CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

Planning
KNOXVILLE | KNOX COUNTY

File Number:	4-C-26-PA	**Related File Number:**	4-N-26-RZ
Application Filed:	2/23/2026	**Date of Revision:**	
Applicant:	HALEY MCLAUGHLIN		

PROPERTY INFORMATION

General Location: West of the northern terminus of Richmond Ave, south and west of Western Ave

Other Parcel Info.:

Tax ID Number: 94 H A 00601 **Jurisdiction:** City

Size of Tract: 1.19 acres

Accessibility: Access is off of Richmond Avenue, an unstriped local street with 17 ft of pavement width within a 33-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** LI (Light Industrial), HP (Hillside Ridgetop Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property lies in an area comprised of single family houses, small multifamily buildings, and vacant land to the south and east. There are commercial, industrial, and wholesale uses to the north and west near Western Avenue.

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

Street: 0 RICHMOND AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, it is an extension of both the plan designation and the zoning.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), HP (Hillside Ridgetop Protection)

Requested Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside and Ridgetop 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the TDR (Traditional Neighborhood Residential) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation 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 subject parcel is situated at the edge of a steep slope and is 25 to 40 feet higher than the adjacent nonresidential properties with the LI classification. The TDR land use will be an extension of this classification from the east and south sides and is more suitable at this location next to residential uses.

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. Although the subject parcel is located on a narrow local street, it is only 0.55 miles from Western Avenue. Between 2018 and 2020, Western Avenue to the east was widened from a two-lane street with no sidewalks to a five-lane multimodal street, and nearby intersections at Keith Avenue and Sterchi Street were realigned to ensure a safer connection to the major arterial street.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public policy pertaining to this area.

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 MDR land use classification that apply to this request.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the TDR (Traditional Neighborhood Residential) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

Date of Approval: 4/9/2026 **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: 5/12/2026 **Date of Legislative Action, Second Reading:** 5/26/2026

Ordinance Number: **Other Ordinance Number References:** O-37-2026

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: