JAMANI**
OWNER(S): Church of the Good Samaritan

TAX ID NUMBER: 119 016 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 425 N CEDAR BLUFF RD

▶ **LOCATION:** **West side of N Cedar Bluff Rd, south of Dutchtown Rd**

▶ **APPX. SIZE OF TRACT:** **11.28 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via N Cedar Bluff Road, a four-lane major arterial with a center turn lane within a right-of-way which varies from 80 ft to 345.5 ft.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Turkey Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** **CI (Civic/Institutional) / AG (General Agricultural)**

▶ **REQUESTED PLAN DESIGNATION:** **GC (General Commercial)**

▶ **EXISTING LAND USE:** **Public/Quasi Public Land**

EXTENSION OF PLAN AND ZONING DESIGNATION: Yes, this would be an extension of both.

HISTORY OF REQUESTS: This lot was zoned A-1 (General Agricultural) upon annexation into the City (6-P-93-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, public/quasi public land (church), agriculture/forestry/vacant land - CMU (Corridor Mixed Use), CC (Corridor Commercial) in the County - A (Agricultural), OB (Office, Medical, and Related Services) in the County

ZONING South: Commercial, private recreation, agriculture/forestry/vacant land - GC (General Commercial) in the City, CMU (Corridor Mixed Use) in the County - CA (General Business), PC (Planned Commercial) in the County, C-G-2 (General Commercial) in the City

East: Office, multifamily residential - CMU (Corridor Mixed Use) in the County - PC (Planned Commercial), PR (Planned Residential) in the County

West: Agriculture/forestry/vacant land - GC (General Commercial) in the City - C-G-2 (General Commercial) in the City

NEIGHBORHOOD CONTEXT

This area is comprised of Commercial and office uses located along N Cedar Bluff Road and in office parks along Cross Park Drive, Executive Park Drive, Park West Boulevard, and Sherrill Boulevard. Residential developments of multifamily apartment complexes and attached single family dwellings are interspersed amongst these, with detached single family dwellings on suburban lots in subdivision developments to the northeast. Christian Academy of Knoxville, Webb School of Knoxville, and Knoxville Catholic High School are all within a one mile radius of the subject site.

STAFF RECOMMENDATION:

- ▶ **APPROVE the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification.**

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. No significant infrastructure changes have altered the developability of the subject site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There was no identified error in the plan. The CI (Civic/Institutional) future land use classification on the property was designated in correspondence with the long-standing church on the site.

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

1. Parcels adjacent to the subject lot located in Knox County jurisdiction are subject to the 2024 adoption of the Knox County Comprehensive Land Use and Transportation Plan, which transitioned future land use classifications from sector plans to newly assigned place types. These parcels have all been assigned either the CMU (Corridor Mixed Use) or CC (Corridor Commercial) place types, which are both intended to facilitate commercial and office uses compatible with the GC classification. The requested GC land use classification is consistent with these adjacent designations.

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

1. Development has been commercial in nature for several decades, with service businesses and office parks located on both the north and south sides of Interstate 40. Public roads branching off of Cedar Bluff has been constructed and maintained to support this growth, including Sherrill Boulevard, which has seen recent construction along its right-of-way. Christian Academy Boulevard and Park 40 North Boulevard are both included on the city's 2026 resurfacing plan and are located just west of the subject site. The proposed GC land use is consistent with the overall development trend on Cedar Bluff, a major commercial corridor at this location, near the interchange with I-40/I-75.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-K-26-RZ
7-A-26-PA

AGENDA ITEM #: 8
AGENDA DATE: 7/9/2026

▶ **APPLICANT:** SAM JAMANI
OWNER(S): Church of the Good Samaritan

TAX ID NUMBER: 119 016 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 425 N CEDAR BLUFF RD

▶ **LOCATION:** West side of N Cedar Bluff Rd, south of Dutchtown Rd, north of Sherrill Blvd

▶ **TRACT INFORMATION:** 11.28 acres.

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via N Cedar Bluff Road, a four-lane major arterial with a center turn lane within a right-of-way which varies from 80 ft to 345.5 ft.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire, Knoxville Fire Department

WATERSHED: Turkey Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** CI (Civic/Institutional) / AG (General Agricultural)

▶ **REQUESTED PLAN AND ZONING DESIGNATION:** GC (General Commercial) / C-G-2 (General Commercial)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (church)

▶ **EXTENSION OF PLAN AND ZONING DESIGNATION:** Yes, this would be an extension of both.

HISTORY OF REQUESTS: This lot was zoned A-1 (General Agricultural) upon annexation into the City (6-P-93-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, public/quasi public land (church), agriculture/forestry/vacant land - CMU (Corridor Mixed Use), CC (Corridor Commercial) in the County - A (Agricultural), OB (Office, Medical, and Related Services) in the County

ZONING South: Commercial, private recreation, agriculture/forestry/vacant land - GC (General Commercial) in the City, CMU (Corridor Mixed Use) in the County - CA (General Business), PC (Planned Commercial) in the County, C-G-2 (General Commercial) in the City

East: Office, multifamily residential - CMU (Corridor Mixed Use) in the County - PC (Planned Commercial), PR (Planned Residential) in the County

West: Agriculture/forestry/vacant land - GC (General Commercial) in the City - C-G-2 (General Commercial) in the City

NEIGHBORHOOD CONTEXT: This area is comprised of Commercial and office uses located along N Cedar Bluff Road and in office parks along Cross Park Drive, Executive Park Drive, Park West Boulevard, and Sherrill Boulevard. Residential developments of multifamily apartment complexes and attached single family dwellings are interspersed amongst these, with detached single family dwellings on suburban lots in subdivision developments to the northeast. Christian Academy of Knoxville, Webb School of Knoxville, and Knoxville Catholic High School are all within a one mile radius of the subject site.

STAFF RECOMMENDATION:

- ▶ **APPROVE the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification.**

- ▶ **APPROVE the C-G-2 (General Commercial) district because it is consistent with the recommended GC land use classification and is compatible with the surrounding development.**

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. There was no identified error in the plan. The CI (Civic/Institutional) future land use classification on the property was designated in correspondence with the long-standing church on the site.

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. Development has been commercial in nature for several decades, with service businesses and office parks located on both the north and south sides of Interstate 40. Public roads branching off of Cedar Bluff has been constructed and maintained to support this growth, including Sherrill Boulevard, which has seen recent construction along its right-of-way. Christian Academy Boulevard and Park 40 North Boulevard are both included on the city's 2026 resurfacing plan and are located just west of the subject site.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. Parcels adjacent to the subject lot located in Knox County jurisdiction are subject to the 2024 adoption of the Knox County Comprehensive Land Use and Transportation Plan, which transitioned future land use classifications from sector plans to newly assigned place types. These parcels have all been assigned either the CMU (Corridor Mixed Use) or CC (Corridor Commercial) place types, which are both intended to facilitate commercial and office uses compatible with the GC classification. The requested GC land use classification is consistent with these adjacent designations.

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 is no new information necessitating the requested change in land use.

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. Development in the area has been commercial for several decades, with office parks along access boulevards and commercial services along N Cedar Bluff Road supplementing earlier residential development of both multi-family and single-family dwellings in the area.

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

1. The C-G-2 district is intended to allow a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. There are currently a mix of uses in the Cedar bluff area, Cedar Bluff is a major commercial corridor at this location, near the interchange with I-40/I-75. The requested GC land use classification is consistent with development in 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 C-G-2 zone is compatible and contiguous with surrounding commercial and residential zoning districts in both the City and County. No adverse impacts are expected from this rezoning.

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 C-G-2 district is consistent with the recommended GC land use classification of the One Year Plan and the Northwest County Sector Plan.

2. The C-G-2 district is consistent with development policies 1.1 and 1.2 of the City General Plan, which speak to the facilitation of business opportunities in conjunction with maintaining available infrastructure capacity.

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 is contemporarily built out and has access to transportation and utility infrastructure adequate for supporting further development. No injurious effects are expected.

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. Development in the area has been commercial for several decades, with office parks along access boulevards and commercial services along N Cedar Bluff Road supplementing earlier residential development of both multi-family and single-family dwellings in the area.

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

1. The C-G-2 district is intended to allow a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. There are currently a mix of uses in the Cedar bluff area, with multifamily and single-family residential dwellings near commercial and office developments.

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 C-G-2 zone is compatible and contiguous with surrounding commercial and residential zoning districts in both the City and County.

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 C-G-2 district is consistent with the recommended GC land use classification of the One Year Plan and the Northwest County Sector Plan.

2. The C-G-2 district is consistent with development policies 1.1 and 1.2 of the City General Plan, which speak to the facilitation of business opportunities in conjunction with maintaining available infrastructure capacity.

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:

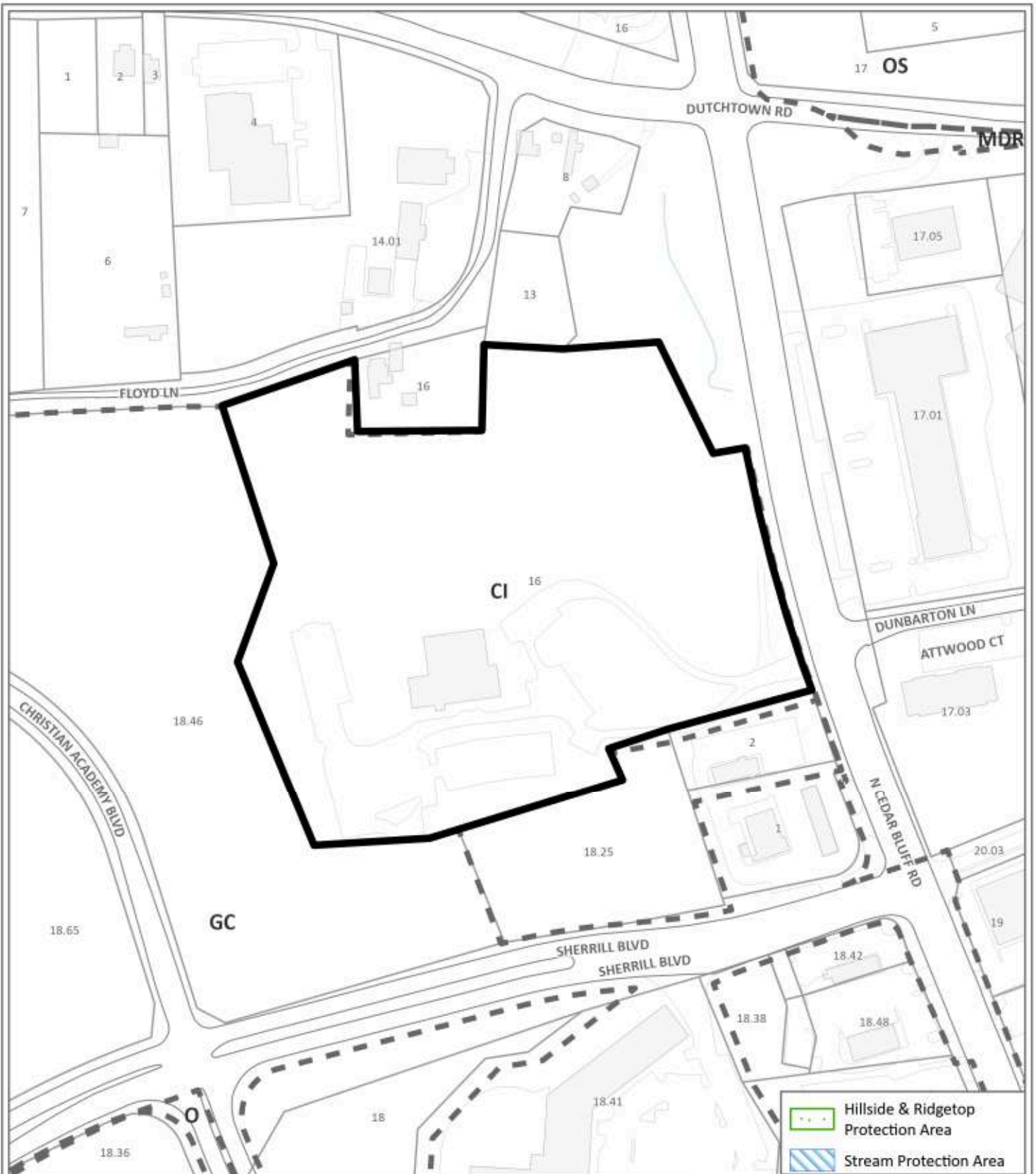
1. This area is built out and has access to transportation and utility infrastructure adequate for supporting further development. No injurious effects are expected.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

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.



**7-A-26-SP
NORTHWEST COUNTY SECTOR PLAN MAP**

Petitioner: Sam Jamani

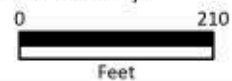


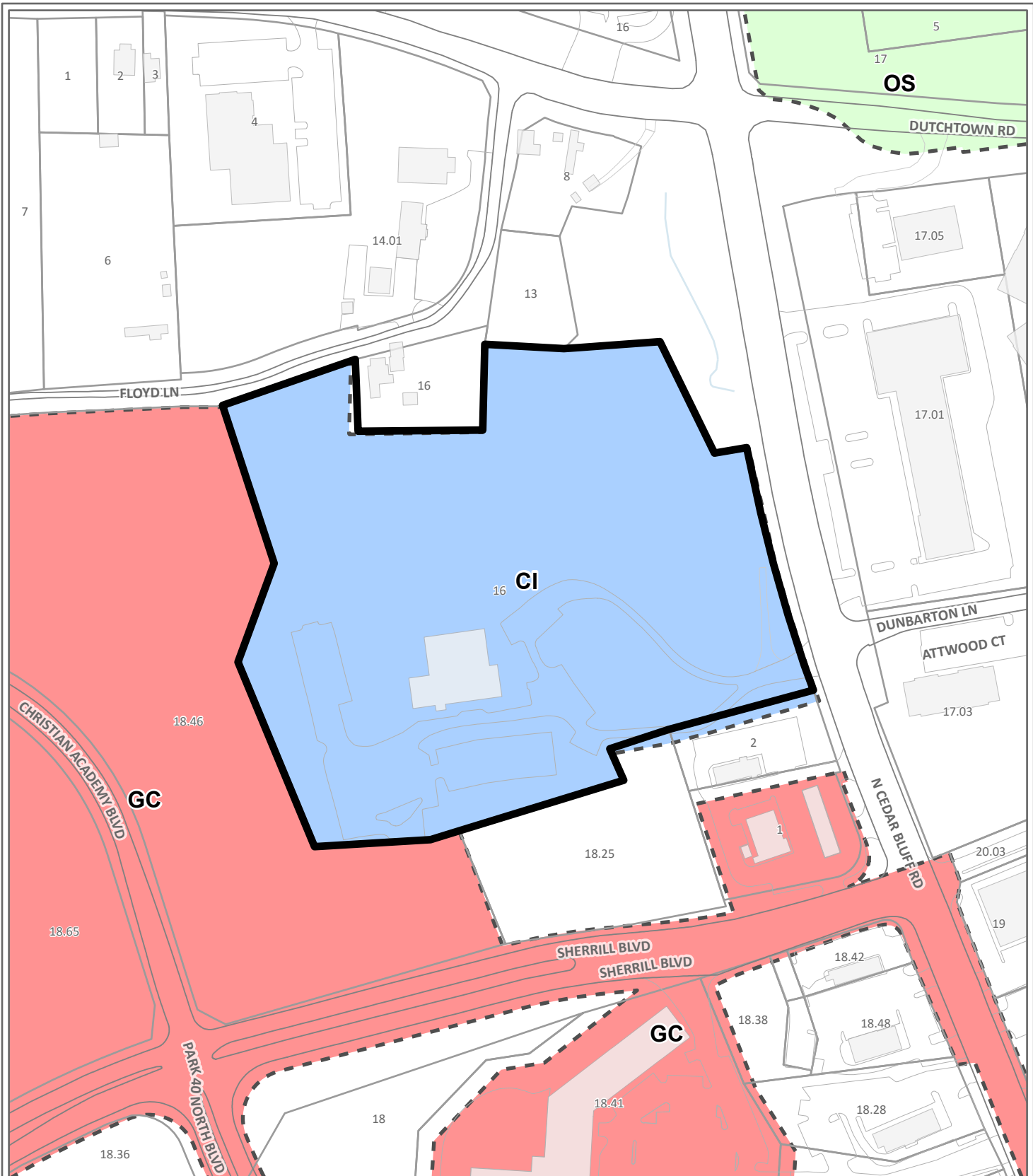
From: CI (Civic/Institutional)

To: GC (General Commercial)

Map No: 119
Jurisdiction: City

Original Print Date: 7/2/2026
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

7-A-26-PA

Petitioner: Sam Jamani

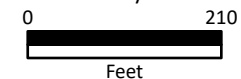


From: CI (Civic/Institutional)

To: GC (General Commercial)

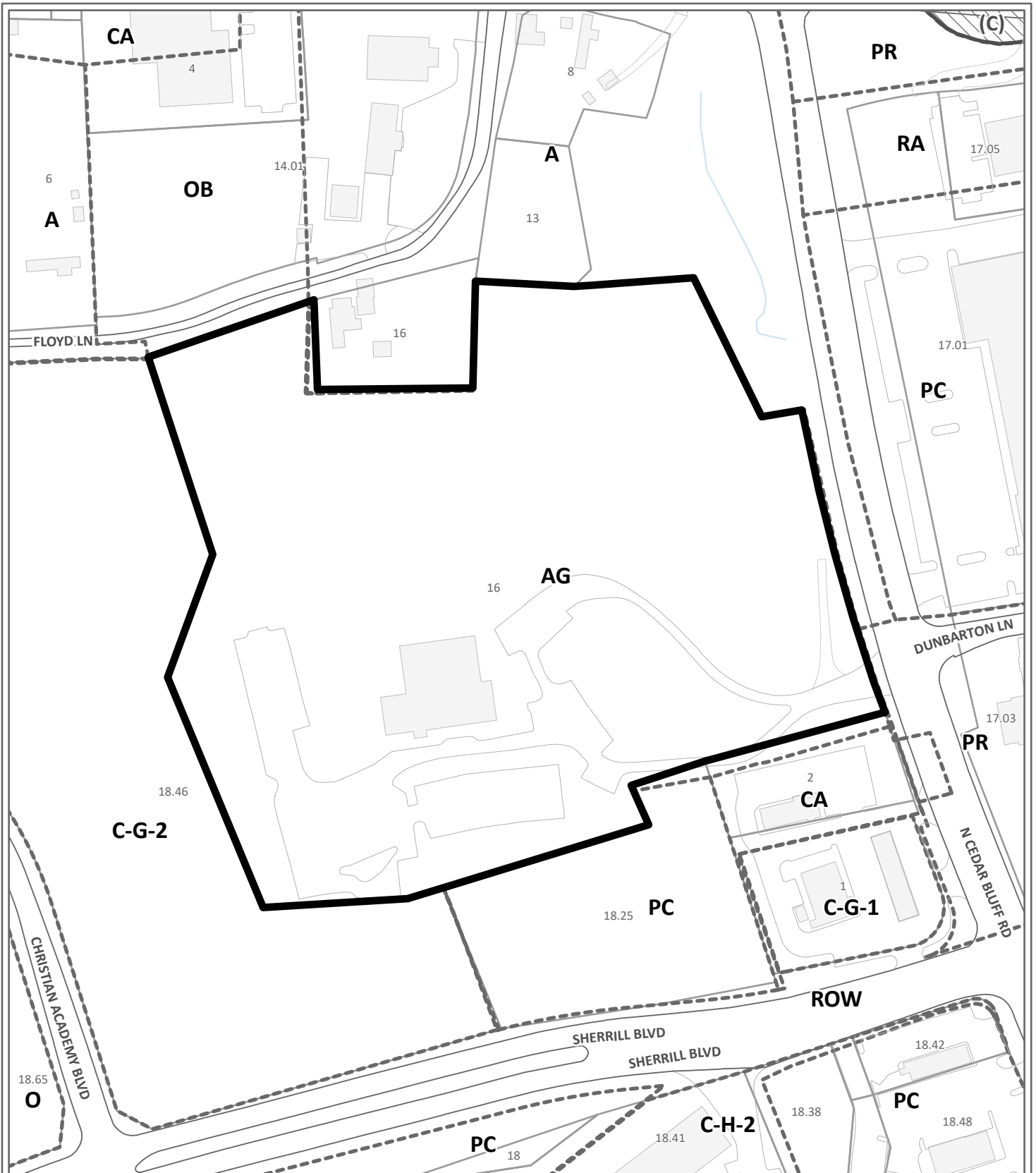
Map No: 119

Jurisdiction: City



Original Print Date: 5/29/2026

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



REZONING

7-K-26-RZ

Petitioner: Sam Jamani

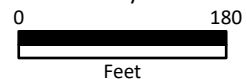


From: AG (General Agricultural)

To: C-G-2 (General Commercial)

Map No: 119

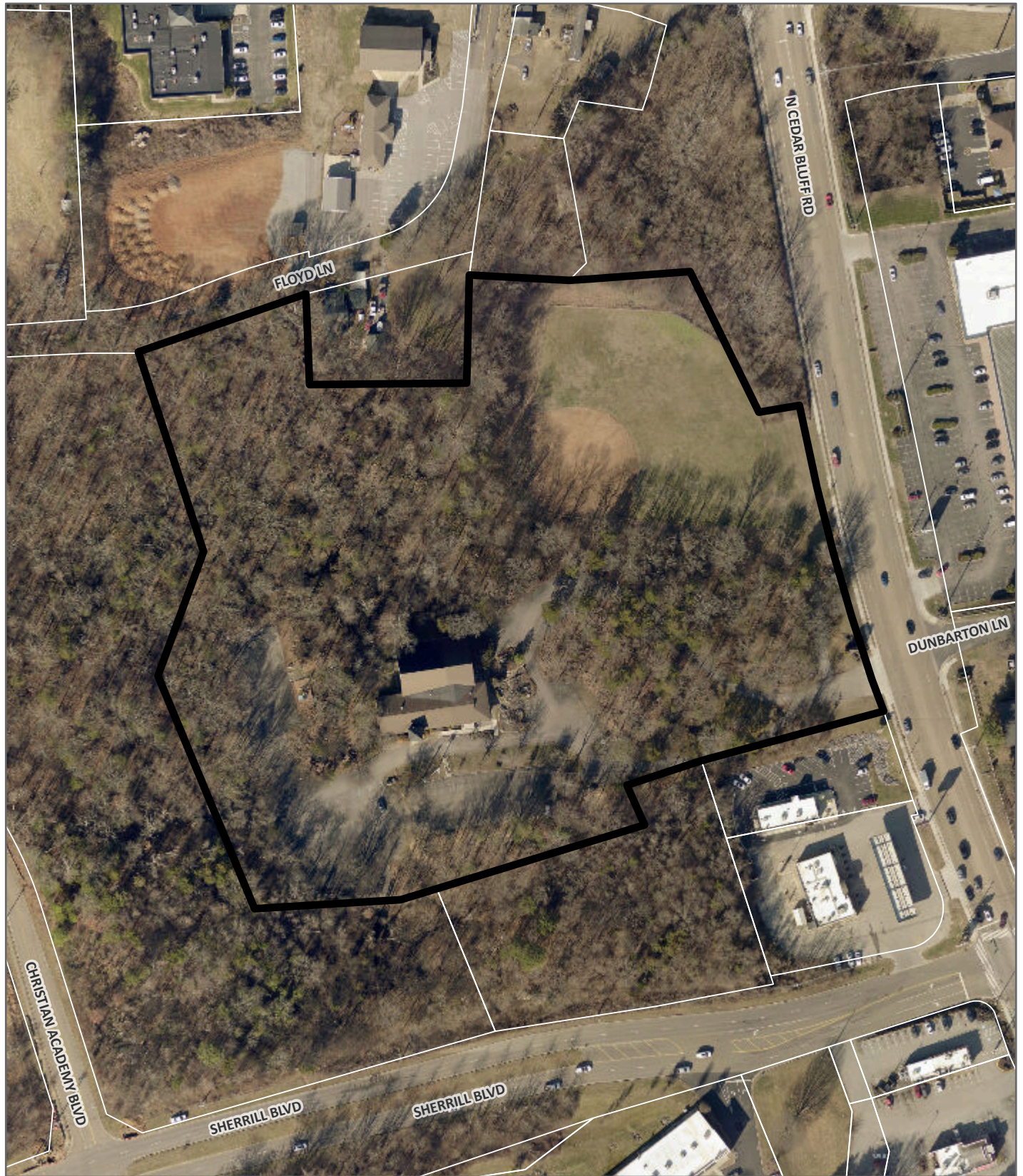
Jurisdiction: City



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



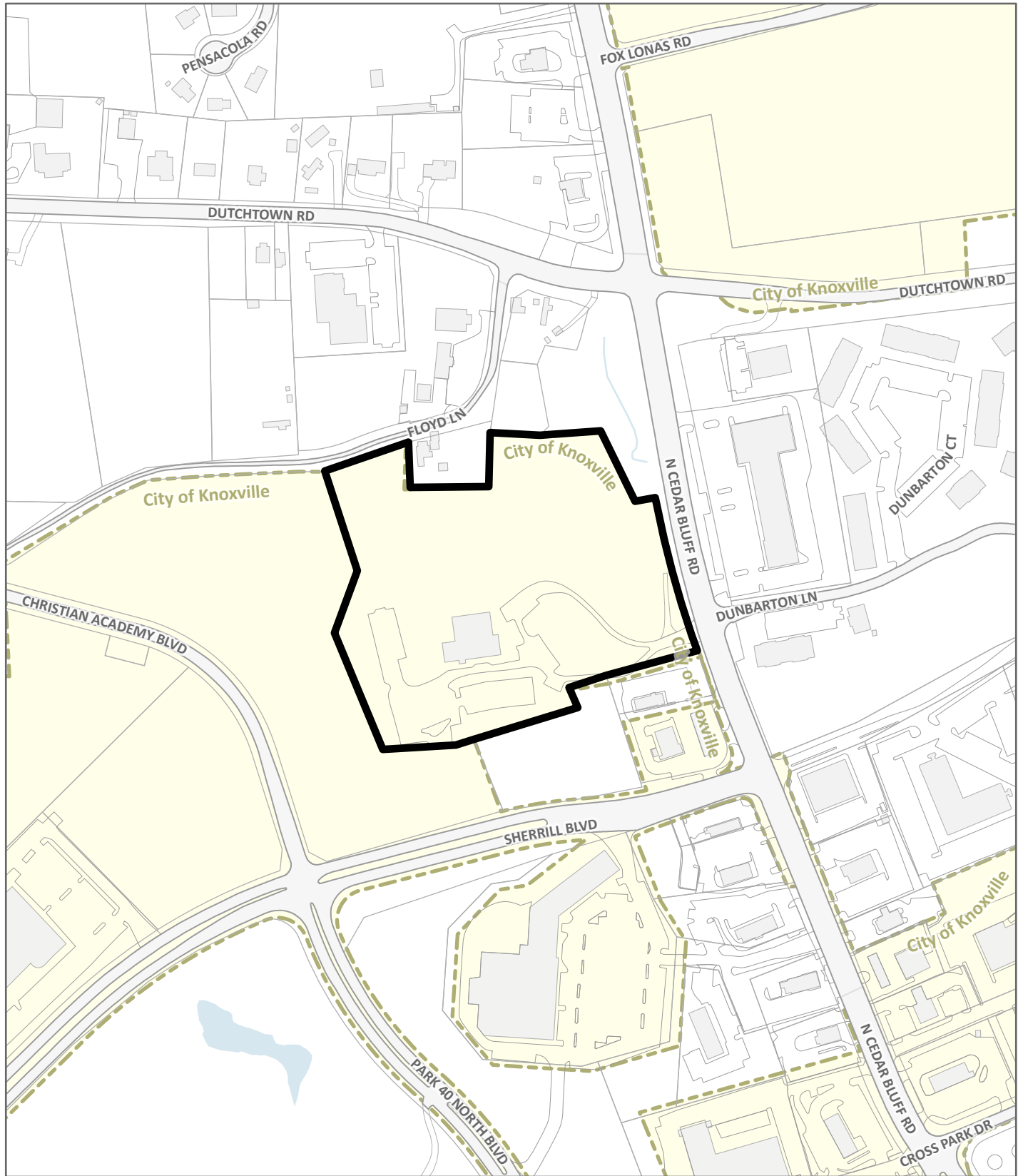
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

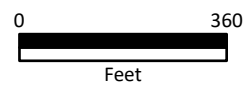


LOCATION MAP

7-K-26-RZ / 7-A-26-PA



Case boundary



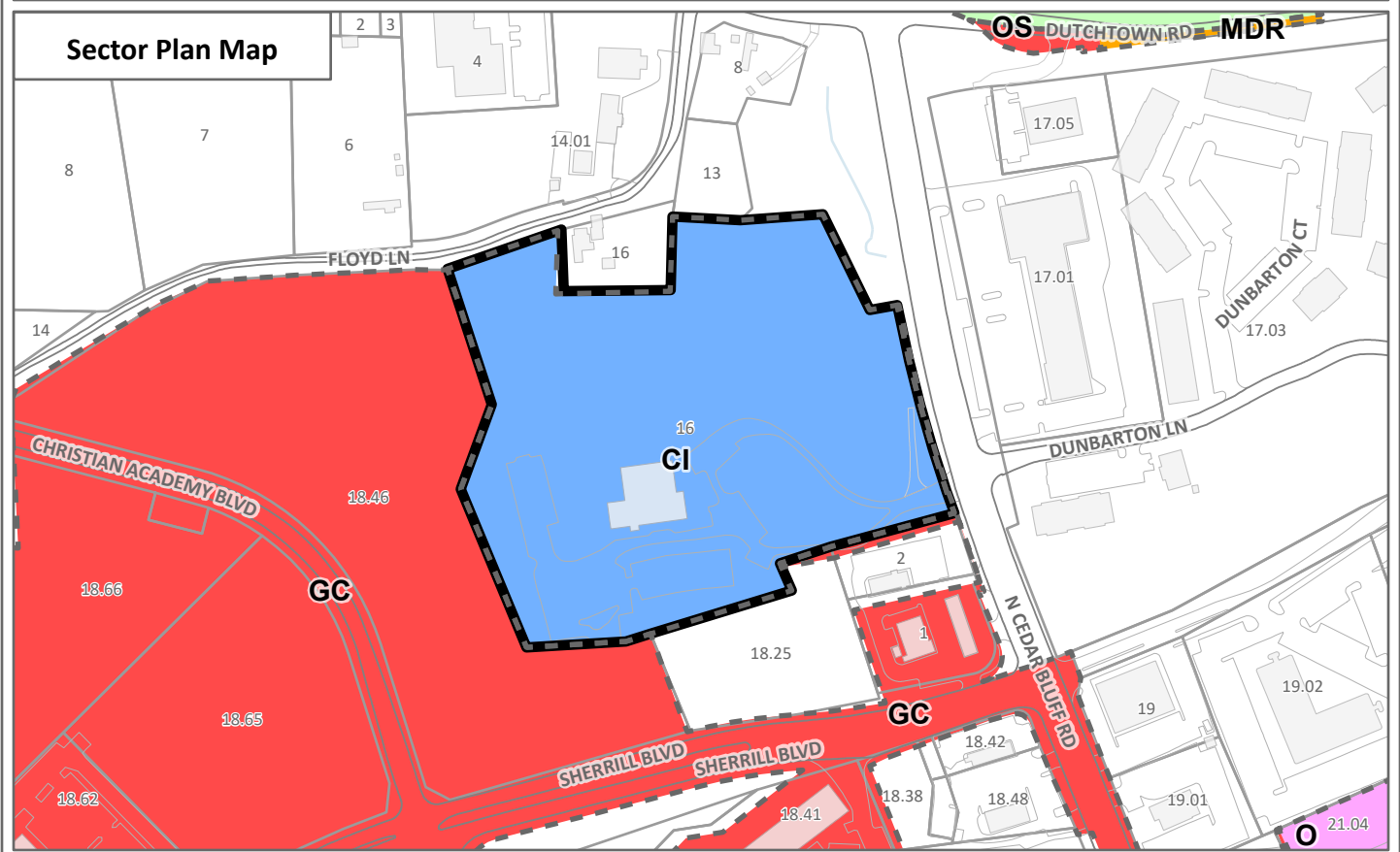
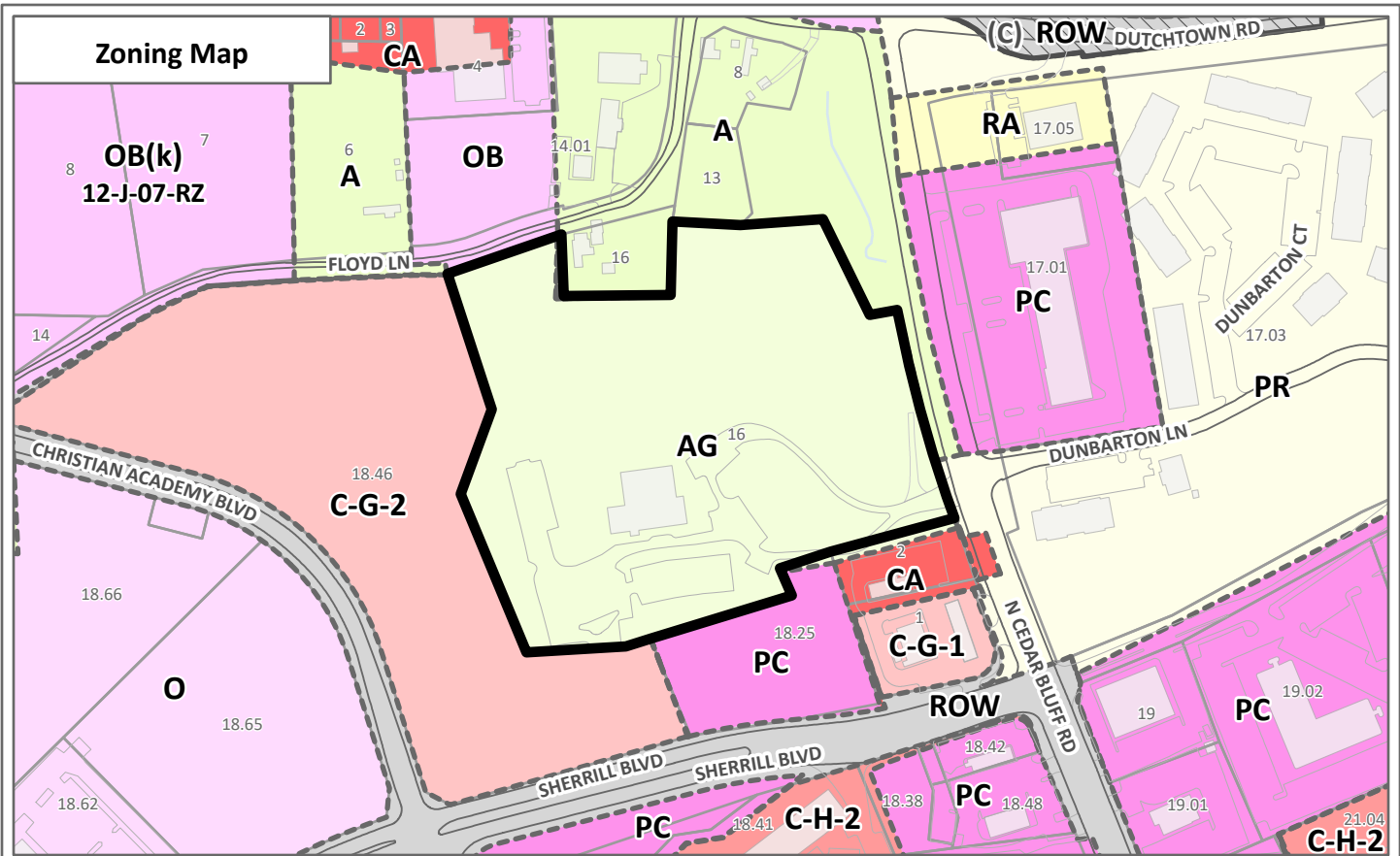
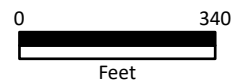


EXHIBIT A, CONTEXTUAL MAPS

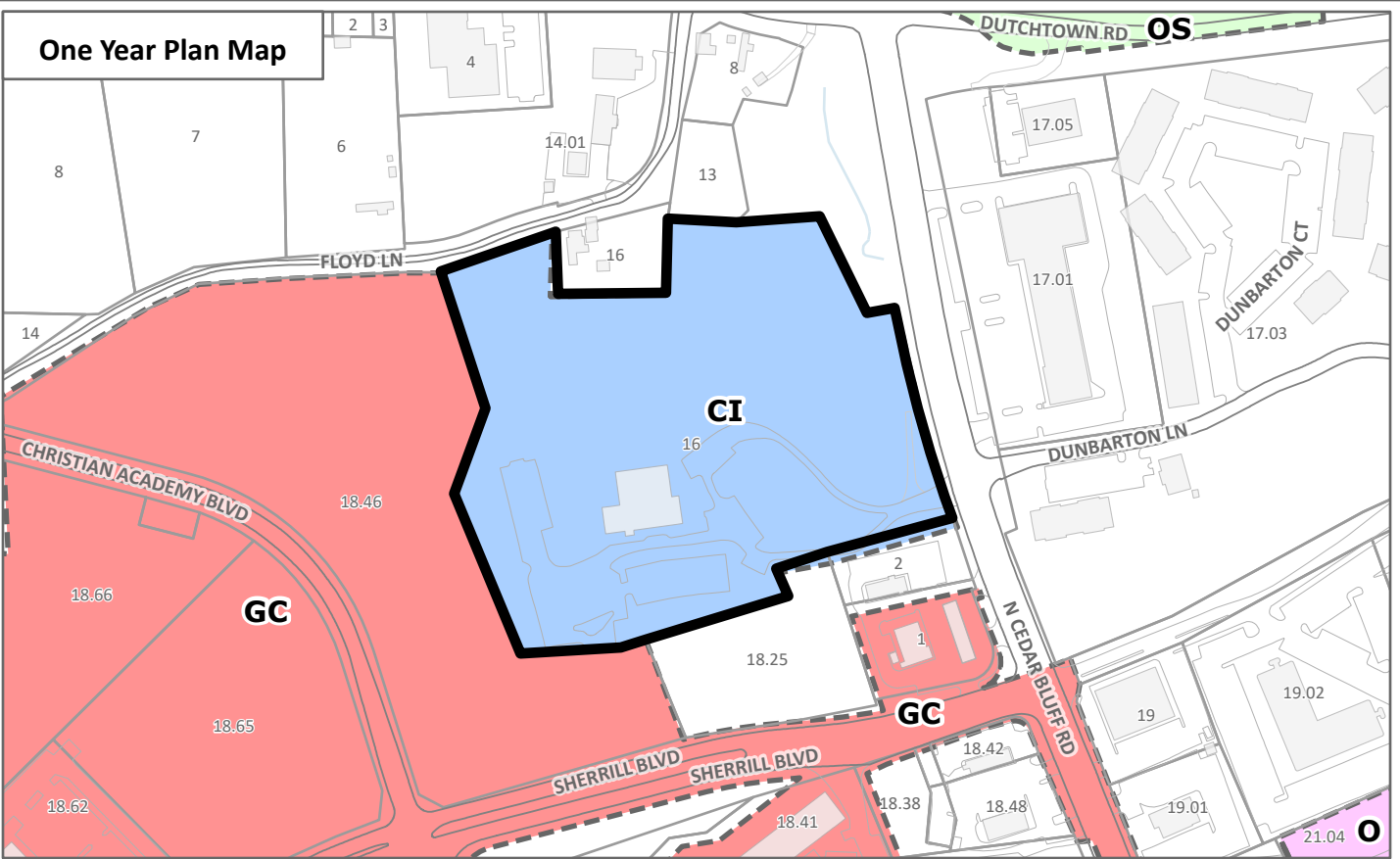
7-A-26-PA / 7-K-26-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

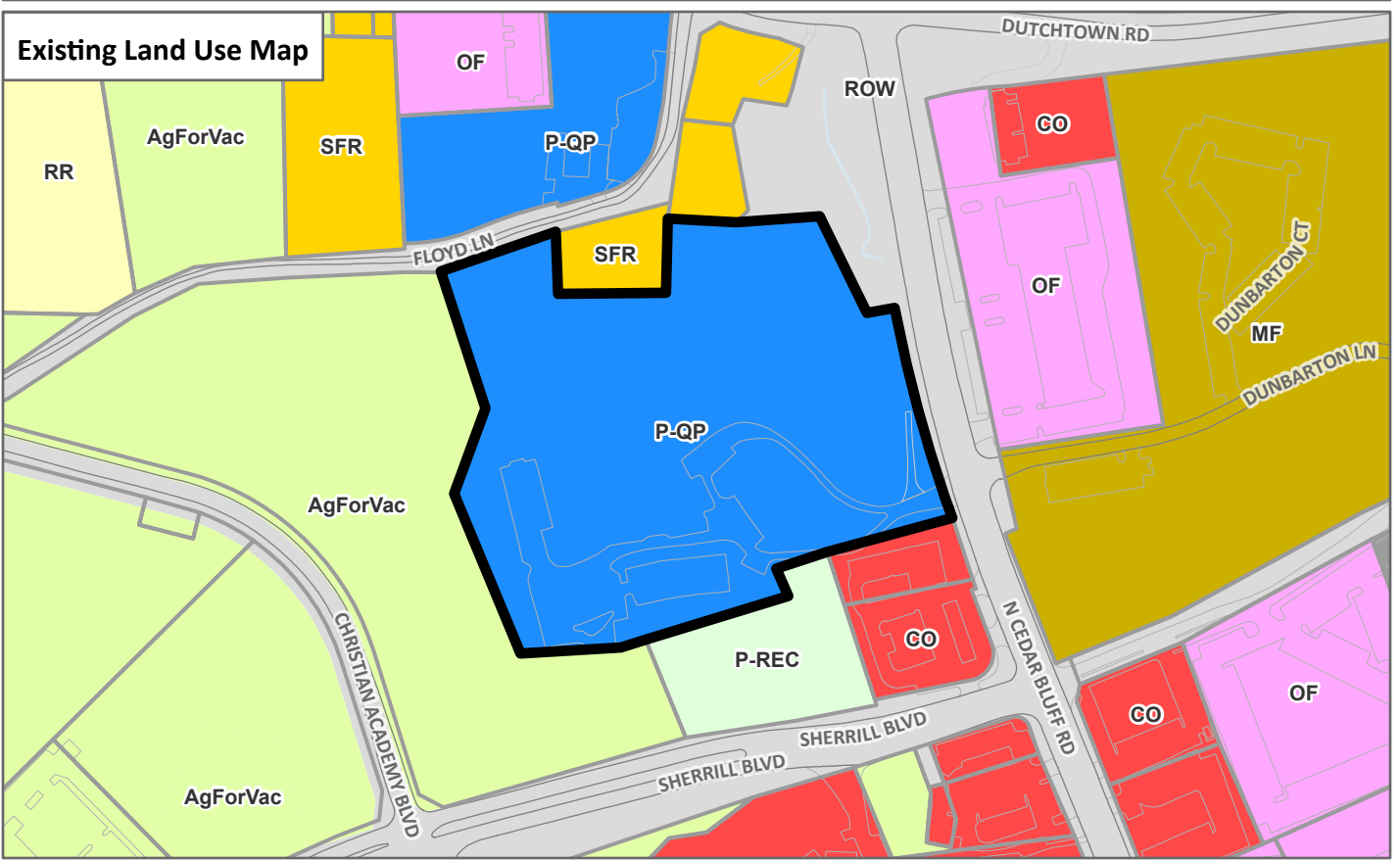
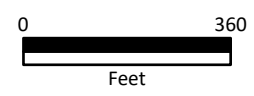


EXHIBIT A, CONTEXTUAL MAPS

7-A-26-PA / 7-K-26-RZ

 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.

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



Sam Jamani

5/20/2026

Applicant Signature

Applicant Name

Date