

Requested Plan Category: LI (Light Industrial), 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:

1. 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: 2/13/2025 Postponements: 1/9/2025

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: