

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### WEST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-D-25-SP  
**Application Filed:** 2/24/2025  
**Applicant:** AMY SHERRILL

**Related File Number:**  
**Date of Revision:**

#### 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 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 meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:  
1. There have been no apparent changes to the roads or utilities in this area since the adoption of the 2007 West City Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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. The subject 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.

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:

Date of Approval:

Date of Withdrawal:

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.

5/8/2025

Date of Denial:

Postponements:

Withdrawn prior to publication?: ☐ Action Appealed?:

4/10/2025

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Knoxville City Council

6/10/2025

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

6/24/2025