

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**NORTHWEST CITY SECTOR PLAN AMENDMENT**



**File Number:** 1-B-23-SP **Related File Number:**  
**Application Filed:** 10/28/2022 **Date of Revision:**  
**Applicant:** DEIDRA MESSINGER

## PROPERTY INFORMATION

**General Location:** South end of Zoe Way, southeast of Lonas Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 107 I B 013 **Jurisdiction:** City  
**Size of Tract:** 2.86 acres  
**Accessibility:** Access is via Zoe Way, a private local street with a 25-ft pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest City **Sector Plan Designation:** O (Office), HP (Hillside Protection)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is located between a single family detached residential neighborhood and commercial and office properties among forested hillside.

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

**Street:** 910 ZOE WAY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OP (Office Park), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-1 (Single-Family Residential Neighborhood);HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office), HP (Hillside Protection)  
**Requested Plan Category:** LDR (Low Density Residential), HP (Hillside 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In 2020, the Knoxville zoning ordinance was updated and primary schools were no longer permitted in office zoning districts. The proposed LDR (Low Density Residential) classification would enable residential zoning districts that permit the reuse of the currently vacant office building on the subject property for the purpose of a primary school.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no new roads or utilities relevant to the proposed LDR designation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the O (Office) land use designation is not the result of an error, it is notable that the subject property was originally designated for low density residential uses before it was rezoned to an office district in 1989.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The UT Boyd Center population projections released this year indicate that Knox County should anticipate a 103,088 increase of school-aged children by 2040. This population projection increased from 2021 calculations by 12.2%, which is significant when considering primary school capacity needs.  
2. The applicant is requesting a sector plan amendment to LDR because the recommended residential zoning districts in that designation permit a primary school, which is not the case for the current O land use designation.  
3. The proposed LDR designation is a minor extension of that land use from the south and west, and is compatible with the character of the surrounding area.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.

Date of Approval:

1/12/2023

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:

2/7/2023

Date of Legislative Action, Second Reading: 2/21/2023

Ordinance Number:

Other Ordinance Number References: O-30-2023

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**