CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-J-26-RZ **Related File Number:**

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

Applicant: SPENCER STANLEY

PROPERTY INFORMATION

General Location: Northwest side of Circle Ln, east side of Westfield Rd, north of Kingston Pike

Other Parcel Info.:

Tax ID Number: 121 A A 03004 **Jurisdiction:** City

Size of Tract: 12334 square feet

Accessibility: Access is via Westfield Road, a local street with a pavement width which varies between 19 ft and 20 ft within a right-of-way which varies between 38 ft and 42 ft, and via Circle Lane, a local street with a pavement width which varies between 18 ft and 20 ft within a 43-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: West City **Plan Designation:** MU-SD / WC-2 (Mixed Use-Special District, Papermill Corrid

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

Neighborhood Context: The subject parcel is part of a cluster of office developments. The larger area between the Papermill Drive and Kingston Pike is comprised of office and commercial uses. A multifamily apartment development is to the east of the subject site.

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

Street: 103 CIRCLE LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No, this would not be an extension.

History of Zoning: In 2005, this property was part of a larger rezoning from R-1 (Single Family Residential) to O-1 (Office, Medical, and Related Services) (4-E-05-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / WC-2 (Mixed Use-Special District, Papermill Corridor), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

Variances Requested:

Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Deny the C-G-1 (General Commercial) district because it is inconsistent with the surrounding small-scale office development. The HP (Hillside Protection Overlay) would be retained.

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. The subject property is part of a cluster of parcels zoned O (Office) forming a small office node at the intersection of two local roads, Westfield Road and Circle Lane, just north of Kingston Pike. Properties on the east and west sides of Wakefield Road, and those to the north of Circle Lane, have been developed for small-scale office uses. The commercially zoned property at the eastern terminus of Circle Lane is a large office building. The two parcels north of that are accessed off of Papermill Drive, and the commercial developments south of Circle Lane are primarily accessed via Kingston Pike.
2. Recent changes include the construction of a new office building on Circle Lane to the east (built in 2021) and the conversion of a residential property on Westfield Road to the north into an office (between 2024 and 2026). These changes are consistent with the predominant office uses and do not support a change to commercial zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The requested C-G-1 district is intended for retail, personal service, office, and residential uses along commercial nodes and corridors. It promotes mixed-use development in a pedestrian-oriented environment.
2. The existing O district is intended to provide for an environment of low-intensity office and service uses, mixed with residential uses.
3. Although the subject parcel is located adjacent to a commercial corridor along Kingston Pike, it is part of a pocket of low-intensity office area tucked away from the major throughfare. There are no nearby sidewalks that support the intended pedestrian-oriented environment of the C-G-1 district. The existing O district is appropriate for 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 requested C-G-1 district allows uses more intensive than would be appropriate for this low-intensity area, and commercial uses at this location would disrupt the cluster of small-scale office uses.

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, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The General Plan's Development Policy 9.3 encourages ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The C-G-1 district standards introduce a new setback and development pattern that is not consistent with development along Wakefield Road and Circle Lane. Building forms and uses permitted under the existing O district would be most compatible with the surrounding built environment.
2. The proposed C-G-1 zoning district is consistent with the MU-SD WC-2 (Mixed Use Special District, Papermill Corridor) classification of the West City Sector Plan and the One Year Plan, which

encourages a mix of residential, commercial, and office uses.

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 has adequate infrastructure and facilities to accommodate a commercial development on this 0.28-acre parcel.

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

Details of Action:

Summary of Action: Deny the C-G-1 (General Commercial) district because it is inconsistent with the surrounding small-scale office development. The HP (Hillside Protection Overlay) would be retained.

Date of Approval: **Date of Denial:** 7/9/2026 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 7/24/2026

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/1/2026

Ordinance Number:

Disposition of Case: Appeal approved

If "Other":

Amendments:

Approve C-G-1 (General Commercial)

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/15/2026

Other Ordinance Number References:

Disposition of Case, Second Reading: Appeal approved

If "Other":

Amendments:

Approve C-G-1 (General Commercial)

Effective Date of Ordinance: