

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-E-25-PA Related File Number: 4-T-25-RZ
Application Filed: 2/24/2025 Date of Revision:
Applicant: MIKE BALLINGER

PROPERTY INFORMATION

General Location: South side of Millertown Pike, west of Amelia Rd
Other Parcel Info.:
Tax ID Number: 59 M E 005 Jurisdiction: City
Size of Tract: 2.15 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with 20 ft of pavement width within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East City Plan Designation: O (Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in a residential area adjacent to the commercial node along South Mall Road. I-640 and the Amazon warehouse are just to the north, and there are primarily single family residential uses to the south, along with Spring Hill Elementary School.

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

Street: 4602 MILLERTOWN PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, it is not an extension of either.
History of Zoning: In 2012 the property was rezoned from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) (11-A-12-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: MDR (Medium Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regard to the requested MDR classification here. However, the O classifications on the south side of Millertown Pike are not reflective of the existing land uses and the MDR classification would be suitable for this residential area.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The property is located near a regional commercial and employment node to the northeast. The most significant change in the development pattern of this area is the construction of Amazon warehouse on the north side of I-640 which is a major employment center and would support additional housing in the area. The immediate vicinity has been experiencing residential growth in recent years. Examples of this include a 160-unit apartment complex that is under-construction near the I-640 interchange at Millertown Pike, a 156-unit apartment complex on the west side of Washington Pike, and an RN-4 rezoning and two duplex developments on three parcels located within 0.25 miles to the southwest.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to the MDR land use that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of the MDR classification. It is located on a minor arterial street served by transit, has less than 15% slope for almost its entirety, and is within a mile of public activity centers, including Spring Hill Elementary, Richard Yoakley, and Knoxville Baptist schools, the Alice Bell Park, and several community-serving commercial amenities.

Action: Approved

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development.

Date of Approval: 4/10/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/13/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/27/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: