

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
ONE YEAR PLAN AMENDMENT



File Number: 7-B-24-PA      Related File Number: 5-C-24-RZ  
Application Filed: 5/21/2024      Date of Revision:  
Applicant: CHIA HSIANG WU

## PROPERTY INFORMATION

General Location: Northwest side of Maryville Pike, east of Edington Road  
Other Parcel Info.:  
Tax ID Number: 122 D E 010, 011, 012      Jurisdiction: City  
Size of Tract: 19579 square feet  
Accessibility: Access is via Maryville Pike, a two-lane minor arterial street with a pavement width of 22 ft within a right-of-way that varies from 40 ft to 60 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential  
Surrounding Land Use:  
Proposed Use:      Density:  
Planning Sector: South City      Plan Designation: HI (Heavy Industrial)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This corridor along Maryville Pike has a mix of office, commercial, industrial, and residential uses with a few undeveloped parcels mixed in. The subject property is surrounded by industrial districts on three sides, though only one of these properties contains an industrial use as two are undeveloped.

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

Street: 925 MARYVILLE PIKE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)  
Former Zoning:  
Requested Zoning: I-MU (Industrial Mixed-Use)  
Previous Requests:  
Extension of Zone: This would be an extension of the LI land use classification from across the street, but this will not be an extension of the I-MU district.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development, and this is a less intensive land use that would be an extension of this classification from across the street.

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the HI classification is not reflective of the property's current use or the area in general. The less intense LI classification can be considered here since this will be an extension of this classification from across the street and is more indicative of the general trend in development on the west side of Maryville Pike south of Candora Avenue.

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 20 years, a few surrounding properties have transitioned from industrial uses to vegetated vacant lands. This indicates a shift away from heavy industrial uses, which is further evidenced by the corridor's existing mix of commercial, office, residential, warehouse, and industrial uses. The less intensive LI classification is consistent with the development pattern in this area.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 studies or plans specific to this area or the GC land use that apply to this request.

Action: Approved

Meeting Date: 7/11/2024

Details of Action:

Summary of Action: Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development, and this is a less intensive land use that would be an extension of this classification from across the street.

Date of Approval: 7/11/2024

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: 8/6/2024

Date of Legislative Action, Second Reading: 8/20/2024

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-100-2024

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**