

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### EAST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-A-25-SP **Related File Number:**  
**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.  
**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 (Abbr.): Withdrawn per the applicant's request.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Action: Withdrawn Meeting Date: 6/12/2025  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Summary of Action: Withdrawn per the applicant's request.  
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Date of Withdrawal: 6/12/2025 Withdrawn prior to publication?: ☐ Action Appealed?: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: