

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-D-25-PA **Related File Number:** 4-R-25-RZ
Application Filed: 2/24/2025 **Date of Revision:** 4/15/2025
Applicant: AMY SHERRILL

PROPERTY INFORMATION

General Location: North side of Kingston Pike, west of Towanda Trl terminus
Other Parcel Info.:
Tax ID Number: 107 L A 017, 01801 **Jurisdiction:** City
Size of Tract: 1.46 acres
Accessibility: Access is via Kingston Pike, a state-owned major arterial street with four lanes within a right-of-way width that varies from 70-91 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (school), Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: N/A
Neighborhood Context: The subject property is at the western edge of the single family residential section of the Kingston Pike and abuts Western Plaza on the east. West High, the Third Creek Greenway, and Everly Brothers Park are all nearby. The subject property is directly across from the Sequoyah Hills National Register Historic District.

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

Street: 4301 KINGSTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (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: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category: MDR (Medium 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the MDR (Medium Density Residential) land use classification because it will provide a buffer between more intensive commercial uses and low-density residential uses.

Staff Recomm. (Full): The HP (Hillside Protection) designation would be retained.

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. There are no apparent errors or omissions in the sector plan with regard to the subject property. However, the requested MDR classification will provide a buffer between the MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village) classification to the west that allows intense commercial uses within the Western Plaza strip mall and the LDR (Low Density Residential) classification to the east that is characterized by a single-family residential neighborhood.

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. The subjects parcels are located within the northwest side of the Kingston Pike-Sequoyah Hills Association where the LDR and MU-SD MU-WC-1 land use classifications establish the edge between a commercial development and a residential neighborhood. While the neighborhood has retained its low-density residential character over the years, there have been several commercial developments along the Kingston Pike corridor within the Bearden Village Mixed Use Special District. For example, the Western Plaza has experienced major redevelopments between 2016-2019 that included construction of a three-story commercial and office building on the west side of the subject parcel. The MDR classification will work as a transitional area between the intense commercial uses and the residential uses.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy pertaining to this area.

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 are no new studies or plans specific to this area or the MDR land use classification that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of the MDR classification. It is located on a major arterial street served by sidewalks with a nearby transit route, has less than 15% slope for almost its entirety, works as transitional areas between more intensive non-residential uses and low density residential neighborhoods, and is within a mile of public activity centers, including West High and Sequoyah Elementary schools, Third Creek Greenway, Third Creek Greenway Park, UT RecSports Complex, and numerous community-serving commercial amenities.

Action: Approved Meeting Date: 5/8/2025

Details of Action:

Summary of Action:

Approve the MDR (Medium Density Residential) land use classification because it will provide a buffer between more intensive commercial uses and low-density residential uses.

Date of Approval:

5/8/2025

Date of Denial:

Postponements:

4/10/2025

Date of Withdrawal:

Withdrawn prior to publication?:

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Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/10/2025

Date of Legislative Action, Second Reading:

6/24/2025

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: