# CASE SUMMARY

***APPLICATION TYPE: REZONING***

Planning
KNOXVILLE | KNOX COUNTY

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

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

**Applicant:** TAYLOR SKULE

## *PROPERTY INFORMATION*

**General Location:** Southeast side of Ailor Ave, northwest of Sutherland Ave

**Other Parcel Info.:**

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

**Size of Tract:** 1.76 acres

**Accessibility:**

## *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:**

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

**Street:** 0 Ailor 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:**

**History of Zoning:**

## *PLAN INFORMATION (where applicable)*

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

**Requested Plan Category:**

## *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:**

**Staff Recomm. (Abbr.):** Approve the I-H (Heavy Industrial) district because it is consistent with the recommended HI land use classification and is compatible with the surrounding development.

**Staff Recomm. (Full):**

**Comments:**

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. The Planning Commission approved a similar rezoning request in 2021 for a property located to the northeast (10-C-21-RZ), which resulted in the subject parcel being the only I-G district in the immediate area that is predominantly characterized by the I-H district. The proposed rezoning will extend the I-H district from all sides and will eliminate the nonconformity of the existing cement manufacturing use on the property since 2018.

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. Industrial uses in the I-H 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 area has a mix of industrial, warehousing, intense commercial (waste management service, auto and truck repair shops), and public-quasi public uses (TVA and KUB substations, UT Facilities Services premises), and it meets the intent of the zoning district.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 area already features intensive nonresidential uses, and the subject property is surrounded by these uses on all four sides, and is bounded by railroads on two sides, which creates effective separation between uses. Therefore, no significant adverse effects are expected from this rezoning.
2. The property owner received a Notice of Violation from the City of Knoxville last year for undocumented site improvements and a lack of erosion and sediment controls. Given the property's higher elevation from East Fork Third Creek west of the railroad, it is essential to verify all stormwater maintenance requirements and Environmental Performance Standards in Article 10.5 during the permitting process.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed rezoning is consistent with the General Plan's Development Policy 1.11, which encourages the reservation of an adequate supply of large sites for industrial growth.
2. The I-H district is consistent with the recommended HI land use classification of the Central City Sector Plan and One Year Plan.

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. This is an urbanized area with adequate utility infrastructure and easy access to I-40 and Alcoa Highway. Uses permitted by the requested I-H district are expected to generate truck traffic similar to that resulting from the uses under the current I-G district.

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

**Details of Action:**

**Summary of Action:** Approve the I-H (Heavy Industrial) district because it is consistent with the recommended HI land use classification and is compatible with the surrounding development.

**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-41-2026

**Disposition of Case:** Approved **Disposition of Case, Second Reading:** Approved

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**