CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 4-C-26-SP **Related File Number:**

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)

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 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 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. 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There are no known changes in government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. Development trends in this area include minor infill developments and a small house community to the southeast of the subject parcel constructed between 2018-20. While these changes alone do not warrant a reconsideration of the original plan proposal, retaining the LI classification here could negatively affect neighboring residential properties if the subject property is developed for industrial uses.

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-36-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	