CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 4-E-26-SP **Related File Number:**

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)

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 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. 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no apparent errors or omissions in the Central City Sector Plan with regard to the subject property. However, as mentioned above, the proposed plan amendment to the GC land use will be an extension of this classification from the east.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There are no known changes in government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. This segment of Western Avenue primarily includes commercial developments 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 will be consistent with the commercial character of this corridor.

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-42-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	