CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-D-26-PA **Related File Number:** 4-P-26-RZ

Application Filed: 2/23/2026 **Date of Revision:**

Applicant: TAYLOR SKULE

PROPERTY INFORMATION

General Location: North side of Sutherland Ave, south side of Ailor Ave, west of Alcoa Hwy

Other Parcel Info.:

Tax ID Number: 94 O B 013, 021 **Jurisdiction:** City

Size of Tract: 3.79 acres

Accessibility: Access is via Sutherland Avenue, a minor arterial with 40 ft of pavement width within a 40-ft right-of-way. Access is also via Ailor Avenue, a local street with 22-25 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial (Manufacturing), Office

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** LI (Light Industrial), SP (Stream Protection)

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

Neighborhood Context: The subject property is in an area that primarily features industrial, heavy commercial, and utilities and transportation related uses, though there are residential uses beginning 0.17 miles to the west. Railroad tracks and Third Creek run directly to the west of the property, and railroad tracks run directly to east. Tyson Park, Third Creek Greenway, Safety City Park, and John Tarleton Park all lie within 0.5 miles to the south and west.

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

Street: 2035 SUTHERLAND AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial), I-H (Heavy Industrial)

Former Zoning:

Requested Zoning: I-H (Heavy Industrial)

Previous Requests:

Extension of Zone: It is an extension of the zoning but not the plan designation.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), SP (Stream Protection)

Requested Plan Category: HI (Heavy Industrial), SP (Stream 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 HI (Heavy Industrial) land use classification because it is compatible with the surrounding development and is a minor extension of this classification. The SP (Stream Protection) designation would be retained.

Staff Recomm. (Full):

Comments: The subject property consists of two parcels totaling 3.79 acres. The plan amendment request applies to both parcels, while the rezoning request is only for the northern parcel.

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 regard to the subject property. However, the proposed plan amendment will be consistent with the existing I-H zoning district of the southern subject parcel, and the HI land use will be a minor extension of this classification from across Sutherland 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. This area south of Interstate 40 is characterized by longstanding industrial uses, as evident in historical aerial images from the 1060s and 1980s. The subject property has been used to produce cement and/or aggregate since 2018. The current heavy industrial use is inconsistent with the LI classification for both parcels and the I-G district of the northern parcel. The proposed HI classification will be consistent with the area's development pattern.
2. While there has been no known public improvement in this area in recent times, the property is accessed by a minor arterial street with nearby connections to I-40 and Alcoa Highway, suitable for the trucking traffic expected for heavy industrial uses.

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 HI land use classification that apply to this request.

OTHER CONSIDERATIONS:
1. The subject property meets the location criteria of the HI classification. It is in an existing industrial area within one mile of an interstate interchange with access via Sutherland Avenue, a minor arterial street. It is adjacent to a railroad and has no direct access to any residential street. The majority of the property is relatively flat, and it is of regular shape and sufficiently large to accommodate heavy industrial activities. Lastly, there is adequate utility infrastructure in this area.

Action:	Approved	**Meeting Date:**	4/9/2026
Details of Action:			
Summary of Action:	Approve the HI (Heavy Industrial) land use classification because it is compatible with the surrounding development and is a minor extension of this classification. The SP (Stream 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-40-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	