

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-C-25-PA **Related File Number:** 7-G-25-RZ
Application Filed: 5/19/2025 **Date of Revision:**
Applicant: BRIAN EWERS

PROPERTY INFORMATION

General Location: Southeast side of Washington Pike, west of Mill Rd
Other Parcel Info.:
Tax ID Number: 59 010 **Jurisdiction:** City
Size of Tract: 9.53 acres
Accessibility: Access is via Washington Pike, a minor arterial with a pavement width of 23 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** MU-SD / NC-10 (Mixed Use-Special District, North side of S
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is just to the northeast of the former Knoxville Center Mall site that is now an Amazon warehouse facility. This area contains a wide mix of uses, including commercial, office, residential, and public uses. There are big box retail stores along Washington Pike near the I-640 interchange, which transitions to office and single family residential uses. storage yards for heavy contractors equipment and materials as well as large-scale warehousing exist to the south. The industrially-zoned properties in the near vicinity are mostly vacant, undeveloped properties in the HP Overlay and have considerable slopes.

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

Street: 5552 WASHINGTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial) for the portion of the parcel north of the railroad tracks; RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) for the portion south of the railroad tracks
Previous Requests:
Extension of Zone: No, this is not an extension of either.

History of Zoning:

The northern portion of the subject property was rezoned from I (Industrial) to RA (Low Density Residential Neighborhood) in 1987 (4-N-87-RZ), then it was designated as the I-2 (Restricted Manufacturing and Warehousing) district as part of a larger annexation in October 1995 (9-R-95-RZ). The southern portion was designated as the I-3 (General Industrial) as part of a larger annexation in 1989 (3-T-89-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), MU-SD, NC-10 (Mixed Use-Special District), HP (Hillside Protection)

Requested Plan Category: CC (Community Commercial), MU-SD, NC-10 (Mixed Use-Special District), HP (Hillside Protection)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the CC (Community Commercial) land use classification for the northern portion of the property as shown on the agenda map because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: This request is to rezone a split parcel with separate zones for each portion of the parcel, with corresponding plan amendments for the northern portion of the parcel.

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 in the One Year Plan regarding the requested CC classification.

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. Over the last twenty years, the Washington Pike/I-640 area has transformed into a significant commercial node that provides an array of service-oriented amenities, retail establishments, and recreational spaces. An amendment to the CC land use class is more in line with development trends in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There have not been any known changes in government policy that warrant a plan amendment to the CC land use class.

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

1. No new plans or studies have been produced that reveal the need for a plan amendment.

Action: Approved

Meeting Date: 7/10/2025

Details of Action:

Summary of Action: Approve the CC (Community Commercial) land use classification for the northern portion of the property as shown on the agenda map because it is consistent with the surrounding development.

Date of Approval: 7/10/2025

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: 8/5/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/19/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: