

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 12-A-25-SP **Related File Number:** 12-K-25-RZ
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: DICKERSON LLC

PROPERTY INFORMATION

General Location: Northwest corner of the intersection of Simpson St and McCormick St
Other Parcel Info.:
Tax ID Number: 95 O F 015 **Jurisdiction:** City
Size of Tract: 11843 square feet
Accessibility: Access is via Simpson Street, an unstriped local street with 16 to 23 ft of pavement width within a right-of-way width that varies from 37 to 39 ft. Access is also via McCormick Street, an unstriped local street with 18 ft of pavement width within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
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: This property is situated just below the South Waterfront Districts, east of the commercial node along Sevier Avenue and west of James White Parkway. The immediately surrounding properties to the south are small lots with single family residential dwellings, and to the north across the railroad tracks are small, vacant lots.

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

Street: 1137 SIMPSON ST
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-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, it is not an extension of the plan designation or the zoning.
History of Zoning: In 2009 the parcel was part of a larger rezoning from R-2 (General Residential) to R-1 (Low Density Residential) (2-E-09-RZ).

Action: Approved

Meeting Date: 12/11/2025

Details of Action:

Summary of Action: Approve the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because it aligns the South City Sector Plan and the One Year Plan.

Date of Approval: 12/11/2025

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Withdrawn prior to publication?: **Action Appealed?:**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: 1/20/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: