



PLAN AMENDMENT REPORT

▶ FILE #: 4-A-25-SP		AGENDA ITEM #:	6
POSTPONEMENT(S):	4/10/2025, 5/8/2025	AGENDA DATE:	6/12/2025
▶ APPLICANT:	STEFAN CLAAR-1222 DEVELOPMENT		
OWNER(S):	Tennessee Auto Salvage and Recycling		
<hr/>			
TAX ID NUMBER:	71 H A 004,005	<u>View map on KGIS</u>	
JURISDICTION:	Council District 4		
STREET ADDRESS:	4817 & 4823 RUTLEDGE PIKE		
▶ LOCATION:	North side of Rutledge Pike, east of N Burns Rd		
▶ APPX. SIZE OF TRACT:	5.92 acres		
SECTOR PLAN:	East City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via Rutledge Pike, a four-lane major arterial street with 45 ft of pavement width within a 112-ft right-of-way.		
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Loves Creek		
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▶ PRESENT PLAN AND ZONING DESIGNATION:	LI (Light Industrial) / I-G (General Industrial)		
▶ PROPOSED PLAN DESIGNATION:	HI (Heavy Industrial)		
▶ EXISTING LAND USE:	Commercial, Office		
EXTENSION OF PLAN DESIGNATION:	No, it is not an extension of the plan designation.		
HISTORY OF REQUESTS:	None noted.		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Railroad right-of-way, agriculture/forestry/vacant land, single family residential - LDR (Low Density Residential) South: Commercial - HI (Heavy Industrial), LI (Light Industrial) East: Commercial - LI (Light Industrial) West: Office, agriculture/forestry/vacant land - LI (Light Industrial)		
NEIGHBORHOOD CONTEXT	The subject property is on the Rutledge Pike corridor, which features commercial, wholesale, and industrial uses. It is approximately 0.6 miles from the I-40 interchange at Rutledge Pike, and it is approximately 0.5 miles from Holston Middle School. There are single-family and multifamily subdivisions to the north across the railroad tracks.		

▶ **STAFF RECOMMENDATION:** Withdraw this application per the applicant's request.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-A-25-RZ **AGENDA ITEM #:** 6
4-A-25-PA **AGENDA DATE:** 6/12/2025

POSTPONEMENT(S): 4/10/2025, 5/8/2025

► **APPLICANT:** STEFAN CLAAR-1222 DEVELOPMENT
OWNER(S): Tennessee Auto Salvage and Recycling

TAX ID NUMBER: 71 H A 004, 005 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4817 & 4823 RUTLEDGE PIKE

► **LOCATION:** North side of Rutledge Pike, east of N Burns Rd

► **TRACT INFORMATION:** 5.92 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Rutledge Pike, a four-lane major arterial street with 45 ft of pavement width within a 112-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Loves Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-G (General Industrial)

► **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-H (Heavy Industrial)

► **EXISTING LAND USE:** Commercial, Office

EXTENSION OF PLAN DESIGNATION/ZONING: No, it is not an extension of the plan designation or zone.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Railroad right-of-way, agriculture/forestry/vacant land, single family residential - LDR (Low Density Residential) - ROW, RN-2 (Single-Family Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

ZONING South: Commercial - HI (Heavy Industrial), LI (Light Industrial) - I-H (Heavy Industrial), I-G (General Industrial), HP (Hillside Protection Overlay)

East: Commercial - LI (Light Industrial) - I-G (General Industrial)

West: Office, agriculture/forestry/vacant land - LI (Light Industrial) - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: The subject property is on the Rutledge Pike corridor, which features commercial, wholesale, and industrial uses. It is approximately 0.6 miles from the I-40 interchange at Rutledge Pike, and it is approximately 0.5 miles from Holston Middle School. There are single-family and multifamily subdivisions to the north across the railroad tracks.

STAFF RECOMMENDATION:

► **Withdraw this application per the applicant's request.**

► **Withdraw this application per the applicant's request.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



Request to Postpone • Table • Withdraw

Stefan Claar-1222 Development

May 21, 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 12, 2025

Scheduled Meeting Date

File Number(s)

4-A-25-PA; 4-A-25-RZ

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.



Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

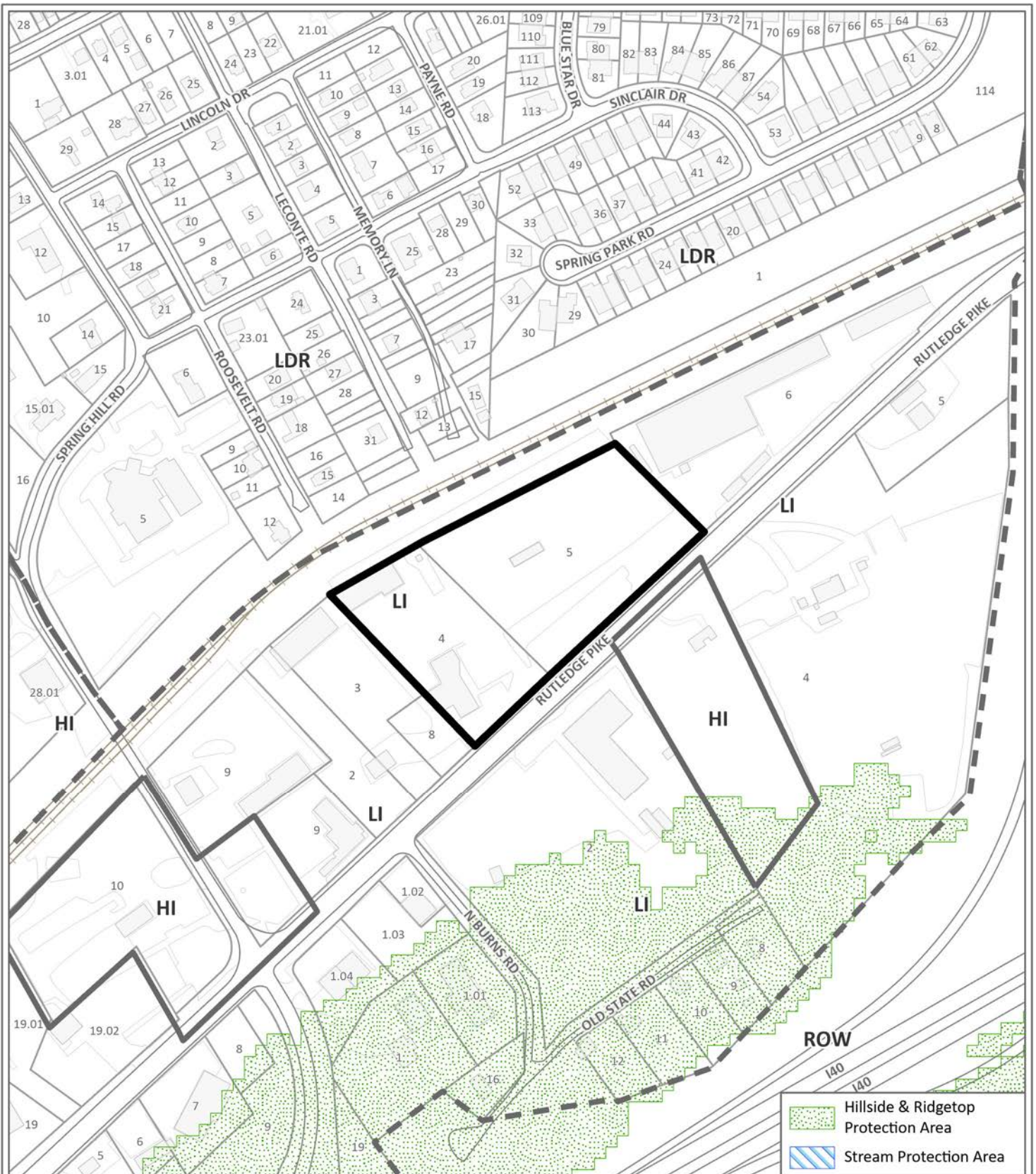
Date:

Payee Name

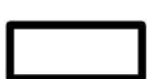
Payee Phone

Payee Address

October 2022



4-A-25-SP EAST CITY SECTOR PLAN MAP



From: LI (Light Industrial)

To: HI (Heavy Industrial)

Original Print Date: 3/14/2025

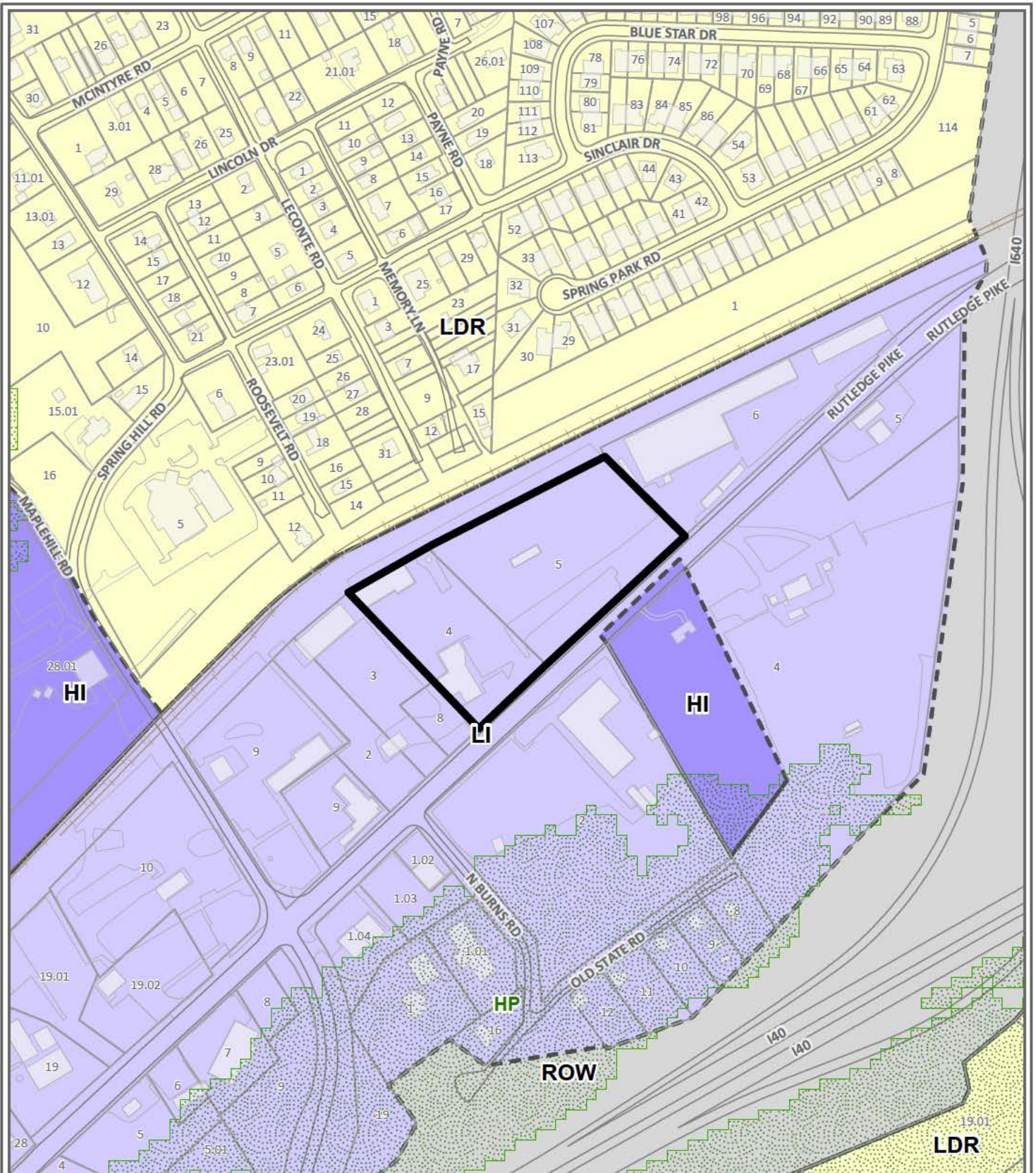
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Stefan Claar-1222 Development

Map No: 71

Jurisdiction: City





ONE YEAR PLAN MAP

4-A-25-PA

Petitioner: Stefan Claar-1222 Development



From: LI (Light Industrial)

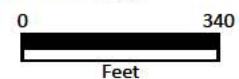
To: HI (Heavy Industrial)

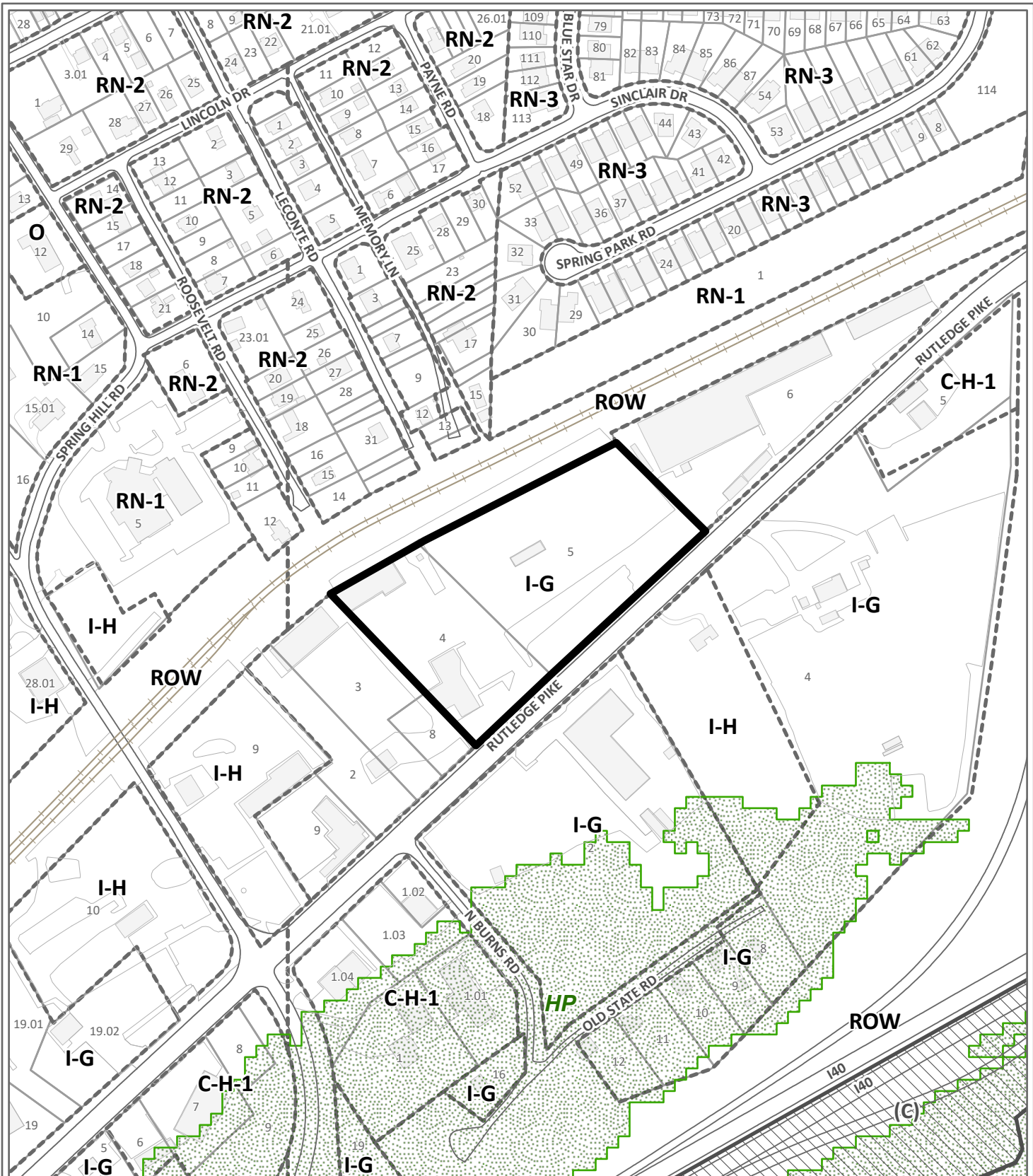
Original Print Date: 2/27/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 71

Jurisdiction: City

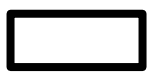




REZONING

4-A-25-RZ

Petitioner: Stefan Claar-1222 Development



From: I-G (General Industrial)
To: I-H (Heavy Industrial)

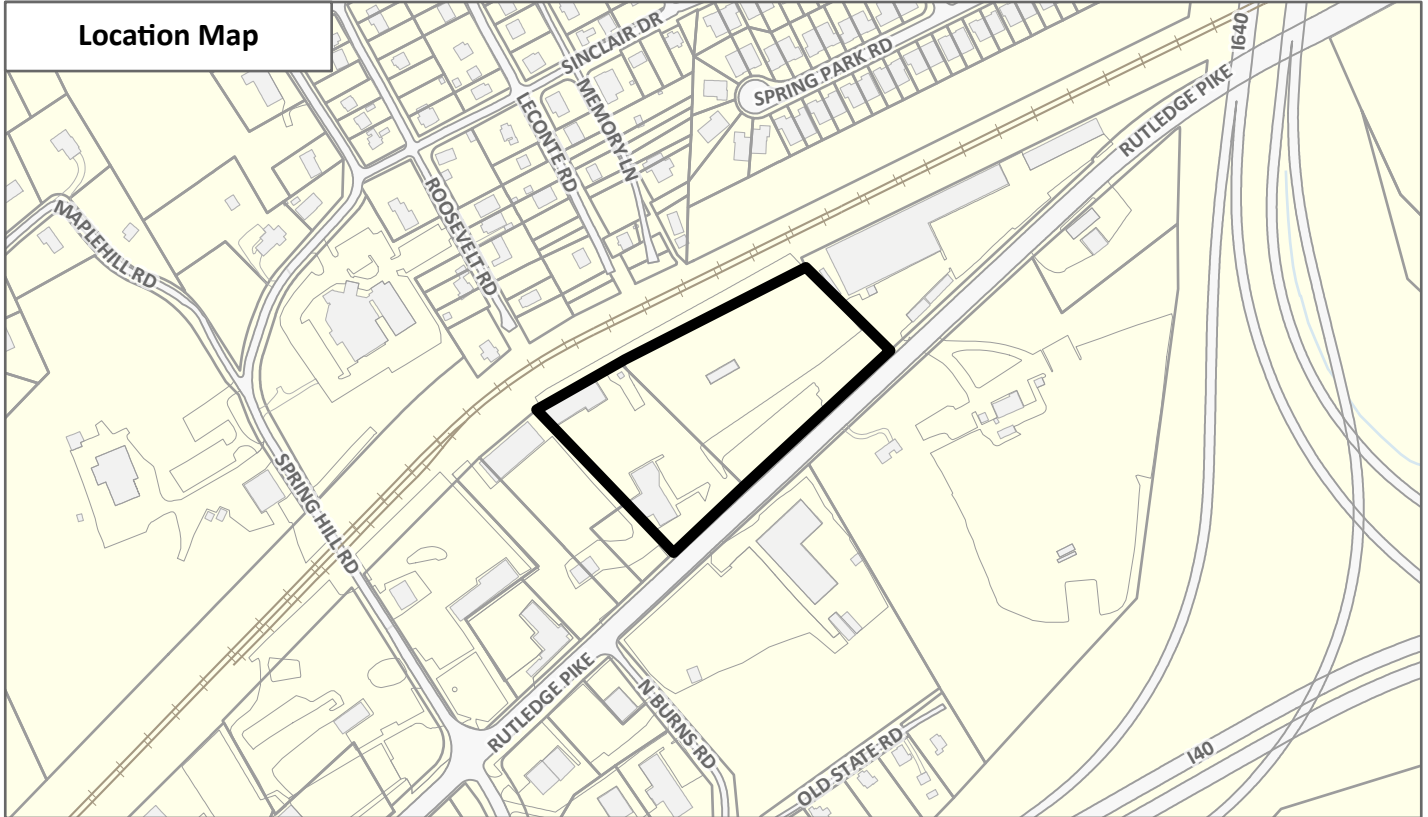
Original Print Date: 2/27/2025
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 71
Jurisdiction: City
0 310
Feet



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

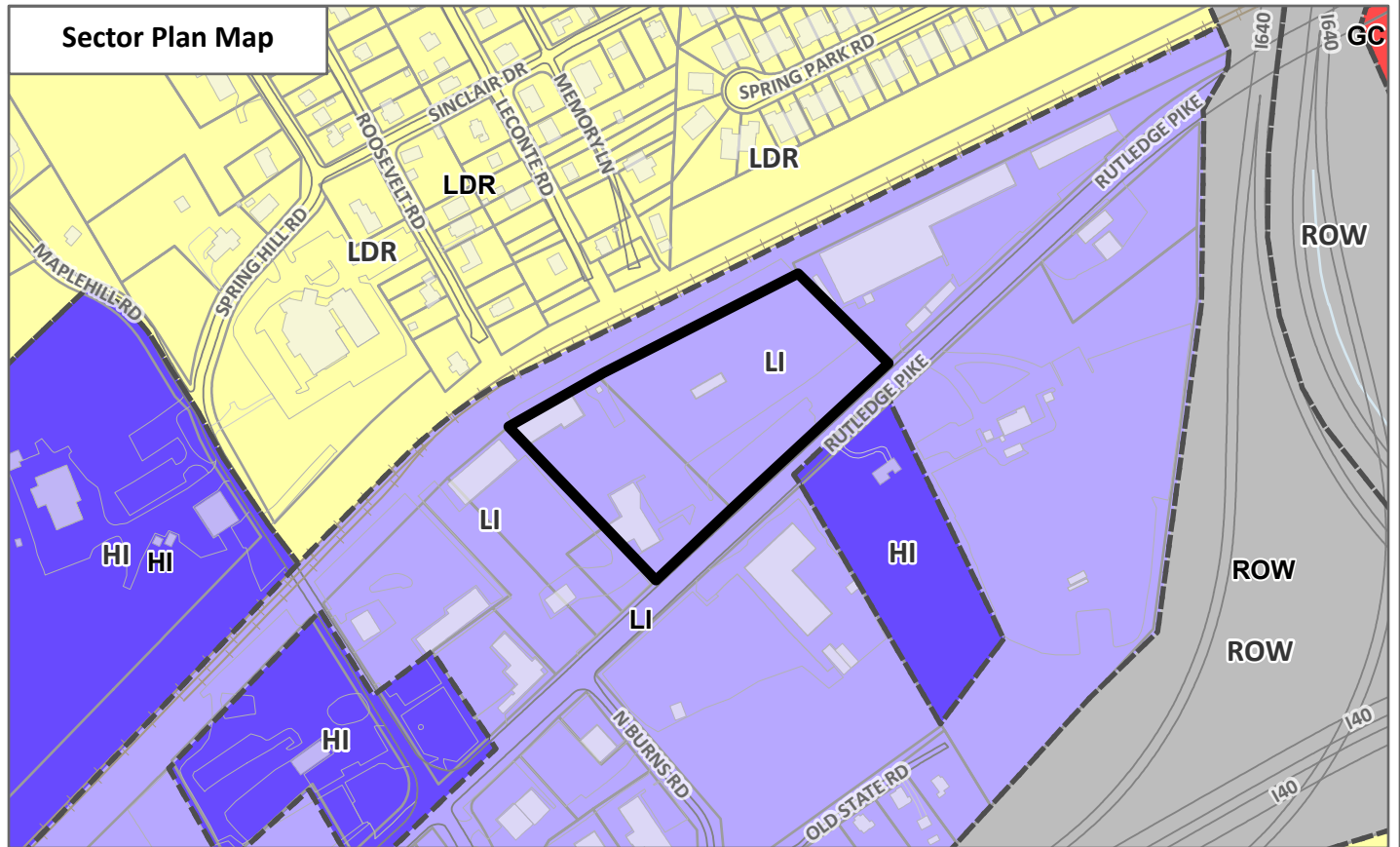
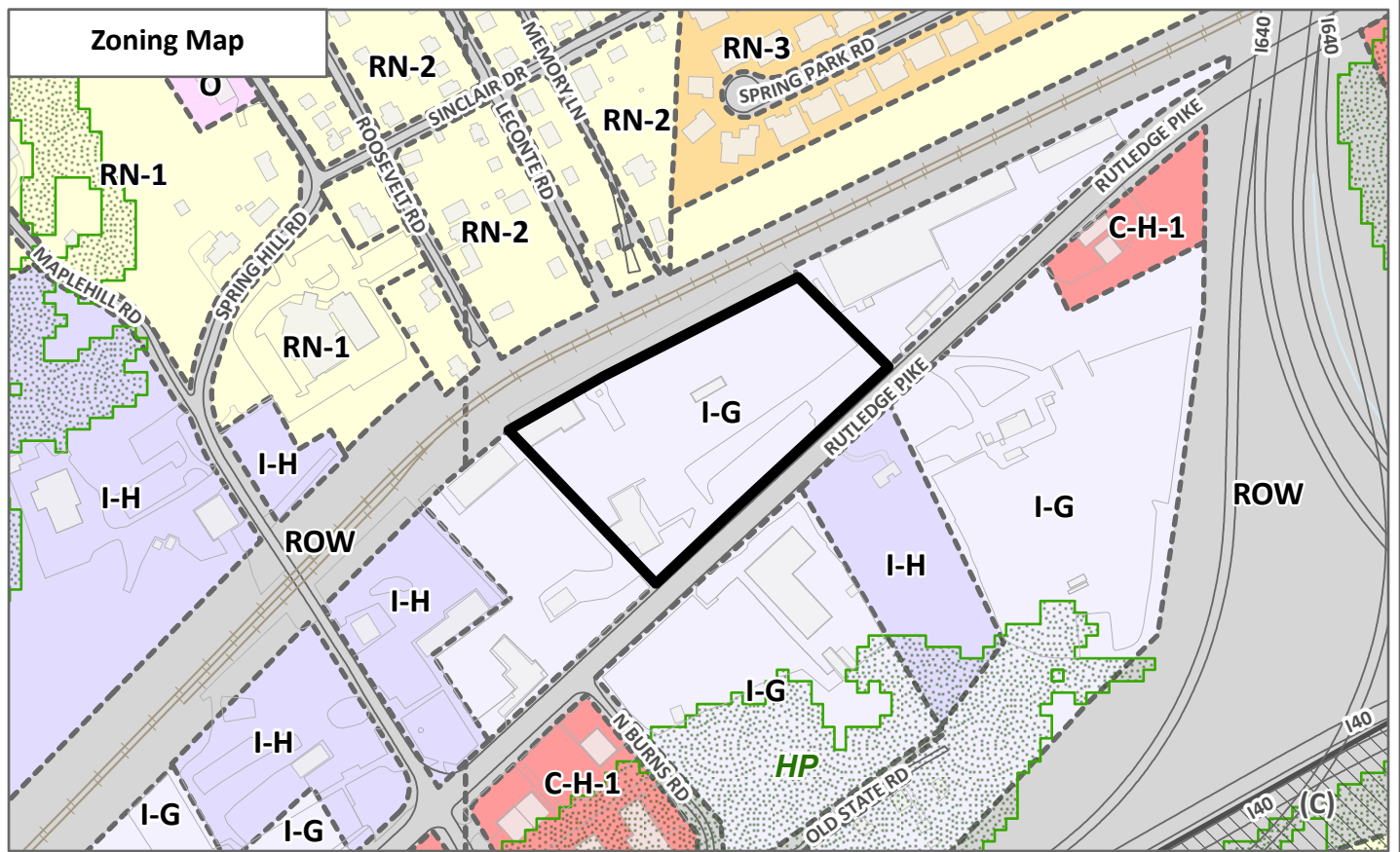
4-A-25-PA / 4-A-25-RZ



Case boundary

0 460
Feet





CONTEXTUAL MAPS 2

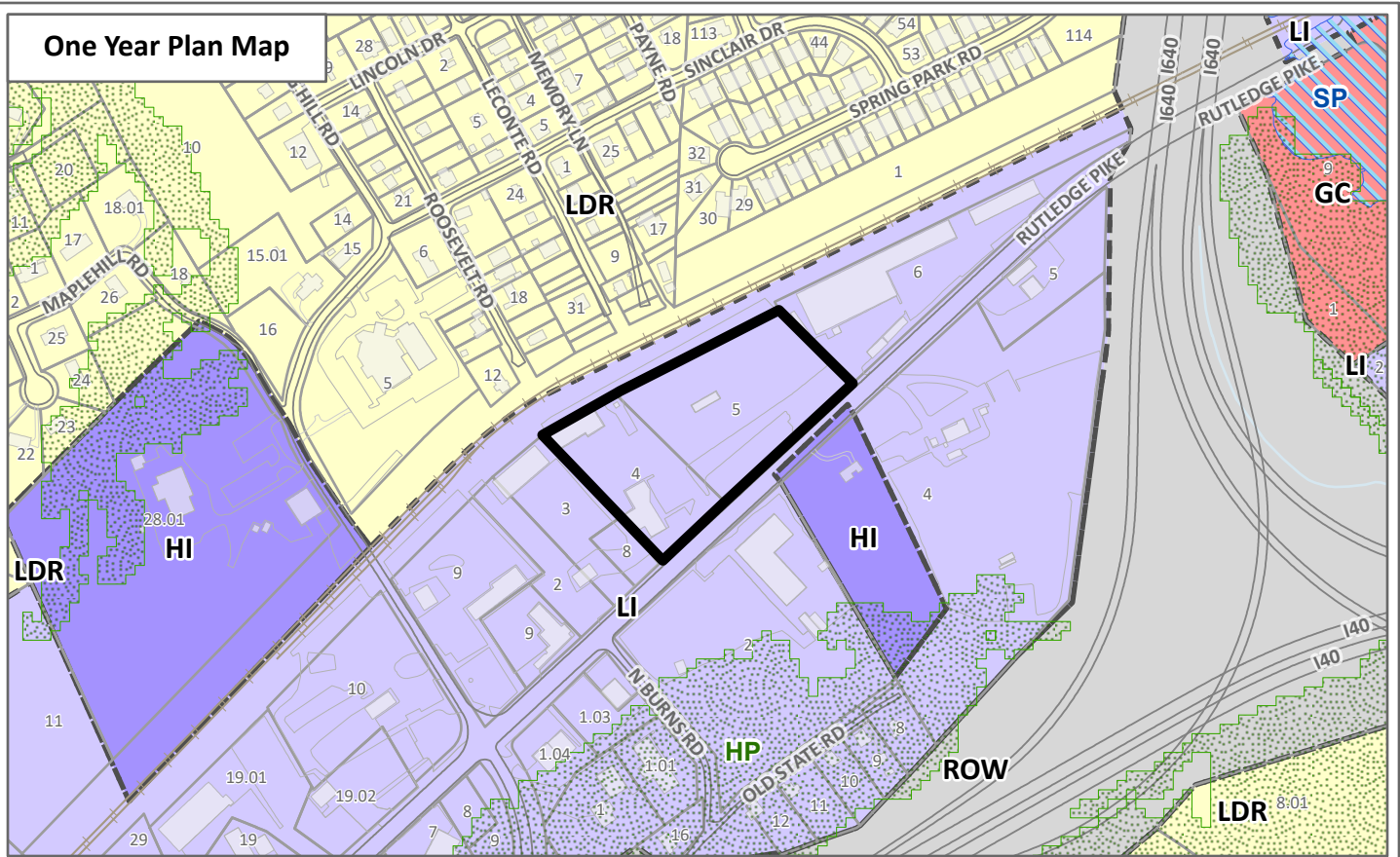
4-A-25-PA / 4-A-25-RZ

Case boundary

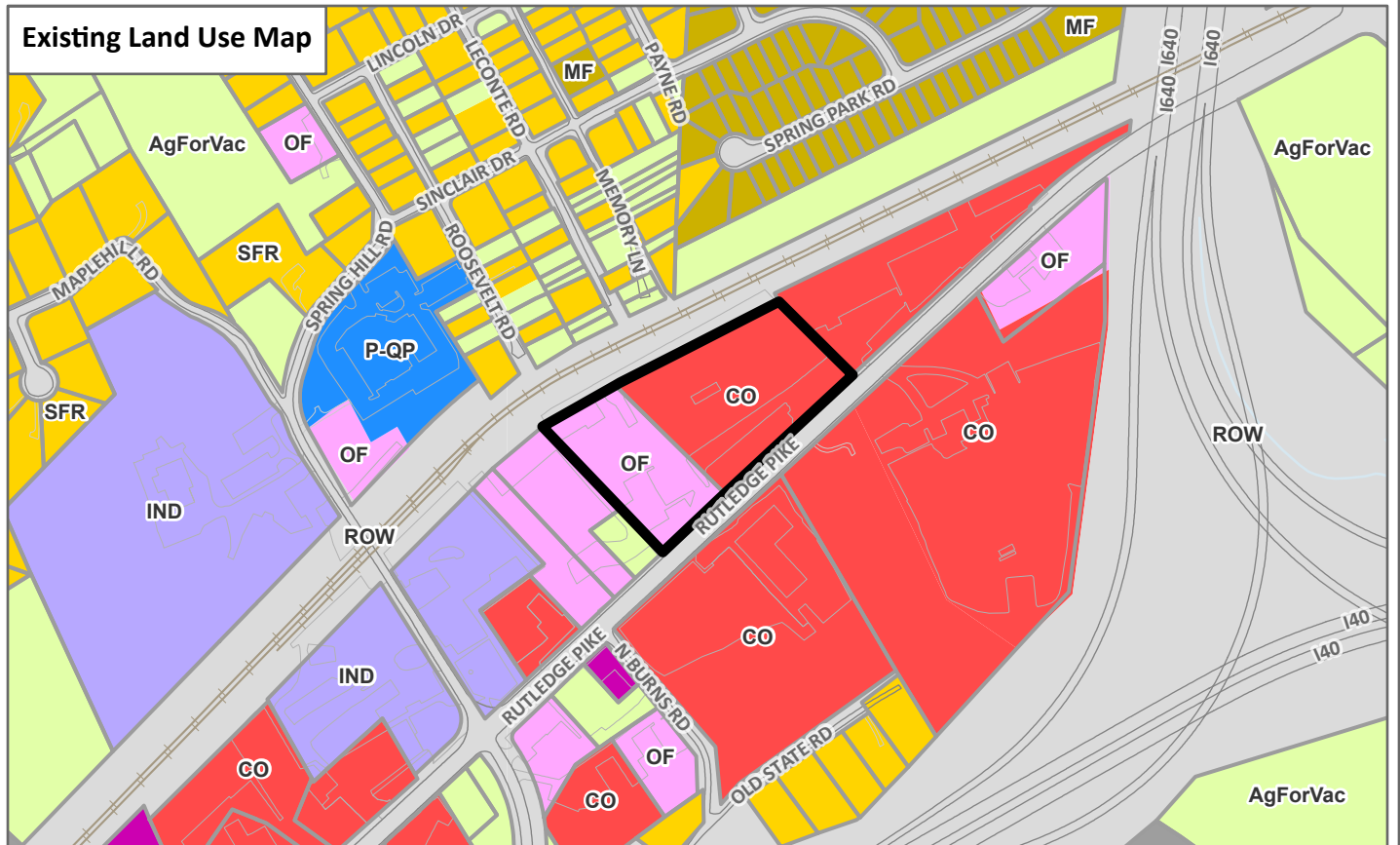
0 420
Feet

N

One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

4-A-25-PA / 4-A-25-RZ



Case boundary





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Stefan Claar-1222 Development

Consultant

Applicant Name

Affiliation

12/23/24

01/09/25 04/10/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-A-25-RZ
4-A-25-PA
4-A-25-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Stefan Claar

1222 Development

Name

Company

7800 Senate Lane

Knoxville

TN

37931

Address

City

State

ZIP

865.804.9802

Phone

Email

CURRENT PROPERTY INFO

Tennessee Auto Salvage and Recycling

5000 Rutledge Pike Knoxville, TN

786.499.9476

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4817 & 4823 Rutledge Pike

071HA004 & 071HA005

Property Address

Parcel ID

NE Knox Utility District

NE Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☒ Zoning Change

I-H

Proposed Zoning

☒ Plan Amendment Change

One Year and Sector Plan-HI

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

0605

Fee 2

Fee 3

Total

\$2,296.00

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Stefan Claar-1222 Development

Please Print

12/23/24

Date

865.804.9802

Phone Number

Email

Harry Hernandez

Please Print

01/24/2025, SG

12/23/24

Date Paid

Property Owner Signature

Tennessee Auto



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

February 28, 2025

March 14, 2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

da506347-c111-423f-bf14-97f3354870c7

Digitally signed by da506347-c111-423f-bf14-97f3354870c7
Date: 2024.12.23 14:29:24 -05'00'

Stefan Claar

12/23/24

Applicant Signature

Applicant Name

Date

FILE NUMBER

4-A-25-RZ, 4-A-25-PA & 4-A-25-SP