# **CASE SUMMARY** APPLICATION TYPE: REZONING



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

## PROPERTY INFORMATION

General Location:	N Burns Rd and Nash Rd	
Other Parcel Info.:		
Tax ID Number:	71 I B 01901	Jurisdiction: City
Size of Tract:	6.21 acres	
Accessibility:	Access is via North Burns road, a local street with a pavement width which varies between 15 to 23 ft within a right-of-way width which varies between 22.5 to 30 ft.	
GENERAL LAND USE INFORMATION		

Existing Land Use:	Transportation/Communications/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	s)
Neighborhood Context:	The area is characterized by a mix of residential and vacant uses and by the I-40 right of way. The residential uses in the area are single family dwelling units. The vacant land is comprised of forested undeveloped residential and quasi-public land. The I-40 right of way runs along the north side of the area, separating it from industrial land uses.	

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

Street:

552 N BURNS RD

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 Ridgetop Protection)

Requested Plan Category: LI (Light Industrial)

#### 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 I-G (General Industrial) district because it could have adverse impacts on the surrounding neighborhood. The HP (Hillside Protection Overlay) would be retained.
Staff Recomm. (Full):	
Comments:	
	PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:
	THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY: 1. There are no changing conditions in this well-established area of the Town Hall East neighborhood that warrant consideration of I-G (General Industrial) zoning within a single-family residential neighborhood.
	<ul> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:</li> <li>1. The I-G district provides for a range of industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities.</li> <li>2. The subject property's access at the end of N Burns Road in a residential neighborhood directly contradicts the purpose statement of the I-G district. This location is inconsistent with the intent of the zoning ordinance.</li> </ul>
	<ul> <li>THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.</li> <li>1. This rezoning could have numerous damaging impacts on neighboring properties. Land uses that create heavy trucking traffic as well as noxious fumes, noise and lighting would be permitted by right and could negatively impact the well-being and property values of residents surrounding this property.</li> <li>2. The property is within the HP (Hillside Protection) Overlay, and much of the neighborhood is characterized by dense vegetation and tree canopy. Unlike the existing RN-1 (Single-Family Residential Neighborhood) district, the I-G district does not have a cap on a property's impervious footprint. This could have a negative impact on the scenic and natural assets of the area, and have negative stormwater impacts as well. Much of the lot has been previously cleared and would be exempt from the HP disturbance restrictions.</li> </ul>
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS. 1. This rezoning is in conflict with the One Year Plan and East City Sector Plan's LDR (Low Density Residential) land use classification, which is not recommended to be amended by staff. 2. The I-G zoning district here conflicts with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses. It also conflict with Policy 8.5 to protect neighborhoods from intrusive uses and other blighting influences. Industrial zoning at the end of a residential street would permit uses that could have a dangerous and detrimental influence on the neighborhood.

	ADEQUATE PUBLIC FACILITIES ARE PARKS, POLICE AND FIRE PROTEC ARE REASONABLY CAPABLE OF BE SUBJECT PROPERTY IF THE AMEN 1. N Burns Road is a substandard, un that could be generated by the I-G zor	TION, ROADS, SANI EING PROVIDED PRI DMENT WERE ADOF striped local street tha	TARY SEWERS, AND OR TO THE DEVELC PTED: t is not adequate for t	O WATER LINES, OR OPMENT OF THE
Action:	Denied		Meeting Date:	2/13/2025
Details of Action:				
Summary of Action:	Deny the I-G (General Industrial) district because it could have adverse impacts on the surrounding neighborhood. The HP (Hillside Protection Overlay) 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:	Knoxville City Council			

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: