CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

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

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:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic/Institutional)

Requested Plan Category:

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 C-G-2 (General Commercial) district because it is consistent with the recommended GC land use classification and is compatible with the surrounding development.

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. 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, with multifamily and single-family residential dwellings near commercial and office developments.

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.

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 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 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 C-G-2 (General Commercial) district because it is consistent with the recommended GC land use classification and is compatible with the surrounding development.

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-71-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	