

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



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

## PROPERTY INFORMATION

General Location: South side of Millertown Pike, southwest 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.  
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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known new roads or utilities have been introduced to this area. The parcel has access via Millertown Pike, which is classified as a minor arterial and has transit access.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the East City Sector 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There is no known government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

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:**