



# PLAN AMENDMENT REPORT

► **FILE #:** 4-A-25-SP

**AGENDA ITEM #:** 8

**AGENDA DATE:** 4/10/2025

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

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TAX ID NUMBER:	71 H A 004,005	<a href="#">View map on KGIS</a>
JURISDICTION:	Council District 4	
STREET ADDRESS:	4817 RUTLEDGE PIKE (4823 RUTLEDGE PIKE)	
► <b>LOCATION:</b>	<b>North side of Rutledge Pike, east of N Burns Rd</b>	
► <b>APPX. SIZE OF TRACT:</b>	<b>5.92 acres</b>	
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:

- **Deny the HI (Heavy Industrial) land use classification because it is incompatible with neighboring residential development.**

## COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The area around the subject property on Rutledge Pike has not seen any significant improvements or changes to infrastructure since the adoption of the East City Sector Plan. There are no capital improvements planned in the area beyond routine repaving of streets intersecting Rutledge Pike.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LI (Light Industrial) land use classification at this location is consistent with the land use description and location criteria. The LI designation is intended for older industrial areas used for the light manufacturing, assembling, warehousing and distribution of goods that are located within one mile of an interstate interchange on a major collector or arterial street. The subject property is surrounded by general industrial businesses on a major arterial street a short distance from the I-40 and I-640 interchange. Residential neighborhoods lie to the north of this industrial corridor, divided by a railroad and modest vegetative buffering.
2. The requested HI (Heavy Industrial) land use classification is described as consisting of uses including the production of steel, automobiles, chemicals, cement, and animal by- products, which are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. The land uses on and abutting the subject property include the Knoxville Seed and Greenhouse company, and what appears to be outdoor contracting storage yards with construction and trucking equipment. These uses are not to the level of intensity intended by the HI designation. The description is also incompatible with the subject property's close proximity to the established Alice Bell/Springhill neighborhood to the north, and the more recent development of the Springhill Villas attached home community completed in 2020 to the northeast.
3. The LI land use classification is the most appropriate designation for the subject property, and it is not the result of an error or omission in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There have been no changes to public policy as it pertains to the location of heavy industrial land uses. Placement of HI land uses here conflicts with the General Plan's Development Policy 8.4, to protect residential areas from encroaching commercial development and other incompatible uses. It is also counter to the purpose statements of the more intensive industrial zoning districts in the zoning code, which indicate that they are incompatible with residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. While there have been two plan amendments from LI to HI along this corridor since 2015, the locations of those properties did not abut substantial residential neighborhoods, like the subject property does. There have been no tangible changes in development that point to a need to reconsider the LI land use classification on the subject property. It is worth noting that the I-H-zoned properties abutting residential zoning on the north side of the railroad tracks is legacy zoning that is not the result of a rezoning request. According to historical aeriels, the existing auto salvage yard appears to have been in place since the 1960s.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-A-25-RZ

**AGENDA ITEM #:** 8

4-A-25-PA

**AGENDA DATE:** 4/10/2025

► **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 RUTLEDGE PIKE (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, ZONING

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)

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.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the HI (Heavy Industrial) land use classification because it is incompatible with neighboring residential development.**
  
- ▶ **Deny the I-H (Heavy Industrial) district because it is incompatible with neighboring residential development.**

**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 LI (Light Industrial) land use classification at this location is consistent with the land use description and location criteria. The LI designation is intended for older industrial areas used for the light manufacturing, assembling, warehousing and distribution of goods that are located within one mile of an interstate interchange on a major collector or arterial street. The subject property is surrounded by general industrial businesses on a major arterial street, and it is a short distance from the I-40 and I-640 interchange. Residential neighborhoods lie to the north of this industrial corridor, divided by a railroad and modest vegetative buffering.
2. The requested HI (Heavy Industrial) land use classification is described as consisting of uses including the production of steel, automobiles, chemicals, cement, and animal by- products, which are viewed as clearly incompatible with areas designated for residential, institutional, office and retail uses. The land uses abutting and within the subject property include the Knoxville Seed and Greenhouse company, and what appears to be outdoor contracting storage yards with construction and trucking equipment. These uses are not to the level of intensity described in the HI designation. The description is also incompatible with the subject property's close proximity to the established Alice Bell/Springhill neighborhood to the north, and the more recent development of the Springhill Villas attached home community completed in 2020 to the northeast.
3. The LI land use classification is the most appropriate designation for the subject property, and it 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 area around the subject property on Rutledge Pike has not seen any significant improvements or changes to infrastructure that warrant reconsideration of the One Year Plan. There are no capital improvements planned in the area beyond routine repaving of streets intersecting Rutledge Pike.
2. While there have been two plan amendments from the LI to HI designation along this corridor since 2015, the locations of those properties did not abut substantial residential neighborhoods like the subject property does. There have been no tangible changes in development that point to a need to reconsider the LI land use classification on the subject property.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There have been no changes to public policy as it pertains to the location of heavy industrial land uses. Placement of HI land uses here conflicts with the General Plan's Development Policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses. It is also counter to the purpose statements of the more intensive industrial zoning districts in the zoning code, which state that they are incompatible with residential uses.

**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 data that point to the need for more heavy industrial activity along this section of

the Rutledge Pike corridor. It is worth noting that the I-H-zoned properties abutting residential zoning on the north side of the railroad tracks is legacy zoning that is not the result of a rezoning request. According to historical aerials, the existing auto salvage yard appears to have been in place since the 1960s.

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. Development has remained relatively unaltered along this industrial corridor of Rutledge Pike. The most significant change of conditions that has occurred in the broader area is the completion of the Spring Hill Villas community of attached and detached single-family homes in 2022, which is located 230 feet north of the subject property. The property's close proximity to established and new residences in the Alice Bell/Springhill community do not support the requested rezoning from the I-G (General Industrial) to the I-H (Heavy Industrial) zoning district, which permits uses that may be harmful to human health and quality of life for residents.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The I-H district is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Uses permitted in this district may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.  
2. The external effects of the I-H district are incompatible with the subject property's close proximity to residences. There is also a church with a daycare program and outdoor playground 250 feet to the northwest.

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.

1. The requested rezoning could negatively affect residents to the north through permitted uses that could have noxious environmental impacts such as air, noise and light pollution.

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. The proposed rezoning is inconsistent with the East City Sector Plan and One Year Plan's LI (Light Industrial) land use classification, which does not permit consideration of the I-H zoning district.  
2. The I-H district is incompatible with the General Plan's Development Policy 8.4, to protect residential areas from encroaching commercial development and other incompatible uses. It also conflicts with Policy 8.5, to protect neighborhoods from intrusive uses, declining public facilities, and other blighting influences.

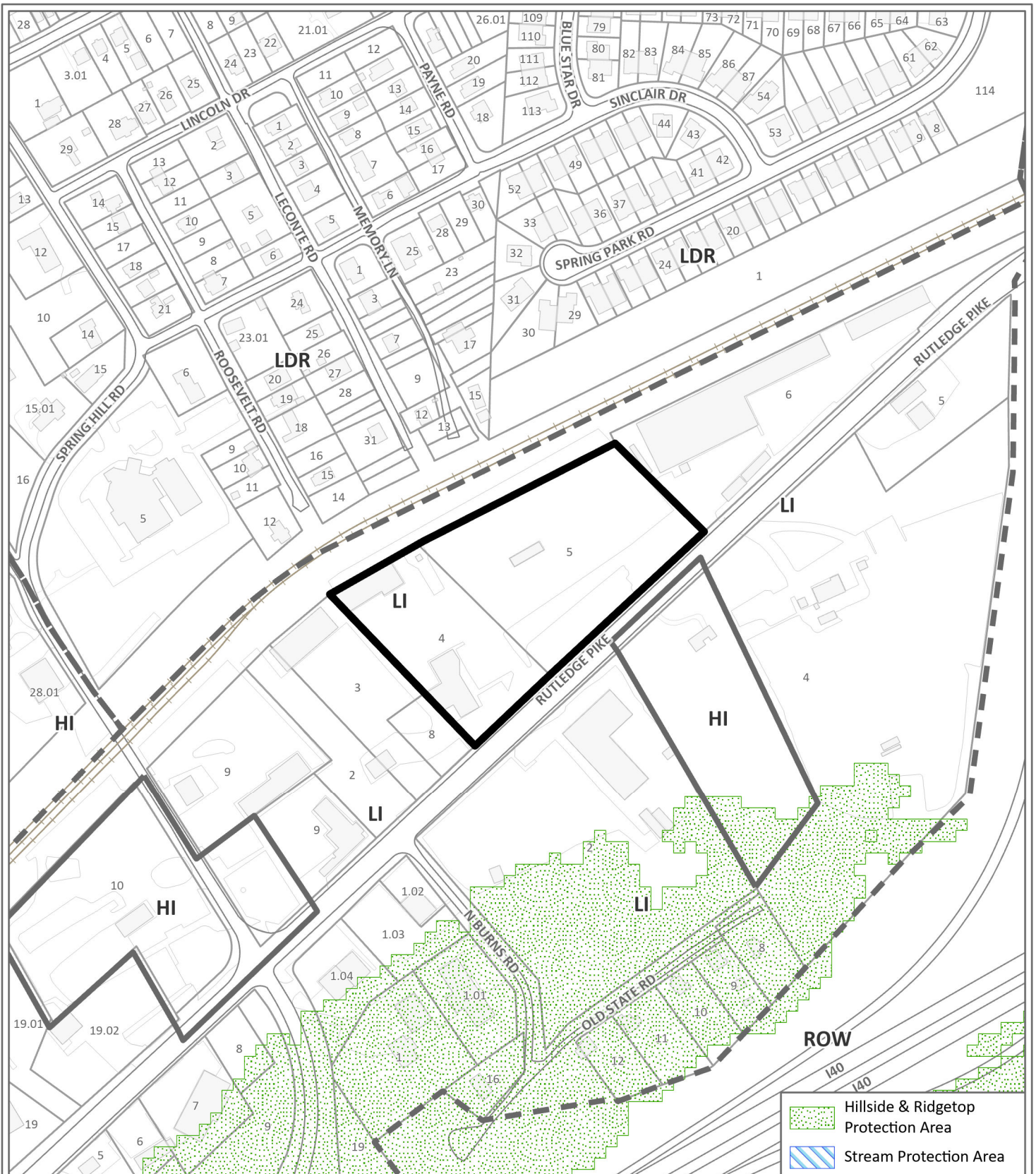
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is in an urbanized area with adequate infrastructure to accommodate more development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



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

**Petitioner:** Stefan Claar-1222 Development



**From:** LI (Light Industrial)

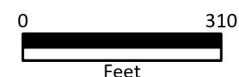
**To:** HI (Heavy Industrial)

**Original Print Date:** 3/14/2025

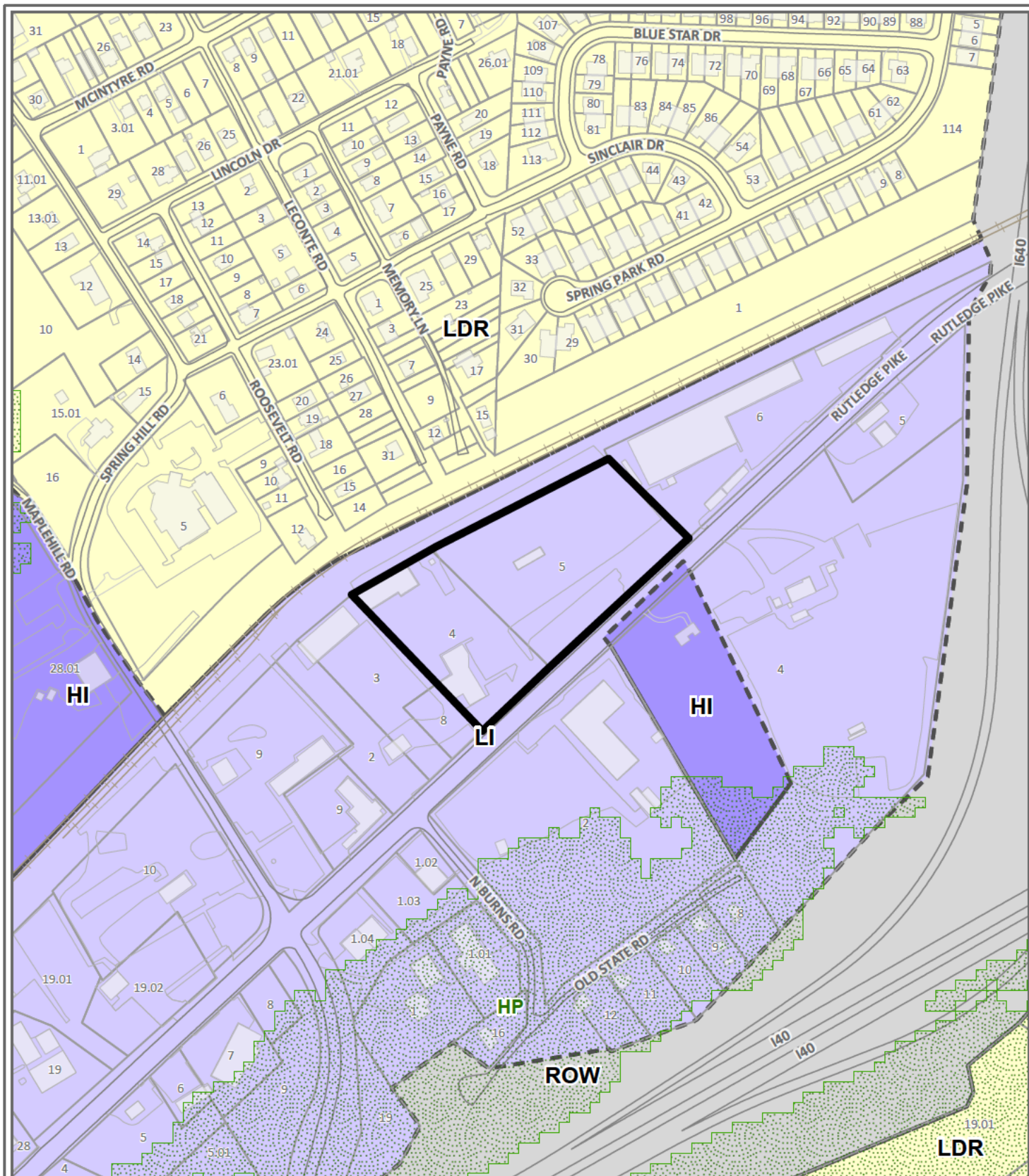
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 71

**Jurisdiction:** City







# ONE YEAR PLAN MAP

4-A-25-PA

Petitioner: Stefan Claar-1222 Development



From: LI (Light Industrial)

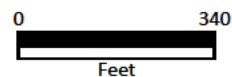
To: HI (Heavy Industrial)

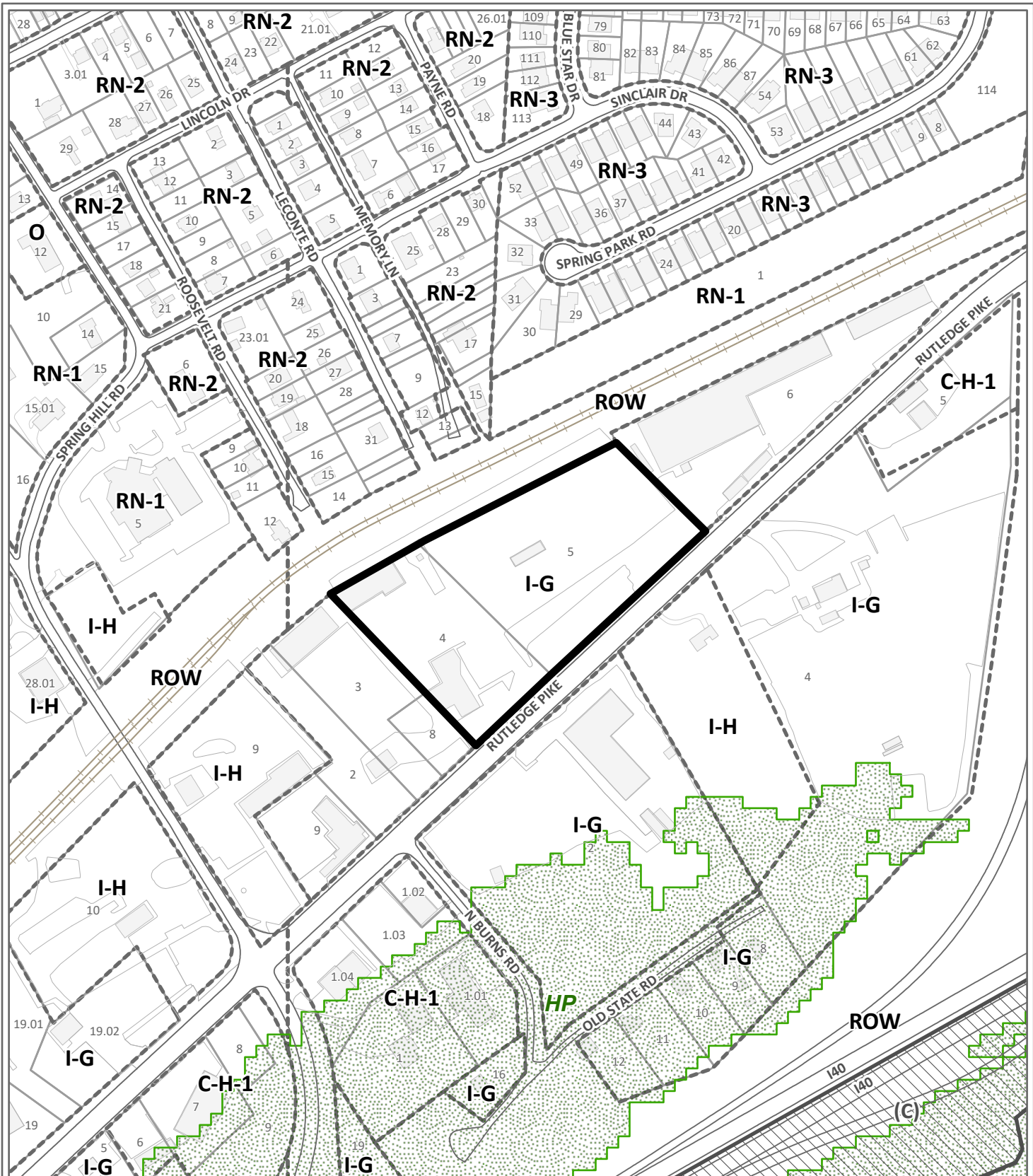
Original Print Date: 2/27/2025

Knoxville - Knoxville 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)

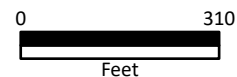
**To:** I-H (Heavy Industrial)

**Original Print Date:** 2/27/2025

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

**Map No:** 71

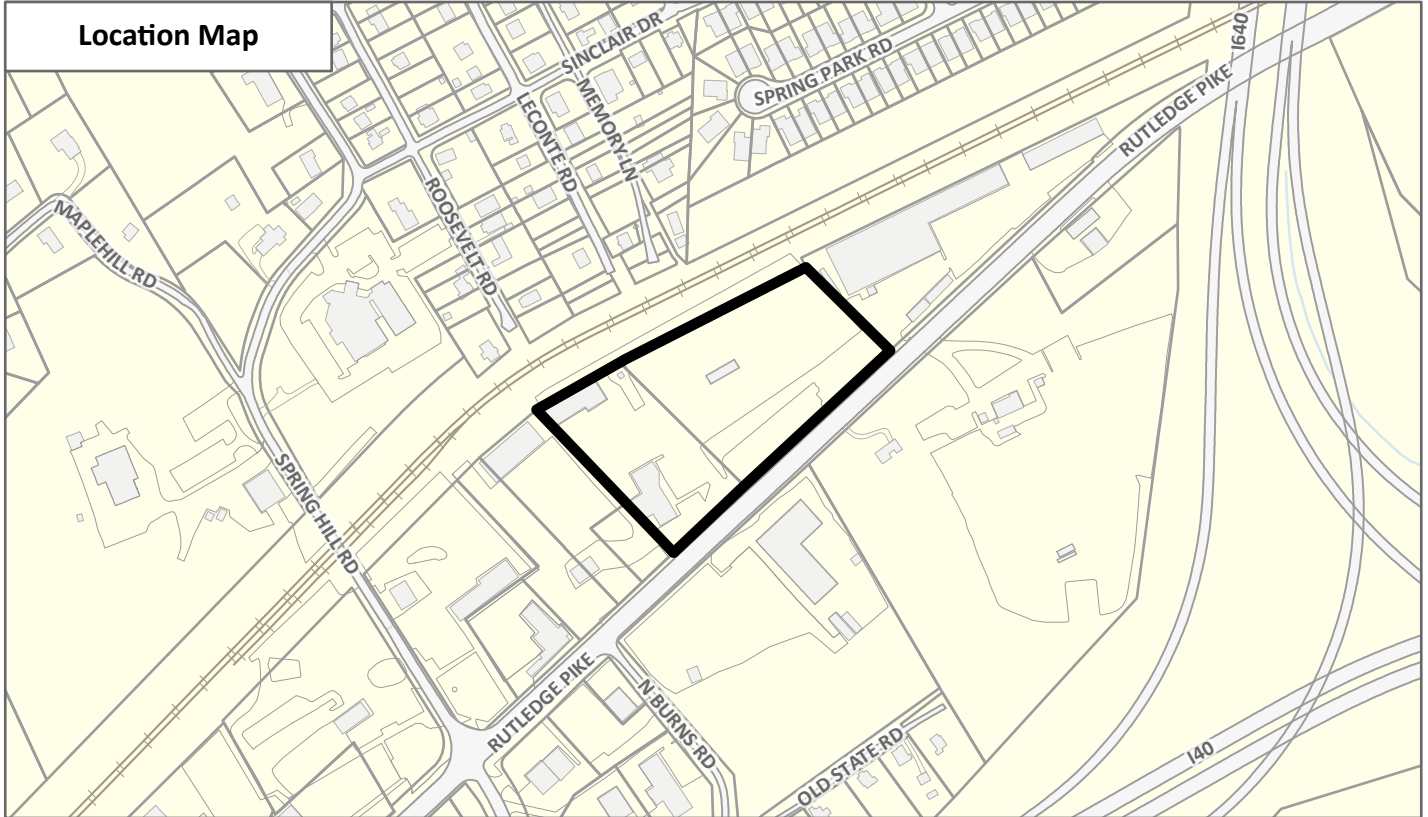
**Jurisdiction:** City





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

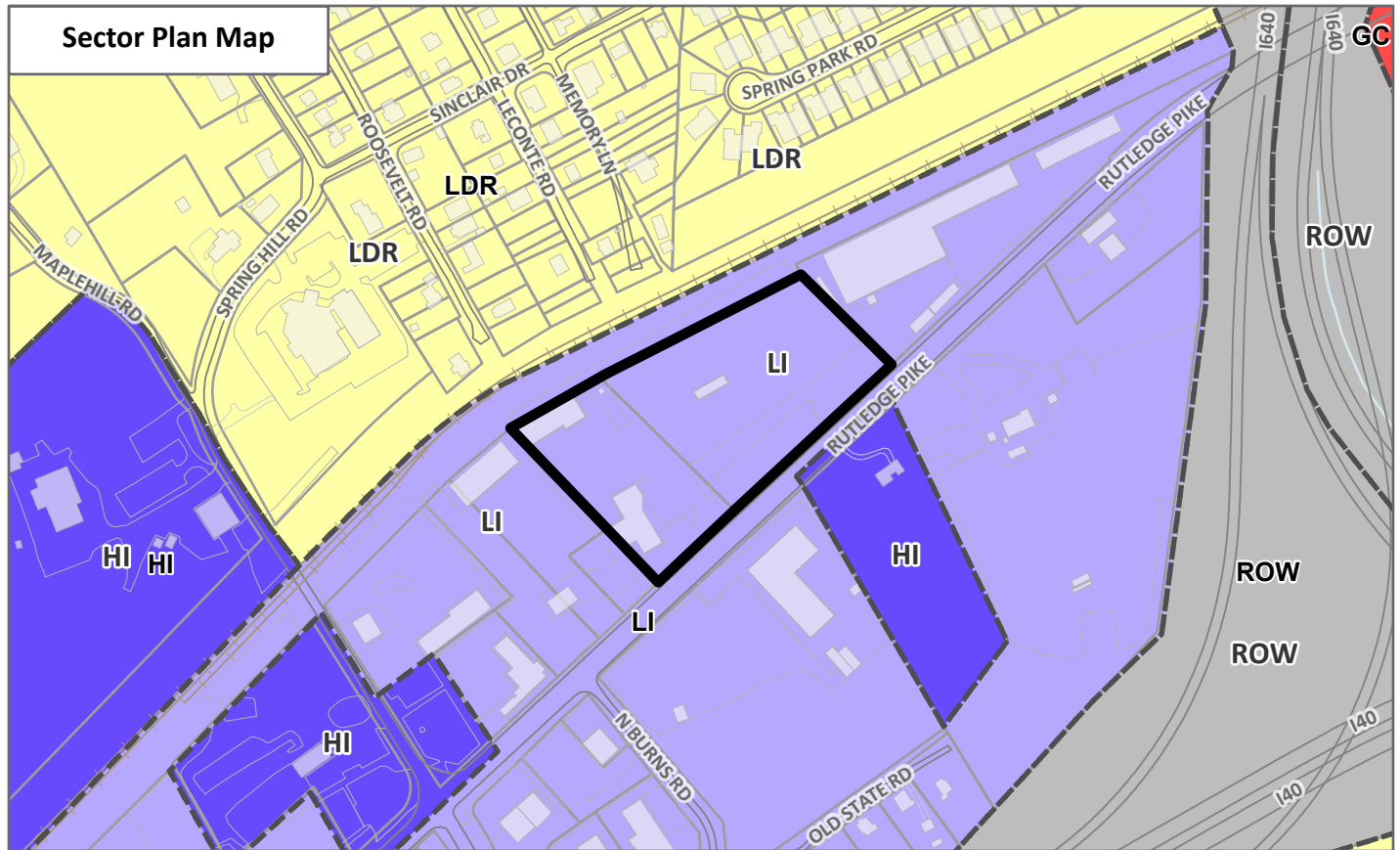
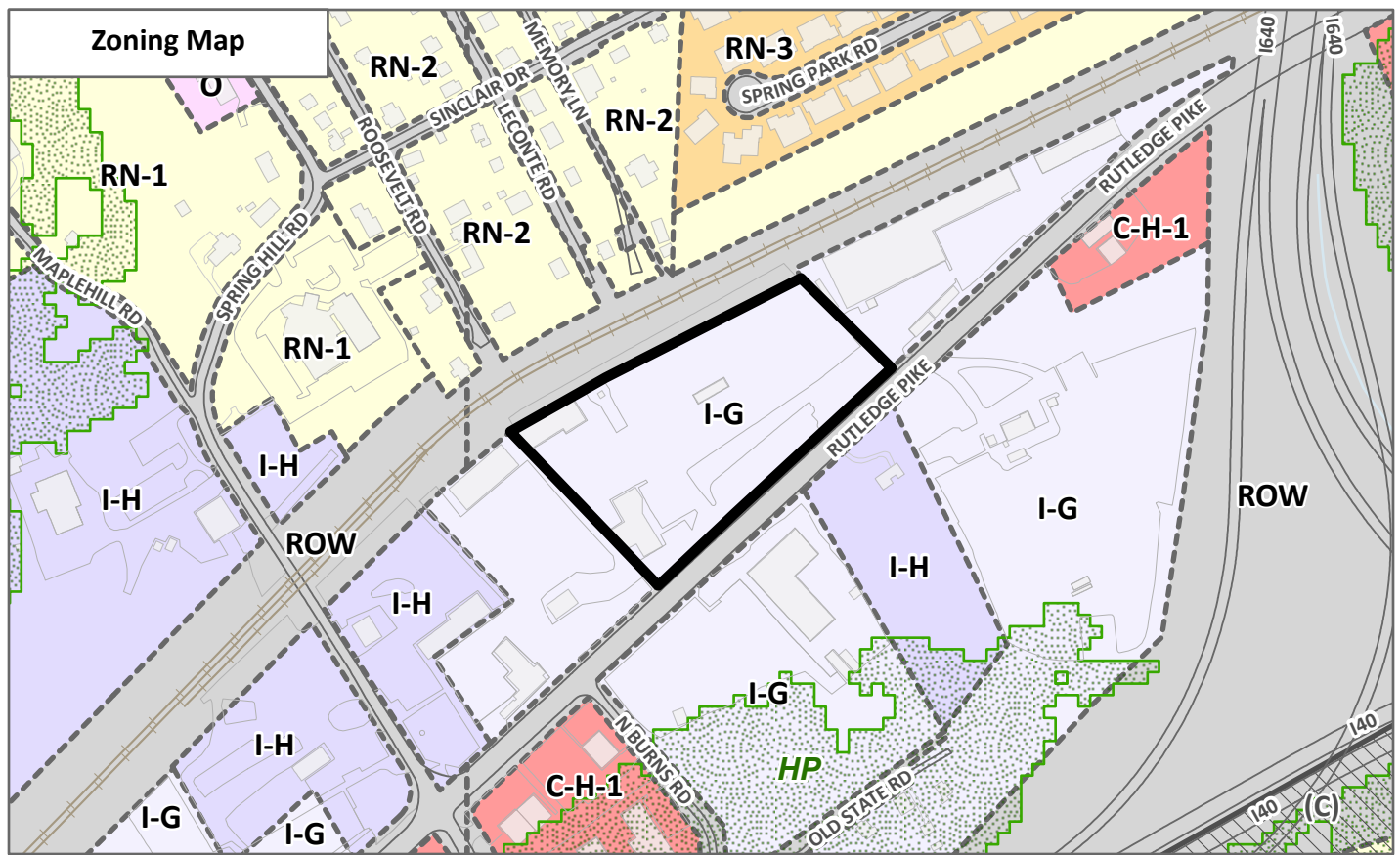
4-A-25-PA / 4-A-25-RZ



Case boundary

0 460  
Feet





**CONTEXTUAL MAPS 2** 4-A-25-PA / 4-A-25-RZ

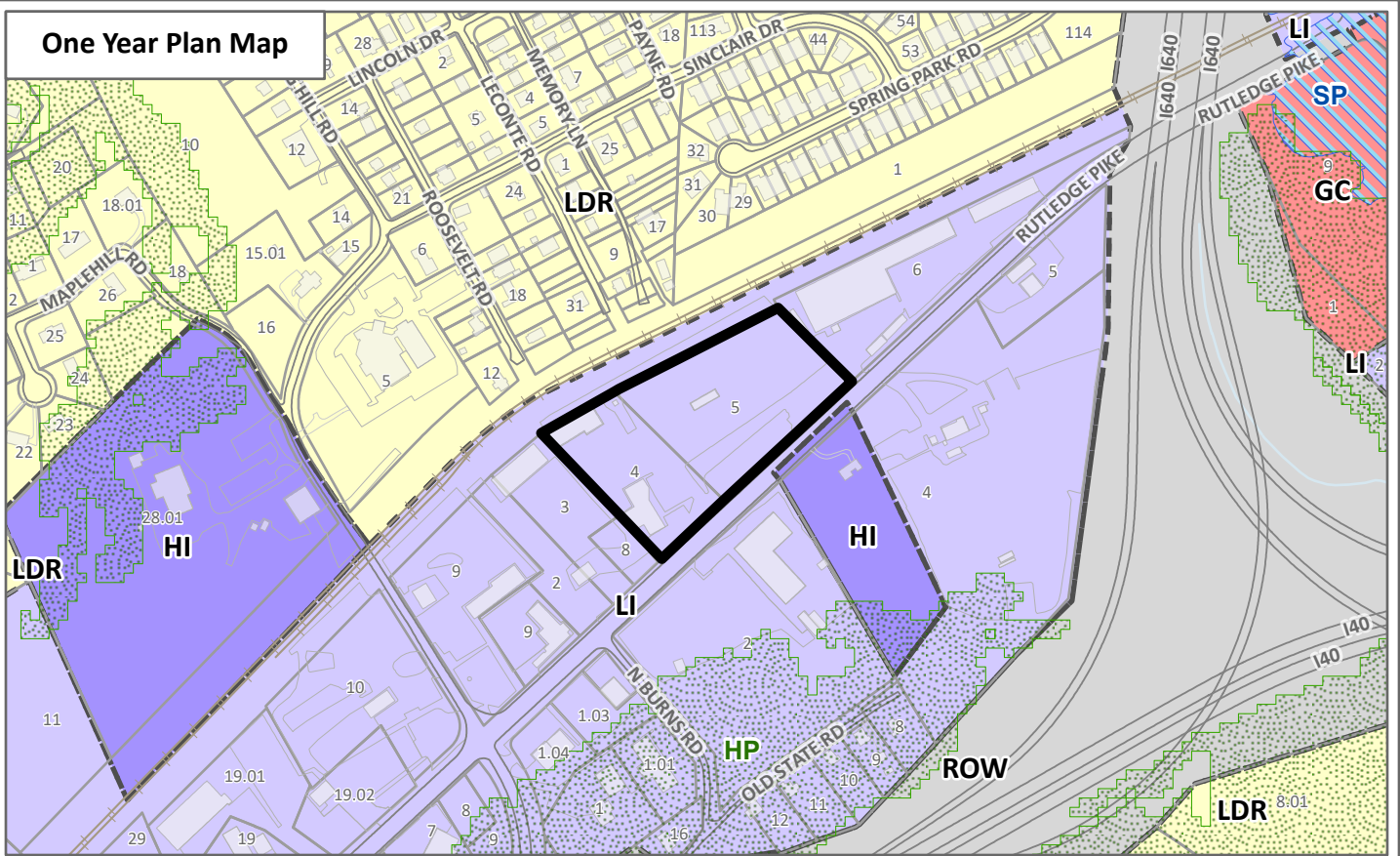
Case boundary

0 420

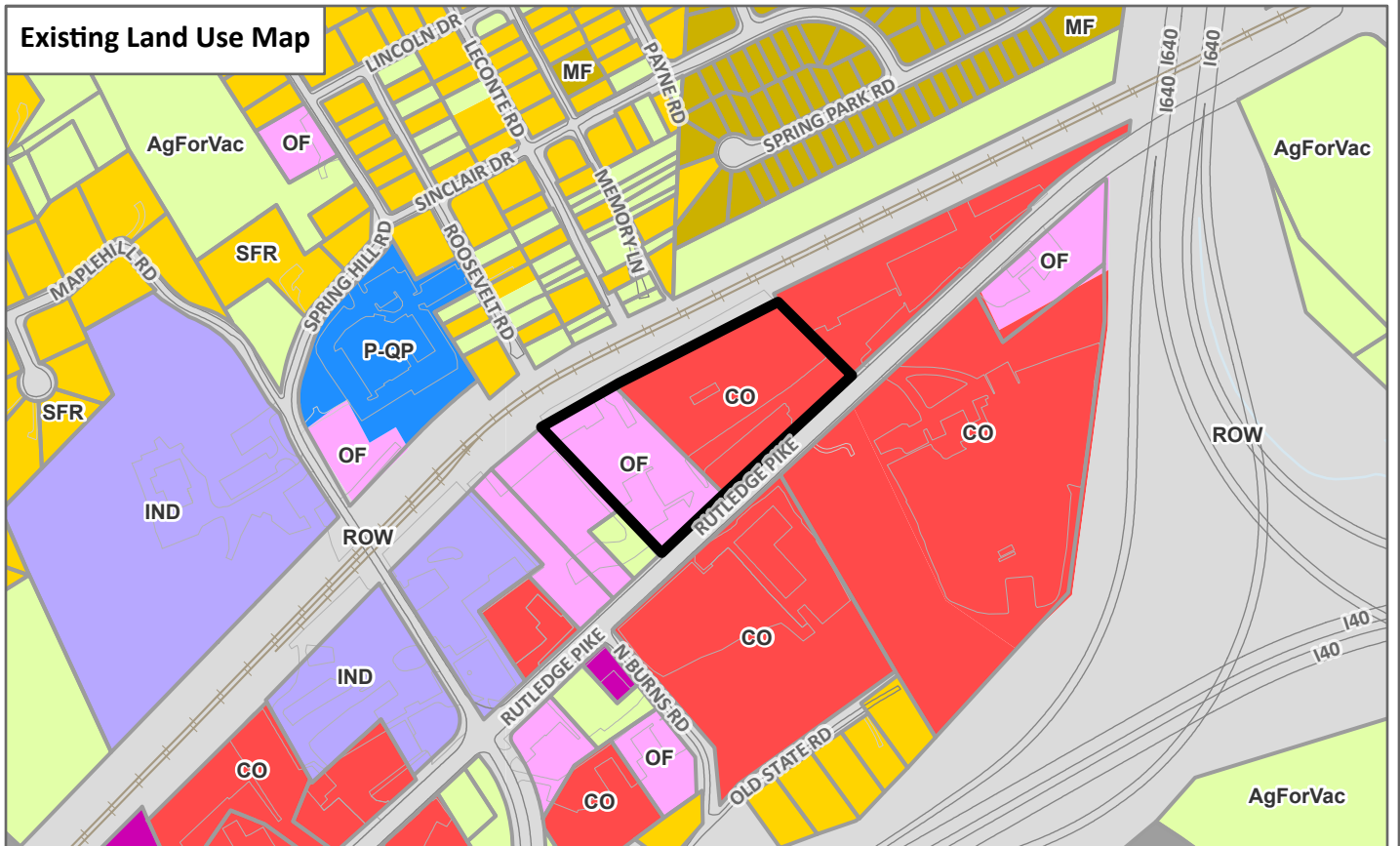
Feet



**One Year Plan Map**



**Existing Land Use Map**

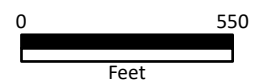


**CONTEXTUAL MAPS 3**

**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

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

☒ Zoning Change

I-H

Proposed Zoning

☒ Plan Amendment Change

One Year and Sector Plan-HI

Proposed Plan Designation(s)

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



Stefan Claar-1222 Development

12/23/24

Applicant Signature

Please Print

Date

865.804.9802

Phone Number

Email

01/24/2025, SG

12/23/24

Property Owner Signature

Please Print

Date Paid

Harry Hernandez

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