CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

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

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:

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. No known new roads or utilities have been introduced to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no apparent errors or omissions in the Central City Sector 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.

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. 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 trend and trucking traffic.

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-39-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	