

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 10-B-25-SP **Related File Number:**

Application Filed: 7/16/2025 **Date of Revision:**

Applicant: ROBERT PARSONS II

PROPERTY INFORMATION

General Location: Southeast side of New York Ave, northwest of Tennessee Ave

Other Parcel Info.:

Tax ID Number: 81 P K 003 **Jurisdiction:** City

Size of Tract: 12741 square feet

Accessibility: Access is via New York Avenue, an unstriped local street with 32 ft of pavement width within a 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential)

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

Neighborhood Context: The subject property is at the edge of neighborhood primarily featuring single family residential uses and is directly to the north of a large recycling plant and railway depot. There is a mix of industrial, wholesale, and commercial uses to the southeast along Tennessee Avenue and to the southwest along Western Avenue. Lonsdale Elementary School, Sam E. Hill Community Center, and Haslam-Sansom Ministry Sports Complex lie within a mile to the northeast.

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

Street: 1524 NEW YORK AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: O (Office)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2006, the property was part of a larger rezoning to add the IH (Infill Housing Overlay) (11-O-06-RZ). In 2012, the parcel was part of a larger rezoning from I-2 (Restricted Manufacturing and Warehousing), IH to R-1A (Low Density Residential), IH (1-G-12-RZ).

PLAN INFORMATION (where applicable)**Current Plan Category:** TDR (Traditional Neighborhood Residential)**Requested Plan Category:** O (Office)**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:** Kelsey Bousquet**Staff Recomm. (Abbr.):** Approve the O (Office) land use classification because it would provide a transition in land use intensity.**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 include any of these):

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

1. In 2022, Louisiana Avenue and Connecticut Avenue were improved between Gloria Garner Street and Burnside Street. Road improvements included widening the roads and sidewalks, adding crosswalks to Lonsdale Elementary, and installing a painted medium to help control traffic flow.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current TDR (Traditional Neighborhood Residential) land use classification is consistent with the surrounding residential development and is not the result of an error in the plan. However, the O (Office) land use classification can be considered here because it would permit transitional uses between the industrial uses to the south and the residential neighborhood to the north.

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. In Fall 2022, the new Lonsdale Elementary School campus was opened approximately 550 ft north of the subject property. The new Lonsdale Park and Sam Hill E. Community Center is underway 0.23 miles of the subject property, next to the Haslam-Sansom sports complex and multi-purpose facility that was opened in 2019.

Action: Approved**Meeting Date:** 10/2/2025**Details of Action:****Summary of Action:** Approve the O (Office) land use classification because it would provide a transition in land use intensity.**Date of Approval:** 10/2/2025**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:** 11/11/2025**Date of Legislative Action, Second Reading:** 11/25/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: