

- ac. An Ordinance to change the base zoning classification of property located at 1501 N. Cherry Street from I-G (General Industrial) district to C-H-1 (Highway Commercial) district, Bhajan Singh, Applicant. (Planning Commission Approved 13-0 Consent) (File No. 5-S-25-RZ) (Council District 6)



**CITY OF KNOXVILLE, TENNESSEE**

**City Council**

**AGENDA INFORMATION SHEET**

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**AGENDA DATE:** June 10, 2025

**DEPARTMENT:** Knoxville-Knox County Planning

**DIRECTOR or DESIGNEE:** Amy Brooks

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**AGENDA SUMMARY** An Ordinance to change the base zoning classification of property located at 1501 N. Cherry Street from I-G (General Industrial) district to C-H-1 (Highway Commercial) district, Bhajan Singh, Applicant. (Planning Commission Approved 13-0 Consent) (File No. 5-S-25-RZ) (Council District 6)

**COUNCIL DISTRICT(S) AFFECTED** 6th

**BACKGROUND** The applicant requested to change the base zoning of property located at 1501 N. Cherry Street from I-G (General Industrial) district to C-H-1 (Highway Commercial) district.

**RECOMMENDATION**

The Planning Commission recommended approval of changing the base zone to the C-H-1 (Highway Commercial) district because it is consistent with the City of Knoxville's One Year Plan and Central City Sector Plan, by a vote of 13-0 Consent.

**ESTIMATED PROJECT SCHEDULE** This item was considered and recommended for approval by the Planning Commission on May 8, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is September 5, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

**PRIOR ACTION/REVIEW**

Planning Commission Meeting	5/8/2025	Published ad on 4/4/2025
Knoxville City Council	6/10/2025	Published ad on 5/16/2025

**FISCAL INFORMATION** N/A

# 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 1501 N. CHERRY STREET FROM I-G (GENERAL INDUSTRIAL) DISTRICT TO C-H-1 (HIGHWAY COMMERCIAL) DISTRICT, BHAJAN SINGH, APPLICANT. (FILE NO. 5-S-25-RZ).

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

APPROVED ON 1<sup>ST</sup>  
READING: \_\_\_\_\_  
APPROVED ON 2<sup>ND</sup>  
READING: \_\_\_\_\_  
APPROVED AS AN EMERGENCY  
MEASURE: \_\_\_\_\_

MINUTE BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

**WHEREAS**, Bhajan Singh filed Application No. 5-S-25-RZ with the Knoxville-Knox County Planning Commission (“Planning Commission”) to have property located at 1501 N. Cherry Street, Parcel ID 82 GA 006, base rezoned from I-G (General Industrial) District to C-H-1 (Highway Commercial) District; and

**WHEREAS**, at it’s May 8, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the change to the base zoning classification be approved; and

**WHEREAS**, public notice on the hearing of this petition was published in the *Knoxville News Sentinel* on April 4, 2025, and public notice for the City Council meeting on June 10, 2025 was published in the *Knoxville News Sentinel* on May 16, 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 1501 N. Cherry Street, Parcel ID 82 GA 006, Sixth District, Central City Sector, from I-G (General Industrial) District to C-H-1 (Highway Commercial) District, Bhajan Singh, Applicant, File No. 5-S-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 May 8, 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.

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Presiding Officer of the Council

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City Recorder

K:\COUNCIL\ORD\MPC\REZONE\2025\Bhajan Singh (File No. 5-S-25-RZ).docx

# REZONING REPORT

► **FILE #:** 5-S-25-RZ

**AGENDA ITEM #:** 16

**AGENDA DATE:** 5/8/2025

► **APPLICANT:** BHAJAN SINGH

OWNER(S): Bhajan Singh

TAX ID NUMBER: 82 G A 006

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1501 N CHERRY ST

► **LOCATION:** Northwest side of the intersection of N Cherry St and Mitchell St

► **APPX. SIZE OF TRACT:** 0.58 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via N Cherry Street, a minor arterial street with a pavement width of 47 ft within a 100-ft right-of-way. Access is also via Mitchell Street, a local street with a 24-ft pavement width within a right-of-way which varies from 55 ft to 60 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek, First Creek

► **PRESENT ZONING:** I-G (General Industrial)

► **ZONING REQUESTED:** C-H-1 (Highway Commercial)

► **EXISTING LAND USE:** Commercial

►  
EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND  
USE AND ZONING: North: Office - I-G (General Industrial)

South: Commercial - C-G-1 (General Commercial)

East: Commercial - C-G-1 (General Commercial)

West: Commercial - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area is characterized by industrial and commercial uses. Industrial uses include storage of heavy machinery and equipment and equipment repair operations. Commercial uses include wholesale retail and smaller scale service operations.

