

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-E-25-PA **Related File Number:** 10-T-25-RZ
Application Filed: 8/25/2025 **Date of Revision:**
Applicant: WAT DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of Davenport Rd, north of Jonathan Ave
Other Parcel Info.:
Tax ID Number: 109 B J 008 **Jurisdiction:** City
Size of Tract: 15763 square feet
Accessibility: Access is via Davenport Road, a minor collector street with 25 ft of pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is in a neighborhood that features single family houses in a grid pattern. In the surrounding area, there are multifamily developments interspersed among forested and hilly lots.

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

Street: 2511 DAVENPORT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: It is an extension of the One Year Plan designation, but not the zoning.
History of Zoning: In 2000 the property was part of a larger rezoning from R-2 (General Residential) to R-1 (Single Family Residential) (8-R-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: SWMUD II (South Waterfront Mixed Use District Type 2), 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.): Deny the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because the property is not part of the South Waterfront Vision Plan. The HP (Hillside Protection) area will be retained.

Staff Recomm. (Full):

Comments: 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. The subject property is not included in the boundaries of the South Waterfront Vision Plan, which resulted in the SWMUD II (South Waterfront Mixed Use District Type 2) land use designation. The SWMUD II designation is intended to be a phase two extension of SWMUD I, which is tied to the form-based code along the south shoreline of the Tennessee River. The form-based code permits intensive building forms and emphasizes design over prescribing specific uses on a property. SWMUD II is not tied to the form-based code and instead provides development flexibility by permitting consideration of a wide array of zoning districts, more than any other land use classification, including the C-G (General Commercial) and I-G (General Industrial) zones. SWMUD II anticipates more intensive development being made feasible with infrastructure improvements and growing amenities stemming from development created under the form-based code. Extending such a broad and intensive land use classification to a property that was not studied in the South Waterfront Vision Plan would be an inappropriate extension, especially considering the stable and built out single-family residential context in which the property is located.
2. The existing LDR (Low Density Residential) land use classification reflects established development in the area and is not the result of an error or omission in the South City Sector Plan. The HP (Hillside Protection) area reflects the steep slopes on the property and in the general area, and this designation will remain with the property.

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. There are no capital improvements planned along this section of Davenport Road or on intersecting streets surrounding the property. Streetscape and utility improvements to Sevier Avenue 1/3 of a mile to the north are ongoing. There is no transit service available at this location.
2. There are no development trends in the immediate vicinity that warrant a reconsideration of the existing LDR (Low Density Residential) land use designation that surrounds this property on all sides.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no recent changes in government policy pertaining to more intensive residential development in this area outside the boundaries of the South Waterfront Vision Plan.

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 is no new information specific to the subject property which points to the need for a land use plan amendment.

Action: Denied

Meeting Date: 11/13/2025

Details of Action:

Summary of Action:

Deny the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because the property is not part of the South Waterfront Vision Plan. The HP (Hillside Protection) area will be retained.

Date of Approval:

Date of Denial: 11/13/2025

Postponements: 10/2/2025

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: