CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-A-26-PA **Related File Number:** 7-K-26-RZ

Application Filed: 5/21/2026 **Date of Revision:**

Applicant: SAM JAMANI

PROPERTY INFORMATION

General Location: West side of N Cedar Bluff Rd, south of Dutchtown Rd, north of Sherrill Blvd

Other Parcel Info.:

Tax ID Number: 119 016 **Jurisdiction:** City

Size of Tract: 11.28 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (church)

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** CI (Civic/Institutional)

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

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.

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

Street: 425 N CEDAR BLUFF RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural)

Former Zoning:

Requested Zoning: C-G-2 (General Commercial)

Previous Requests:

Extension of Zone: Yes, this would be an extension of both.

History of Zoning: This lot was zoned A-1 (General Agricultural) upon annexation into the City (6-P-93-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic/Institutional)

Requested Plan Category: GC (General Commercial)

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: Jake Beaumier

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.

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 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, MAJOI

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.

Action: Approved **Meeting Date:** 7/9/2026

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.

Date of Approval: 7/9/2026 **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: 8/18/2026 **Date of Legislative Action, Second Reading:** 9/1/2026

Ordinance Number: **Other Ordinance Number References:** O-70-2026

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**