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## STAFF RECOMMENDATION:

► **Approve the C-H-1 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and Central City Sector Plan.**

## 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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Though the surrounding area has maintained an industrial character, development near the Cherry Street I-40 entrance/exit has historically been commercial, with uses such as gas stations, restaurants, and a hotel.
2. The City of Knoxville's Engineering Department has two Capital Improvement Projects within 500 ft of the subject property in their budget that aim to improve water quality and roadway drainage in the area. The North Cherry Street Stormwater Improvements Project will replace a large, dilapidated metal pipe system. The Cherry Street Water Quality Improvements Project will improve the drainage of a sinkhole around the I-40 area and install water quality units to treat discharged water.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-H-1 (Highway Commercial) zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character. The subject property meets the description of the C-H-1 zoning district, as it is located near the I-40 entrance/exit at Cherry Street and surrounded by a mix of commercial, office, industrial, and wholesale uses.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The C-H-1 zoning district is compatible with surrounding C-G-1 (General Commercial) zoning and is less intensive than the surrounding I-G (General Industrial) zoning.

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-H-1 zoning district has regulations in place that are intended to ensure the mitigation of any potential impacts on neighboring uses. As such, the recommended rezoning is not anticipated to negatively impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated GC (General Commercial) in the City's One Year Plan and Central City Sector Plan, which does not list I-G as one of the zones that can be considered. The GC land use class provides locations for retail and service-oriented commercial activities and is generally intended to provide a full range of goods and services at the community or regional scale. The recommended C-H-1 zoning district supports the intent of the GC land use and would align zoning with the adopted plans.
2. The rezoning supports the General Plan's Development Policy 9.3, to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The C-H-1 zoning district dimensional standards allow a building height between that allowed in the neighboring I-G and C-G-1 standards, which permit maximum building heights of 90 to 45 ft respectively, as the C-H-1 district has a maximum height of 60 ft.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 is an urbanized area with ample utility and facility infrastructure to support the rezoning this site. As mentioned, the subject property is located near I-40 and is within an area slated for roadway and stormwater improvements.

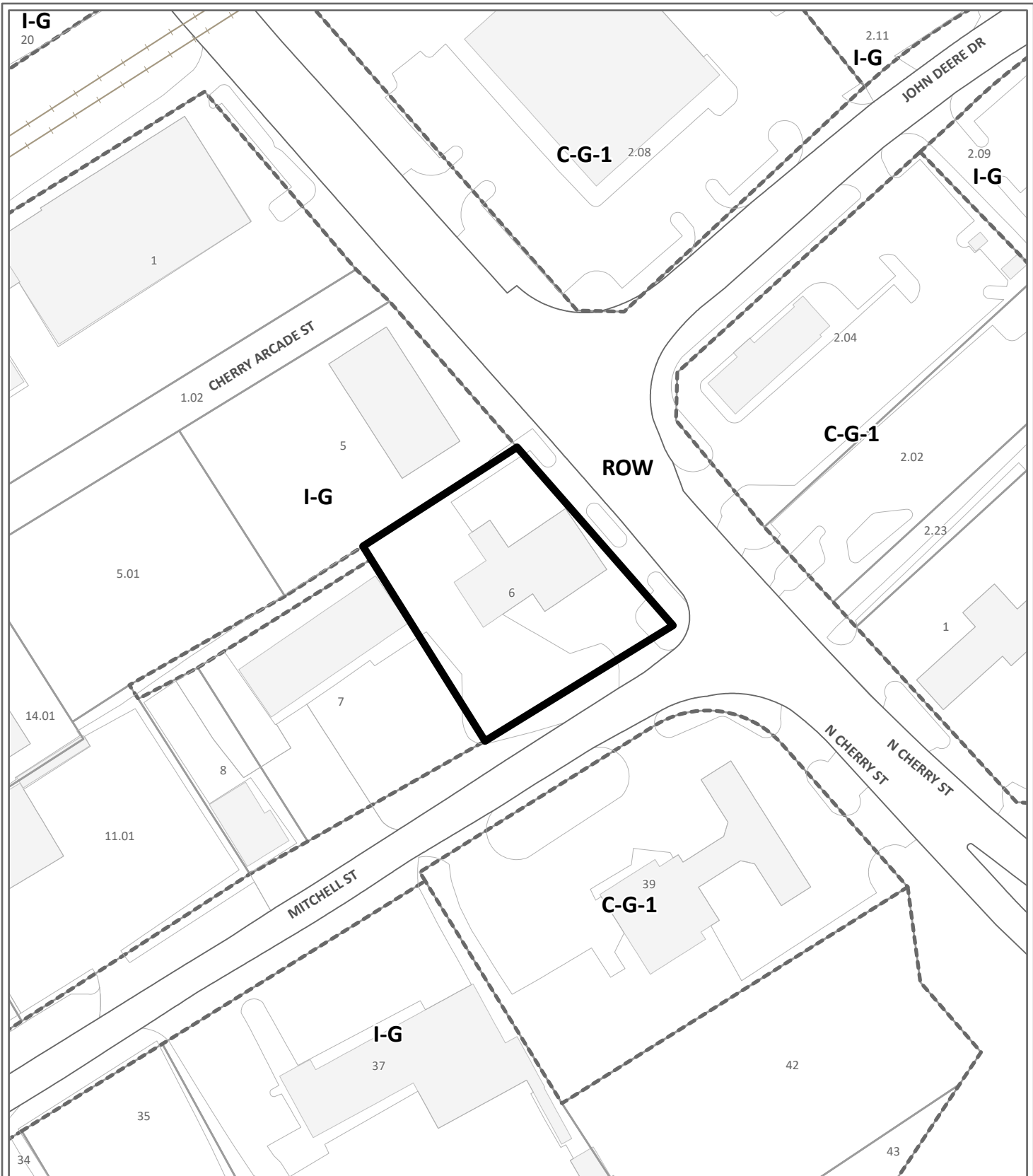
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Belle Morris Elementary, Vine Middle Magnet, and Fulton High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2025 and 6/24/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**REZONING**

**5-S-25-RZ**

**Petitioner:** Bhajan Singh

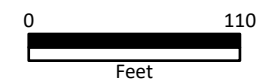


**From:** I-G (General Industrial)

**To:** C-H-1 (Highway Commercial)

**Map No:** 82

**Jurisdiction:** City



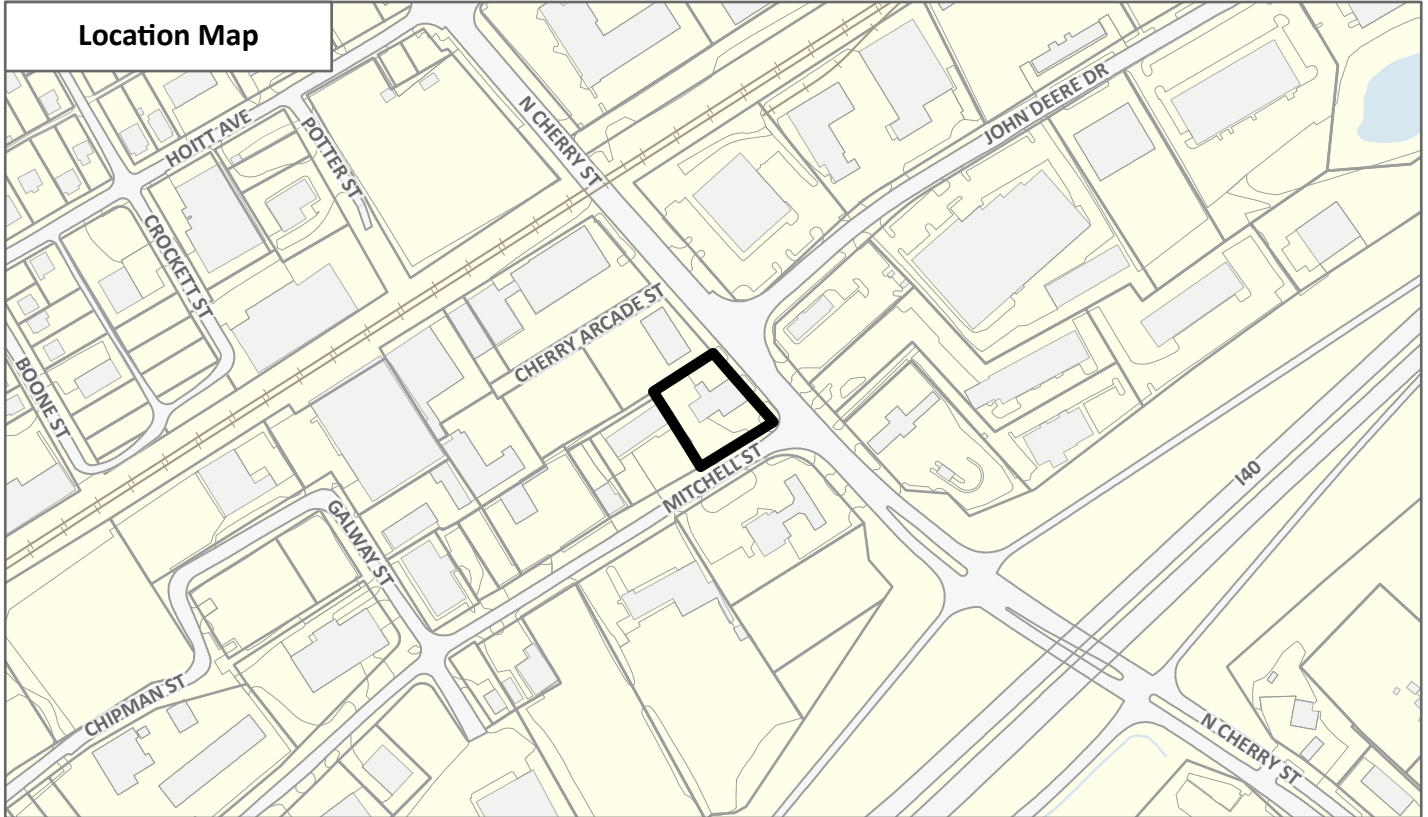
**Original Print Date:** 3/28/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-S-25-RZ

