

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. O-107-2019, KNOWN AND CITED AS “THE CITY OF KNOXVILLE ZONING CODE,” TO CHANGE THE BASE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 6907 CENTRAL AVENUE PIKE FROM C-G-1 (GENERAL COMMERCIAL) DISTRICT TO C-H-1 (HIGHWAY COMMERCIAL) DISTRICT, LEAVING ALL SPECIAL PURPOSE AND OVERLAY DISTRICTS UNCHANGED, BRANDON BOLDING, APPLICANT. (FILE NO. 4-G-25-RZ).

ORDINANCE NO: _____
Knoxville-Knox County
REQUESTED BY: Planning Commission
PREPARED BY: Law

APPROVED ON 1ST
READING: _____
APPROVED ON 2ND
READING: _____
APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Brandon Bolding filed Application No. 4-G-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 6907 Central Avenue Pike, Parcel ID 57 078 base rezoned from C-G-1 (General Commercial) District to C-H-1 (Highway Commercial) District, leaving all special purpose and overlay districts unchanged; and

WHEREAS, at its April 10, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved, leaving all special purpose and overlay districts unchanged; and

WHEREAS, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on March 6, 2025, and public notice for the City Council meeting on May 13, 2025 was published in the *Knoxville News Sentinel* on April 15, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:

SECTION 1: The City of Knoxville Zoning Code, being Ordinance No. O-107-2019, be and the same is hereby amended, so as to change the base zoning classification of property described as being located at 6907 Central Avenue Pike, Parcel ID 57 078, Fifth District, North County Sector, from C-G-1 (General Commercial) District to C-H-1 (Highway Commercial) District, leaving all special purpose and overlay districts unchanged, Brandon Bolding, Applicant, File No. 4-G-25-RZ.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission Rezoning Report including all appendices; a portion of the Zoning Map on which the above described property is shaded; an excerpt from the Minutes of the Planning Commission meeting of April 10, 2025; the Development Request for Rezoning; and Public Notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder