



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: May 27, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY An Ordinance 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. (Planning Commission Approved 14-0 Consent) (File No. 4-G-25-RZ) (Council District 5)

COUNCIL DISTRICT(S) AFFECTED 5th

BACKGROUND The applicant requested to change the base zoning of property located at 6907 Central Avenue Pike from C-G-1 (General Commercial) District to C-H-1 (Highway Commercial) District. The property has the special purpose/overlay district of F (Floodplain Overlay). No changes to the special purpose/overlay district are included in the application, Planning staff recommendation, or the Planning Commission recommendation.

RECOMMENDATION The Planning Commission recommended approval of changing the base zone to the C-H-1 (Highway Commercial) district because it is a minor extension that is compatible with surrounding conditions, by a vote of 14-0 Consent. The F (Floodplain Overlay) would be retained.

ESTIMATED PROJECT SCHEDULE This item was considered and recommended for approval by the Planning Commission on April 10, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is August 8, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

Planning Commission Meeting	4/10/2025	Published ad on 3/6/2025
Knoxville City Council	5/13/2025	Published ad on 4/15/2025

Approved on first reading at the 5/13/2025 regular meeting by vote of 8-0.

FISCAL INFORMATION N/A