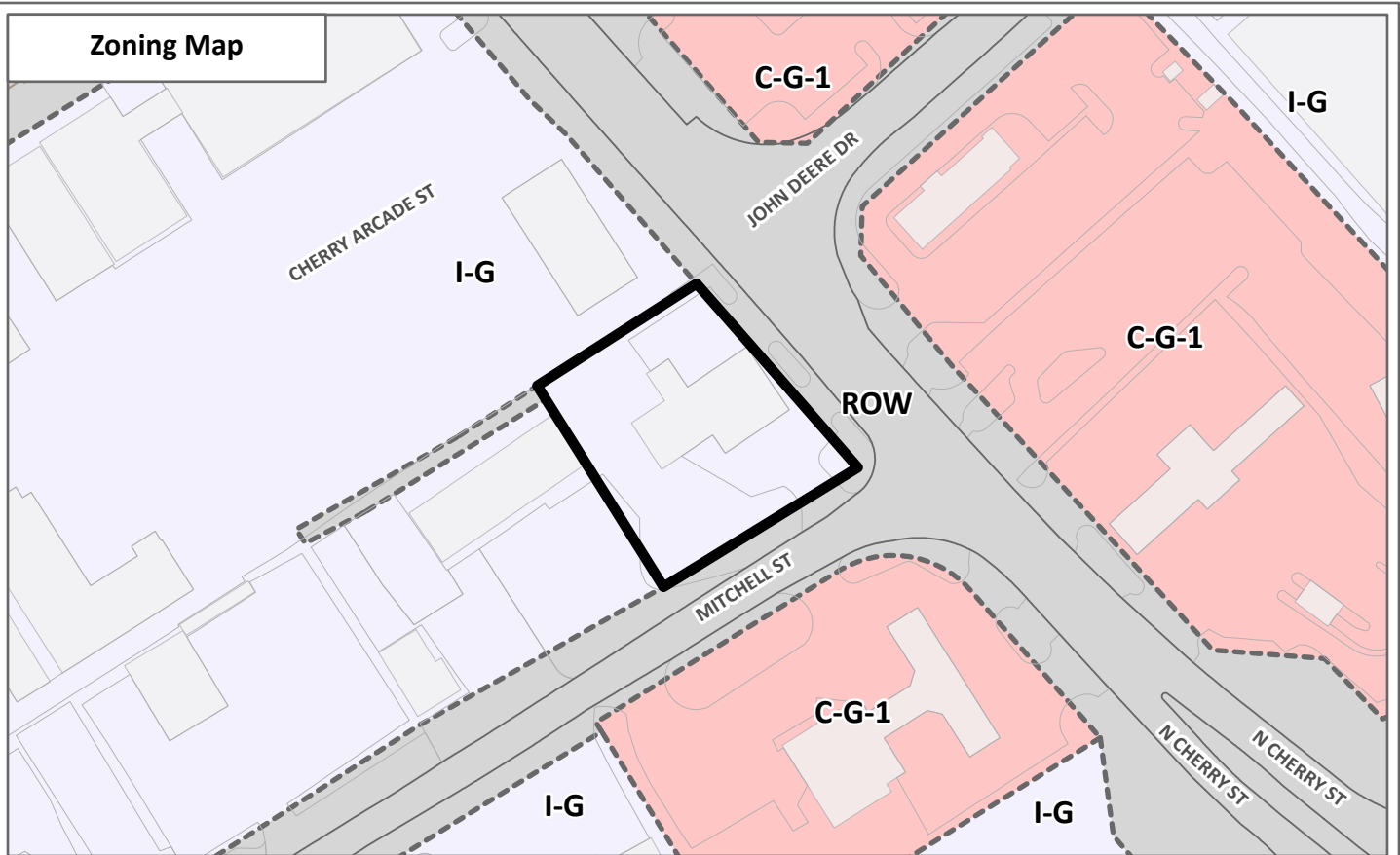


Case boundary

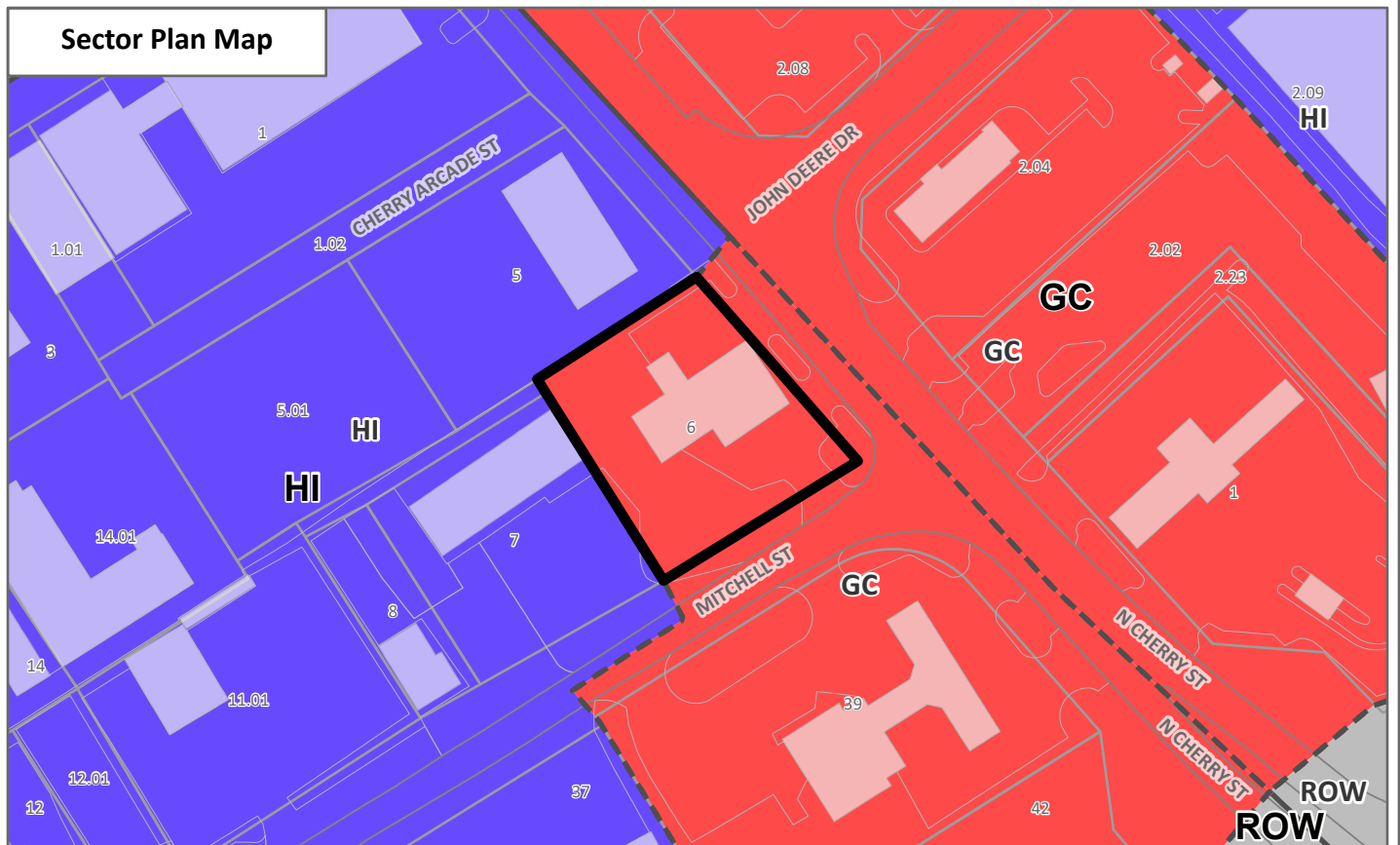
0 400  
Feet



## Zoning Map



## Sector Plan Map

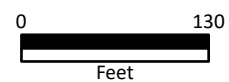


## CONTEXTUAL MAPS 2

5-S-25-RZ

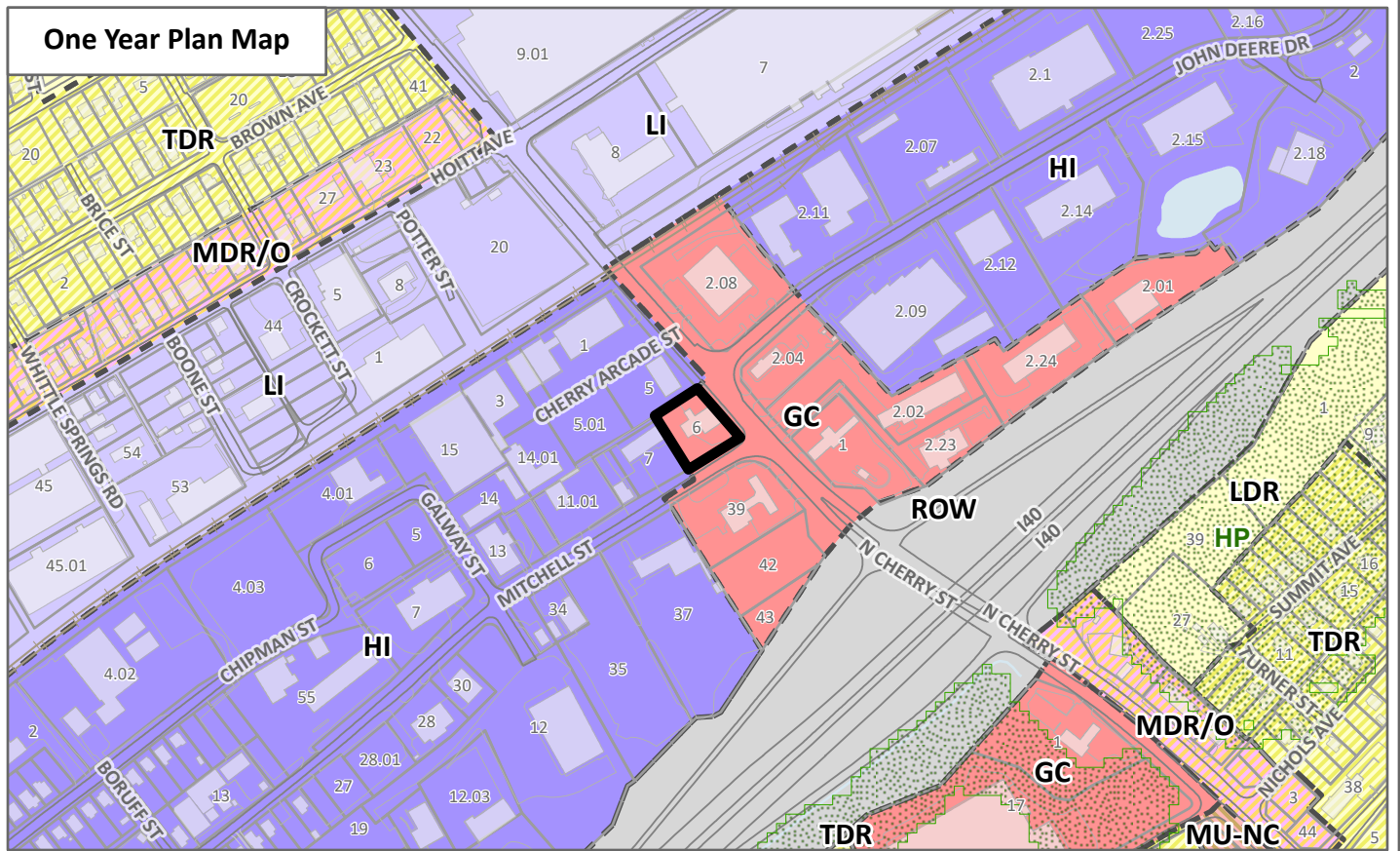


Case boundary

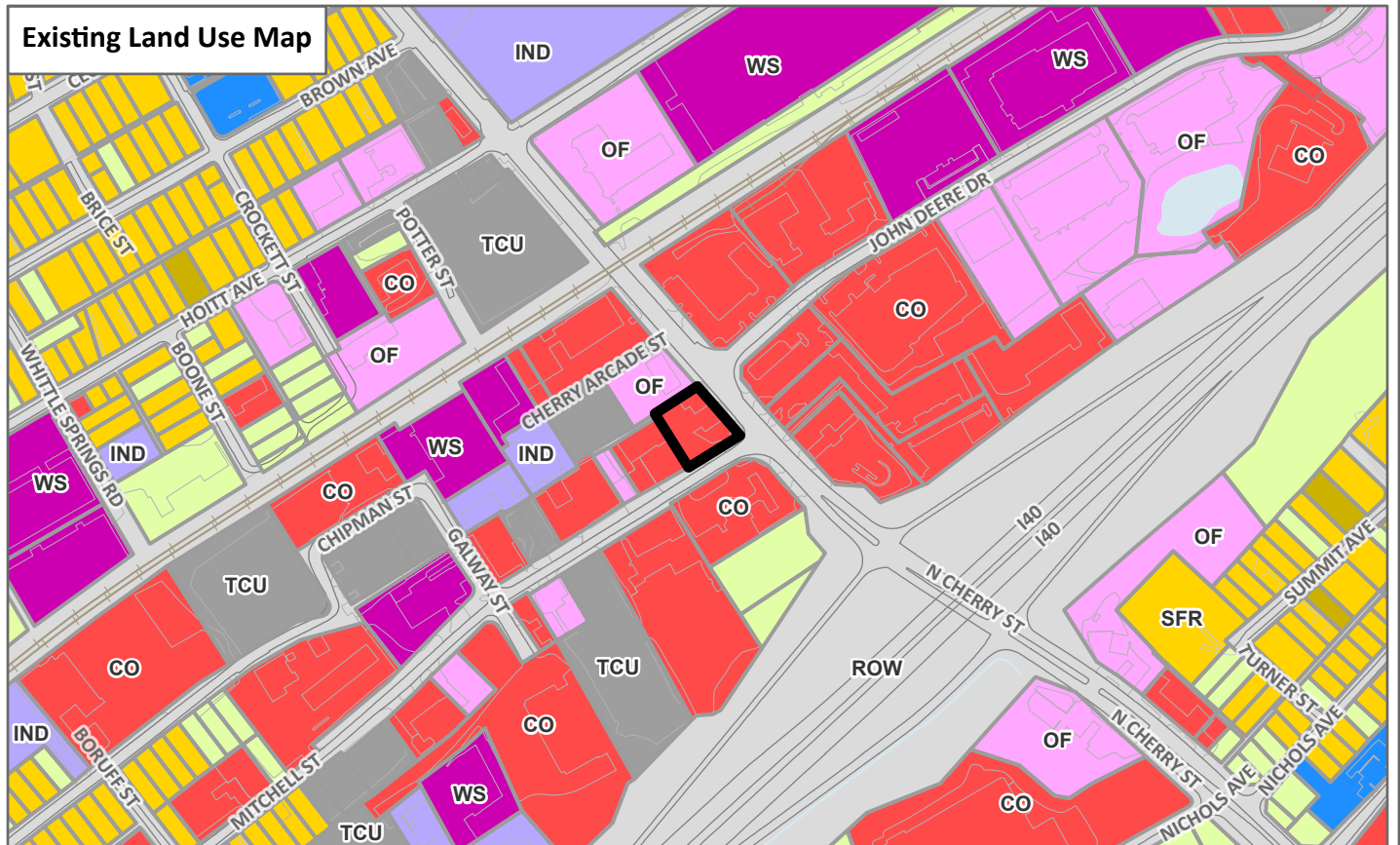




**One Year Plan Map**



**Existing Land Use Map**

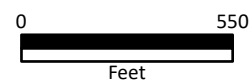


**CONTEXTUAL MAPS 3**

**5-S-25-RZ**



Case boundary



The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

*Commissioner Higgins recused himself from voting on the Consent items.*

- 1. MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.****File No.****16. BHAJAN SINGH****5-S-25-RZ**

1501 N Cherry Street / Parcel ID 082GA006, Council District 6.  
Rezoning from I-G (General Industrial) to C-H-1 (Highway Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-H-1 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and Central City Sector Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to applications@knoxplanning.org

Reset Form



# Development Request

Subdivision

☐ Concept Plan

☐ Final Plat

Zoning

☒ Rezoning

☐ Plan Amendment

Development

☐ Development Plan

☐ Planned Development

☐ Use on Review / Special Use

☐ Hillside Protection COA

Bhajan Singh

Applicant Name		Affiliation	File Number(s)  5-S-25-RZ
03/21/25		May 8, 2025	
Date Filed	Meeting Date (if applicable)		

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant

☐ Property Owner

☐ Option Holder

☐ Project Surveyor

☐ Engineer

☐ Architect/Landscape Architect

Aniket Nandha

Top Fuels, LLC

Name		Company	
7202 Iron Duke Way		Knoxville	TN 37919
Address	City	State	ZIP
8654550599			
Phone	Email		

Current Property Info

Bhajan Singh7202 Iron Duke Way, Knoxville TN 379198657894235

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1501 N Cherry Street, Knoxville TN 37917		
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☐ Residential

☒ Non-Residential

Proposed UseC-H

RELATED CITY PERMIT NUMBER

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

## Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

C-H	PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	
Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	
Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____	

## Authorization

☐ I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

	Aniket Nandha	03-21-25
Applicant Signature	Please Print	Date
8654550599		
Phone Number	Email	
	Bhajan Singh	03-21-25
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0803			\$1,000.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

04/25/2025

Date to be Posted

05/09/2025

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Aniket Nandha

Applicant Name

3-21-25

Date



## THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

### ORDER DETAILS

**Order Number:**

LOKR0296231

**Order Status:**

Submitted

**Classification:**

Public Notices

**Package:**

General Package

**Total payment:**

190.20

**Payment Type:**

Account Billed

**User ID:**

L0013876

**External User ID:**

676064

### ACCOUNT INFORMATION

Knoxville-Knox County Planning  
400 W Main ST # 403 DALLAS DEARMOND  
Knoxville, TN 37902-2427  
865-215-3810  
dallas.dearmond@knoxplanning.org  
Knoxville-Knox County Planning  
Contract ID: GOVT

### TRANSACTION REPORT

**Date**

May 12, 2025 9:48:20 AM EDT

**Amount:**

190.20

### ADDITIONAL OPTIONS

1 Affidavit

### SCHEDULE FOR AD NUMBER LOKR02962310

May 16, 2025  
Knoxville News Sentinel

### PREVIEW FOR AD NUMBER LOKR02962310

#### PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on June 10, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

#### REZONINGS/PLAN AMENDMENTS

**4-C-25-SP/4-B-25-PA/4-K-25-RZ – ALEX BOTEZAT- 4423**  
Ball Camp Pike. Proposed Sector Plan and One Year Plan Amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and rezoning to RN-3 (General Residential Neighborhood).  
**4-D-25-SP/4-D-25-PA/4-R-25-RZ – AMY SHERRILL- 4301,**  
4311 Kingston Pike. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).  
**5-A-25-SP AND 5-C-25-RZ - BELVAN PROPERTIES LLC-**  
700 GERTRUDE AVE. Proposed Sector Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).  
**5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY**  
DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).  
**5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST.** Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).

#### ORDINANCE AMENDMENTS

**5-A-25-OA - KNOXVILLE-KNOX COUNTY PLANNING-**  
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling. Planning Commission Recommendation: Approve amendments as requested.  
May 16 2025  
LOKR0296231

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