

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTH CITY SECTOR PLAN AMENDMENT



**File Number:** 7-C-25-SP  
**Application Filed:** 5/19/2025  
**Applicant:** BRIAN EWERS

**Related File Number:**  
**Date of Revision:**

#### 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);RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension.  
**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 for a plan amendment for the northern portion of a split parcel. This corresponds to a rezoning request for separate zones for each portion of the parcel.

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 include any of these):

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

1. The proposed Washington Pike from I-640 to Murphy Road Improvement Project (bid January 2026) will improve this section of Washington Pike by widening and reconfiguring turn lanes and adding multimodal amenities such as two 10-foot multi-use pedestrian and bicycle paths that will connect to existing parks and greenways.

2. The CC (Community Commercial) land use classification is appropriate here, as it has nearby access to a major arterial highway and adequate water and sewer services.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The North City Sector Plan has no apparent errors or omissions concerning the subject property. However, a swath of the CC land use class begins 400 ft to the west.

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

1. There are no known changes in government policy pertaining to this area.

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

1. Development along this section of Washington Pike has transitioned from industrial activity to commercial, office, and residential uses. Since the early 2000s, three residential subdivisions have been constructed within a half-mile of the subject property, and a fourth 261-lot subdivision is underway to the north. Approving the CC land use class at this location would permit uses that are more supportive of the growing communities in this area.

**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

**Date of Legislative Action, Second Reading:**

8/19/2025

**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:**