CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-26-SP **Related File Number:**

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

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

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 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.

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-69-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	