

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-A-25-PA **Related File Number:** 4-A-25-RZ
Application Filed: 1/24/2025 **Date of Revision:**
Applicant: STEFAN CLAAR-1222 DEVELOPMENT

PROPERTY INFORMATION

General Location: North side of Rutledge Pike, east of N Burns Rd
Other Parcel Info.:
Tax ID Number: 71 H A 004, 005 **Jurisdiction:** City
Size of Tract: 5.92 acres
Accessibility: Access is via Rutledge Pike, a four-lane major arterial street with 45 ft of pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Office
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** LI (Light Industrial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is on the Rutledge Pike corridor, which features commercial, wholesale, and industrial uses. It is approximately 0.6 miles from the I-40 interchange at Rutledge Pike, and it is approximately 0.5 miles from Holston Middle School. There are single-family and multifamily subdivisions to the north across the railroad tracks.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4817 RUTLEDGE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)
Former Zoning:
Requested Zoning: I-H (Heavy Industrial)
Previous Requests:
Extension of Zone: No, it is not an extension of the plan designation or zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: HI (Heavy Industrial)

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: Jessie Hillman
Staff Recomm. (Abbr.): Withdrawn per the applicant's request
Staff Recomm. (Full):
Comments:
Action: Withdrawn Meeting Date: 6/12/2025
Details of Action:
Summary of Action:
Date of Approval: Date of Denial: Postponements: 4/10/2025, 5/8/2025
Date of Withdrawal: 6/12/2025 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:
Date of Legislative Appeal: Effective Date of Ordinance: