CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number:	1-C-25-PA
Application Filed:	11/6/2024
Applicant:	LYNCH BUS LINES, LLC

PROPERTY INFORM	ATION	
General Location:	East side of N Burns	Rd, northeast of Nash Rd, south of I-40
Other Parcel Info.:		
Tax ID Number:	71 I B 01901	Jurisdiction: City
Size of Tract:	6.21 acres	
Accessibility:	Access is via N Burns within a 22 to 30-ft rig	s Road, a local street with a pavement width which varies between 15 to 23 ft ght-of-way.
GENERAL LAND USE	INFORMATION	
Existing Land Use:	Transportation/Comm	nunications/Utilities
Surrounding Land Use:		
Proposed Use:		Density:
Planning Sector:	East City	Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan:	N/A (Within City Limit	ts)
Neighborhood Context:		a of the residential Town Hall East neighborhood that lies just east of the Pellham erty abuts the I-40 right-of-way to the north, and is between Rutledge Pike to the e Drive to the east.

Related File Number:

Date of Revision:

1-C-25-RZ

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 552 N BURNS RD

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:	
Requested Zoning:	I-G (General Industrial), HP (Hillside Protection Overlay)
Previous Requests:	
Extension of Zone:	No, it is not an extension.
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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:	Jessie Hillman
Staff Recomm. (Abbr.):	Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.
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. The current LDR status is consistent with this property's location in a single-family residential neighborhood. This designation is not the result of an error or omission in the One Year Plan.
	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 subject property is part of the established Town Hall East residential neighborhood, and its only access is at the end of N Burns Road, a 15-ft wide local street. The neighborhood is wooded with steep slopes in the Hillside Protection area. There are no changing conditions at this location that support the requested plan amendment from the LDR (Low Density Residential) to the LI (Light Industrial) land use classification.
	2. While there is industrial activity occurring nearby to the west across Spring Hill Road, these I-G- zoned properties have more direct access to I-40 and do not necessarily impact the residential neighborhood south of it with heavy trucking traffic. This is not the case at the subject property's location, where the only access is through residential streets accessing lots within the Hillside
	Protection area. 3. There have been no capital improvements to road or utility infrastructure that make industrial land uses more feasible in this neighborhood.
	CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN: 1. There are no new government policies that support the LI land use classification at the end of a steep, narrow residential street.
	NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:
	 There are no new plans or studies that support the requested land use classification at this location. It would be an intensive encroachment into a residential neighborhood.
Action:	Denied Meeting Date: 2/13/2025
Details of Action:	
Summary of Action:	Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.
Date of Approval:	Date of Denial:2/13/2025Postponements:1/9/2025
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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