

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-26-RZ **Related File Number:**
Application Filed: 12/29/2025 **Date of Revision:** 1/27/2026
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: East side of Washington Pike, north of Green Meadow Ln
Other Parcel Info.:
Tax ID Number: 59 K C 00204 **Jurisdiction:** City
Size of Tract: 0.54 acres
Accessibility: Access is via Washington Pike, a minor arterial with 22-27 ft of pavement width within a 67-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** MU-SD / EC-4 (Mixed Use-Special District, East Town Cent)
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: The subject property lies at the southern edge of the commercial development along South Mall Road, and there are single family houses on large lots, townhouses, and apartments to the northwest, west, and south. The Washington Pike and I-640 interchange lies 0.27 miles to the north, and Richard Yoakley School and Alice Bell Park and Ballfields lie within a mile to the southwest.

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

Street: 0 WASHINGTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 1991 the property was rezoned from RP-1 (Planned Residential) to O-1 (Office, Medical, & Related Services) (4-I-91-RZ). In 1993 a request to rezone this parcel from O-1 to C-6 (Commercial Park) was denied (7-N-93-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / EC-4 (Mixed Use-Special District, East Town Center Mall Area)

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: Malynda Wollert

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. Recent development trends in the area have been primarily residential in nature, including the construction of the 156-unit multifamily development (completed 2024) 300 feet to the northwest of the subject property (The Jewel) and the 160-unit multifamily development (completed 2025) 0.72 miles to the east of the subject property (Emerald Knoxville). The residential density has also increased within the past three years with nearby rezonings from O (Office) and RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).
2. There have been large commercial developments to the north of I-640 since the construction of East Towne Mall in 1984, and the subject property is directly to the south of a large shopping center constructed in 1995. There has been little change to commercial development in the area since the early 2000s.
3. The subject property was included along with parcels to the east and south in a 1993 rezoning request to C-6 (Commercial Park) district, but it and the neighboring parcels fronting Washington Pike were excluded from the approval, retaining their O-1 (Office, Medical, and Related Services) zoning. In 2006 the C-6 district was extended to another parcel to the southeast of the subject property without direct frontage on Washington Pike to expand an existing self-storage business that abuts the subject property's eastern lot line.

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

1. The C-N (Neighborhood Commercial) district is intended to provide 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, with dwellings permitted above the ground floor, as well as multifamily and townhouse development located alongside select commercial uses.
2. The surrounding area features an integrated mix of residential, office, and commercial uses that is consistent with the intended environment of the C-N district.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The C-N district permits similar uses to the current O zoning, but it also allows for small-scale commercial and service uses that are intended to be compatible with nearby residential development.

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. As previously mentioned, the commercial uses allowed within the C-N district are intended to be compatible with surrounding residential development. The C-N district is subject to additional design

standards that are not required in the current O zoning, and these ensure safe pedestrian access from the public right-of-way and minimize potentially dangerous traffic movements and points of conflict between vehicles, pedestrians, and bicyclists.

2. The subject property is part of an existing land use transition from the auto-oriented commercial uses in the C-H-2 (Highway Commercial) district to the north and the residential neighborhood to the south, which would be maintained with the C-N district. The subject property does not abut any residential uses that could be negatively impacted by small-scale commercial development.

3. More intense commercial uses that could generate significant traffic, such as restaurants and gas stations, may be permitted in the C-N district through special use approval, which is a public review process to ensure the proposed development would not negatively impact surrounding properties and would be compatible with the character of the surrounding neighborhood.

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 rezoning is consistent with the East City Sector Plan's East Town Center Mall Area Mixed-Use Special District designation (MU-SD, EC-4). While C-N is not a recommended district under the specified land use classifications, the MU-SD recommends planned zones or a new form code (see Exhibit B). The C-N district's design standards meet the intent of the plan's recommendations, as these standards are intended to help development in the C-N district contribute positively to the surrounding area. The plan also recommends a mix of residential, office, institutional, and commercial uses which align with those allowed in the C-N district.

2. The rezoning is consistent with the General Plan's Development Policies 9.3, to ensure the scale and compatibility of new development does not impact existing neighborhoods, and 11.4, to create gradual zoning transition patterns by placing medium intensity zones between higher intensity uses and residential development.

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. The subject property lies on a minor arterial street within 0.25 miles of interstate access and is in an urbanized area with ample utilities, all of which can support commercial developments in the C-N district that are not permitted in the current O district.

Action:	Approved	Meeting Date:	2/12/2026
Details of Action:			
Summary of Action:	Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development.		
Date of Approval:	2/12/2026	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:	3/17/2026	Date of Legislative Action, Second Reading:	3/31/2026
Ordinance Number:		Other Ordinance Number References:	O-19-2026
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	