CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-26-PA **Related File Number:** 4-S-26-RZ

Application Filed: 2/23/2026 **Date of Revision:**

Applicant: SHAWN SMITH

PROPERTY INFORMATION

General Location: North side of Western Ave, southwest of Ball Camp Pike

Other Parcel Info.:

Tax ID Number: 93 B B 035, 036 **Jurisdiction:** City

Size of Tract: 2.31 acres

Accessibility: Access is via Western Avenue, a state-owned major arterial with four lanes and a center turn lane within a right-of-way width that varies from 100-115 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest City **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Ridgetop P

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This section of the Western Avenue corridor features a mix of commercial and office uses and undeveloped wooded lots. Single-family and small-scale multifamily residential development is concentrated north and south of Western Avenue. The I-75 interchange is 0.65 miles to the east, and the Third Creek Greenway and Victor Ashe Park are to the northwest.

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

Street: 4601 WESTERN AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, it is an extension of both the plan designation and the zoning.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category: GC (General Commercial), HP (Hillside Protection)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

Staff Recomm. (Full):

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 are no apparent errors or omissions in the One Year Plan with regard to the subject property. However, the proposed plan amendment to the GC land use will be an extension of this classification from the east.

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. Between 2011 and 2016, a $33-million capital improvement project was completed to widen Western Avenue from Copper Kettle Street to Schaad Road, expanding it from a two-lane road to a five-lane road with sidewalks. The Northwest City Sector Plan was adopted in 2015 while the project was ongoing and recommended a mix of general commercial, neighborhood commercial, medium-density residential, and office uses along this 3.9-mile segment.
2. The subject property is located at the border of the MDR and GC classifications, and extending the commercial classification generally supports the sector plan's goal to develop this corridor with a variety of medium- to high-intensity uses. This is further supported by a transit route along this segment, which was not in place when the plan was adopted.
3. Development pattern in this street segment primarily includes commercial uses and forested vacant lands. No residential developments have occurred within the immediate MDR classification since the most recent adoption of the sector plan. Approval of the GC classification would be consistent with the commercial character of this corridor.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public policy pertaining to this area.

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 studies or plans specific to this area or the MDR land use classification that apply to this request.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

Date of Approval: 4/9/2026 **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: 5/12/2026

Date of Legislative Action, Second Reading: 5/26/2026

Ordinance Number:

Other Ordinance Number References: O-43-2026

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: