

REZONING REPORT

► **FILE #:** 8-K-26-RZ

AGENDA ITEM #: 37

AGENDA DATE: 8/13/2026

► **APPLICANT:** WEST BEARDEN PARK, LLC

OWNER(S): West Bearden Park, LLC

TAX ID NUMBER: 121 H A 00224

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 318 NANCY LYNN LN

► **LOCATION:** Western terminus of Nancy Lynn Ln, southeast of Deane Hill Dr

► **APPX. SIZE OF TRACT:** 3.32 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Nancy Lynn Lane, a local street with 25-77 ft of pavement width within a right-of-way width that varies from 51-95 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

► **CURRENT ZONING:** I-G (General Industrial), F (Floodplain Overlay)

► **REQUESTED ZONING:** I-RD (Research and Development), F (Floodplain Overlay)

► **EXISTING LAND USE:** Office

►
EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

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

South: Single family residential - RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay)

East: Wholesale, office - I-G (General Industrial)

West: Commercial, agriculture/forestry/vacant land - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This property is on the western end of an industrial area south of Deane Hill Drive and west of S Northshore Drive. Kingston Pike is a major commercial corridor north of this property. Detached single-family dwellings lie to the south and east of the subject property, and Lakeshore Park is 0.7 miles to the southeast.

STAFF RECOMMENDATION:

► **Approve the I-RD (Research and Development) district because it is consistent with adopted land use plans and compatible with existing development.**

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. This request to rezone the subject property from the I-G (General Industrial) to the I-RD (Research and Development) district is supported by development conditions on site. The property functions as a strip office complex with a parking lot for clients meeting with contractors for services like home renovation and pest control. The landscaped parking and storefront building layout appear designed for this type of client interaction, which is more aligned with the uses permitted in the I-RD zone.
2. This downzoning is also more compatible with surrounding development conditions. Adjacent to the west is the Lighthouse Knoxville Event Center for parties and corporate events, a church, and a daycare center. Along the subject property's southern border is the new Gables at Westmoreland single-family subdivision. These surrounding uses would benefit from reduced industrial intensity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The I-G zoning district provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients. The client-focused layout of the subject property is counter to the intent of the I-G zone. The intensity of permitted uses in I-G is also incompatible with the established land uses surrounding the property.
2. The I-RD zoning district is intended to provide for large-scale office and research and development facilities, which may include pilot plants, prototype manufacturing or other light industrial activities conducted indoors and resulting in little or no outside impacts. The I-RD District also accommodates a variety of compatible or ancillary uses to serve employees, such as retail and personal service establishments. The reduced outside impact and more interactive potential of I-RD is consistent with existing development.

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. This proposed rezoning would mitigate potential adverse impacts to other properties by reducing the number of intensive industrial uses that are permissible on site.

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 proposed rezoning improves consistency with the West City Sector Plan's and the One Year Plan's BP-1 (Business Park Type 1) land use classification for the subject property, which permits consideration of I-RD zoning district, but does not permit the existing I-G zoning.

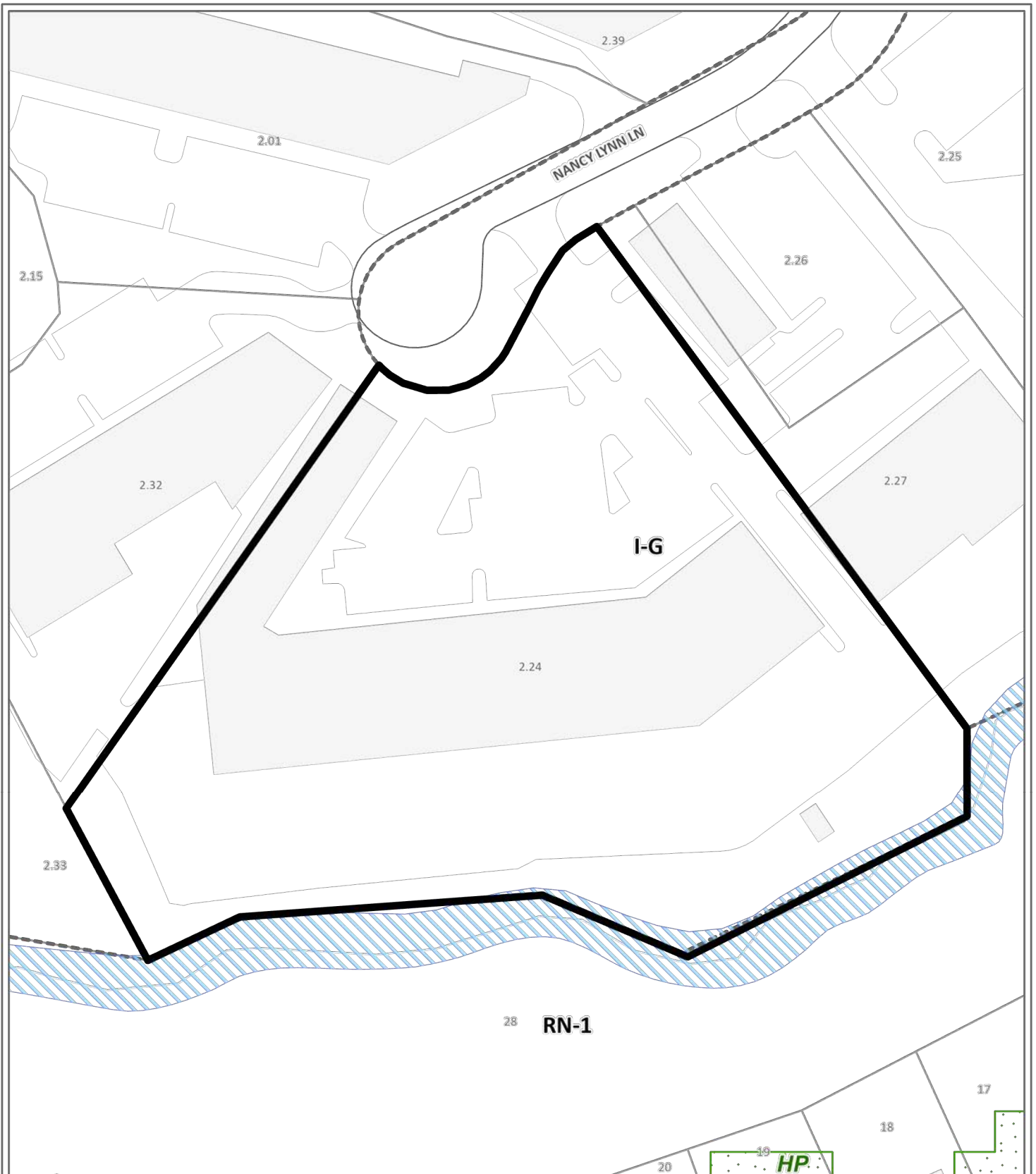
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED

1. This site is built out in a client-supportive manner that is more conducive to the I-RD zone compared to the I-G zone, and the area has adequate infrastructure capacity to accommodate the uses permitted in the requested zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/15/2026 and 9/29/2026. 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

8-K-26-RZ

Petitioner: West Bearden Park, LLC

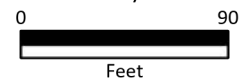


From: I-G (General Industrial), F (Floodplain Overlay)

To: I-RD (Research and Development), F (Floodplain Overlay)

Map No: 121

Jurisdiction: City



Original Print Date: 7/10/2026

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

Exhibit A. Contextual Images



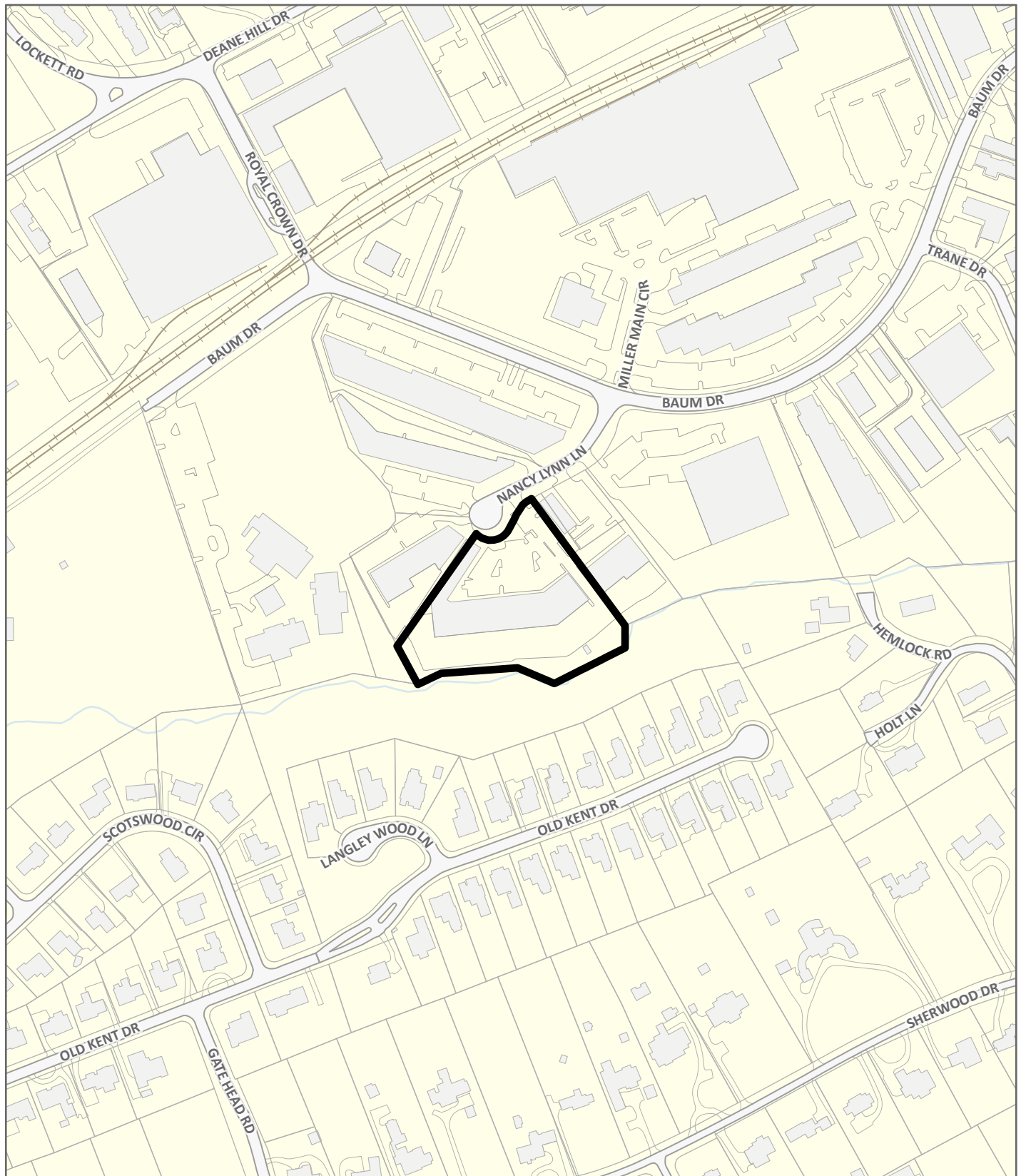
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-K-26-RZ

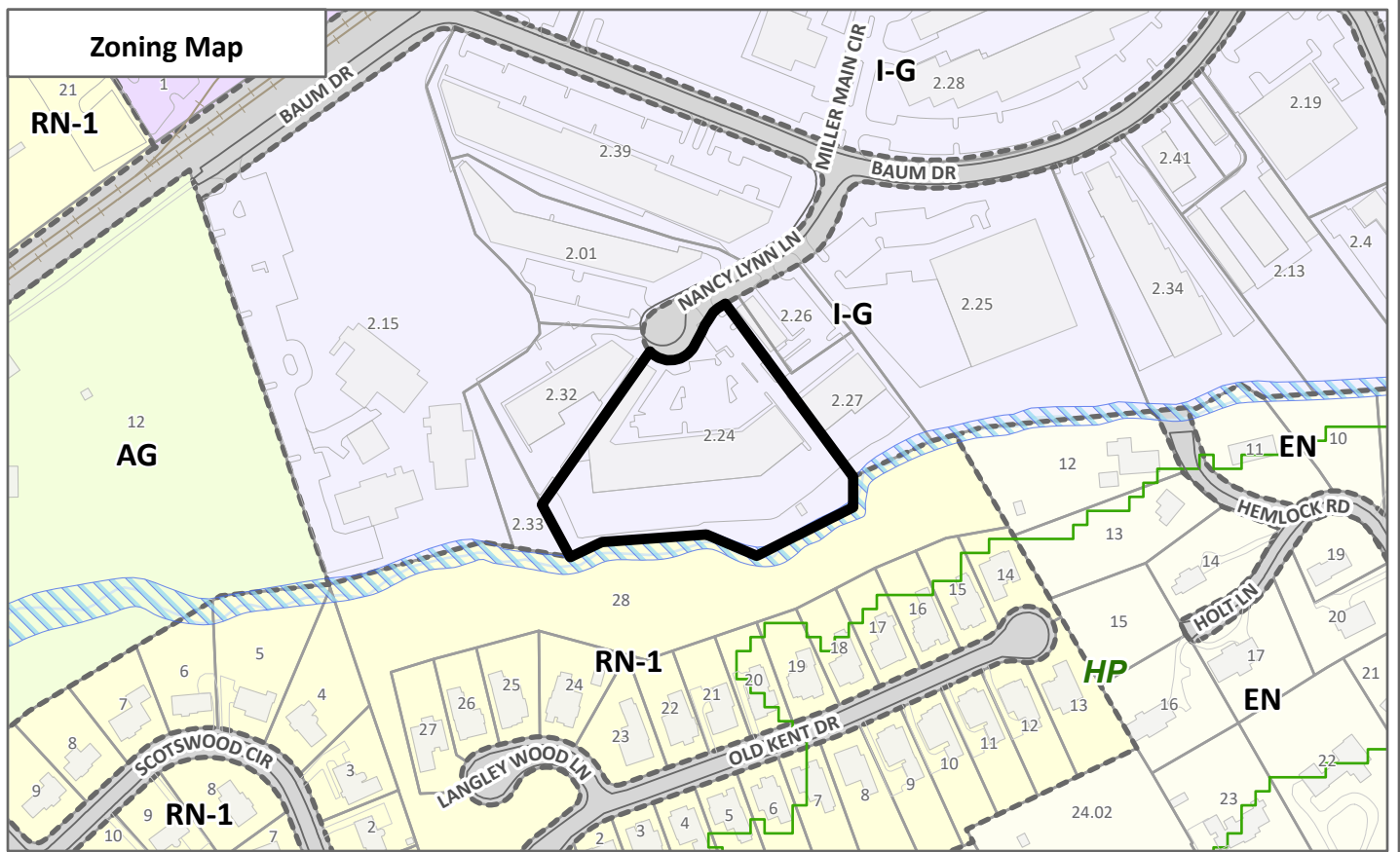


Case boundary

0 360
Feet



Zoning Map



Sector Plan Map

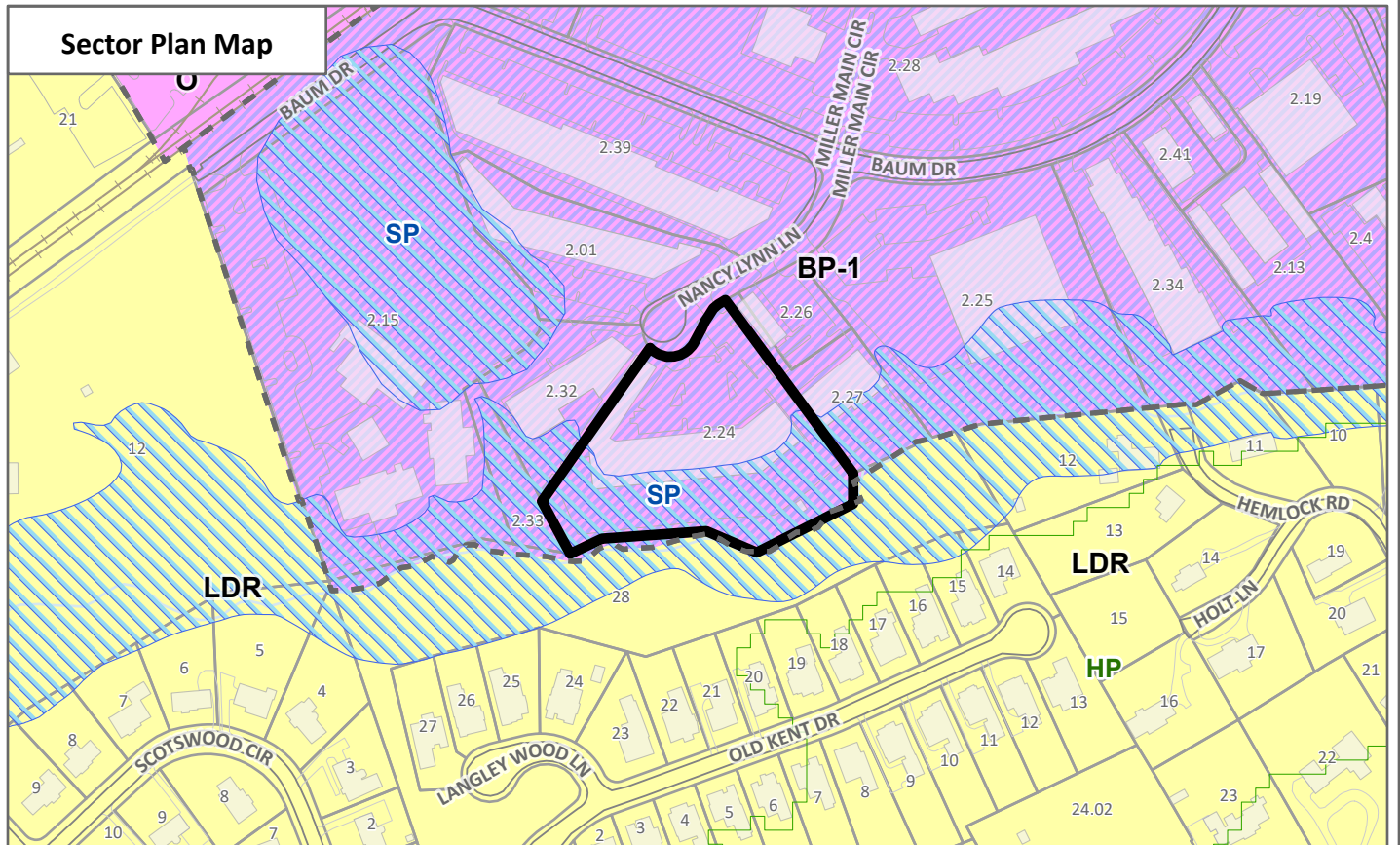
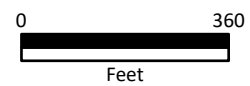


EXHIBIT A, CONTEXTUAL MAPS

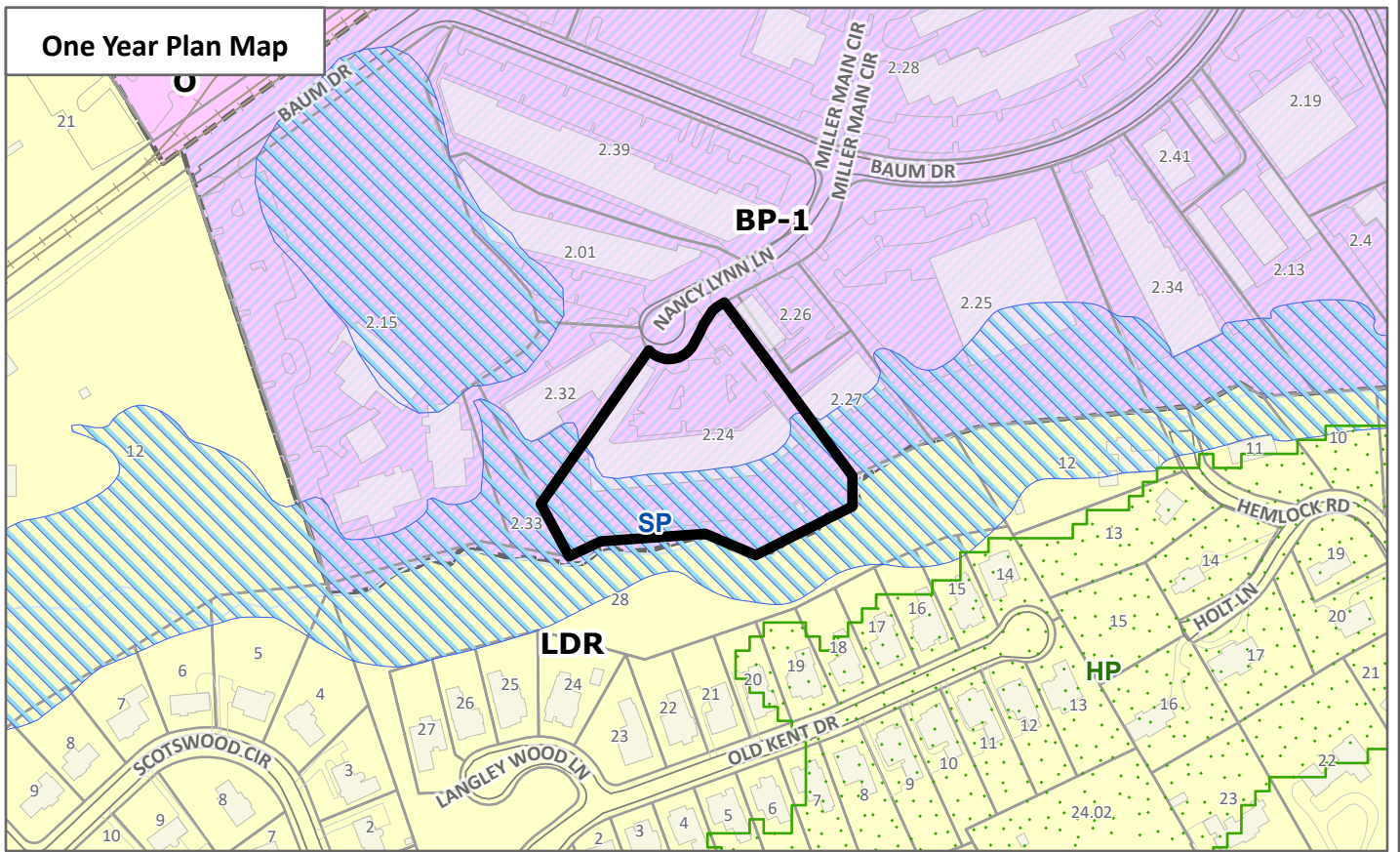
8-K-26-RZ



Case boundary



One Year Plan Map



Existing Land Use Map

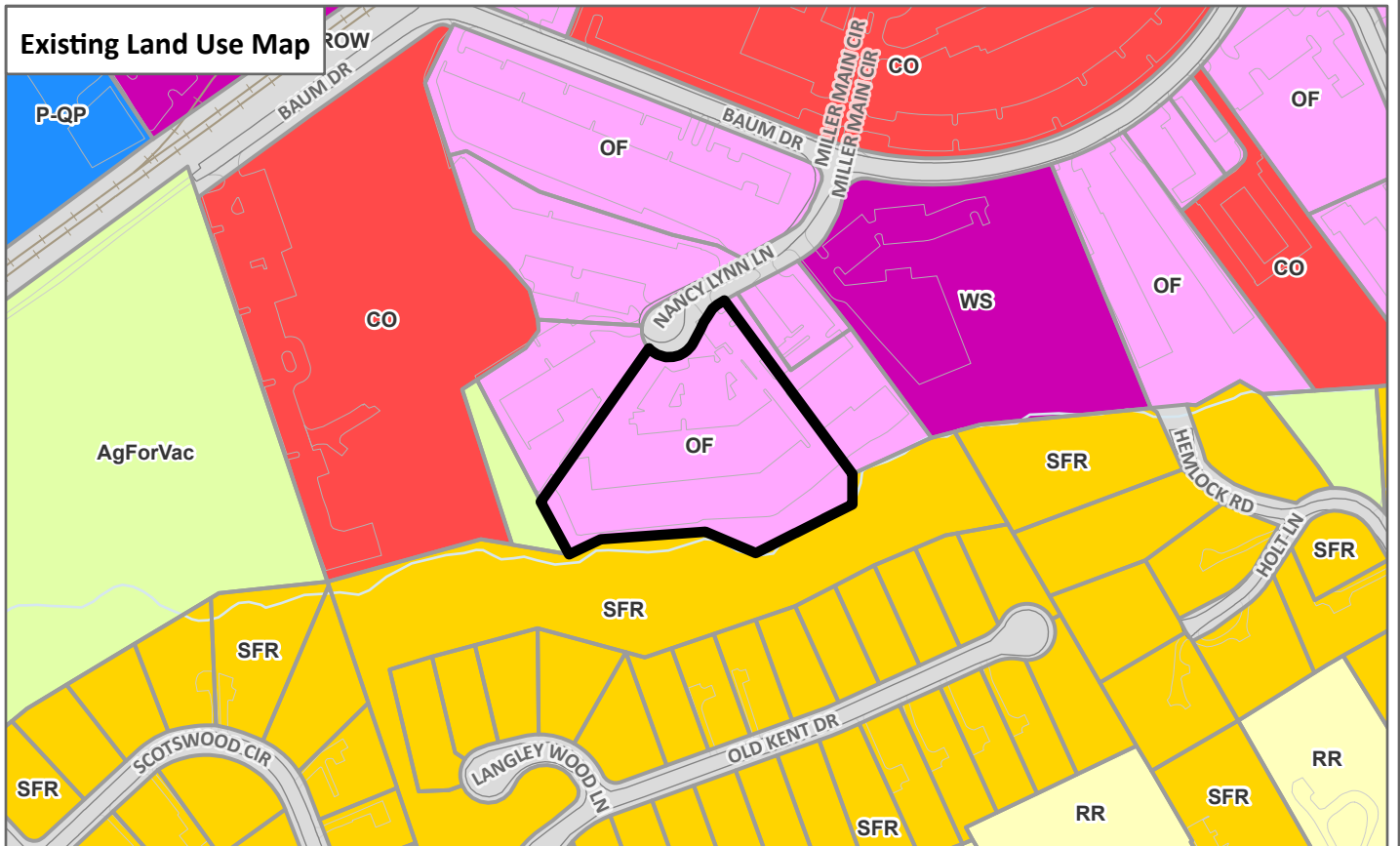


EXHIBIT A, CONTEXTUAL MAPS

8-K-26-RZ



Case boundary



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). The contact information you provide in your application may be used for that purpose. 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.

8/1/26

8/14/26

Date to be Posted

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

Benjamin C. Mullins

Applicant Name

June 29, 2026

Date