

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



File Number: 4-J-24-PA      Related File Number: 4-T-24-RZ  
 Application Filed: 2/27/2024      Date of Revision:  
 Applicant: CONNOLLY DEVELOPMENT VENTURES, LLC

#### PROPERTY INFORMATION

**General Location:** East side of Sevier Ave, west side of James White Pkwy, north of Rugby Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 109 B E 001      **Jurisdiction:** City  
**Size of Tract:** 0.74 acres  
**Accessibility:** Access is via Sevier Avenue, a major collector with a 21-ft pavement width within a right-of-way that varies in width from 36 to 46 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** South City      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property is in an area that contains single family homes, multifamily residential developments, a church, and a park. James White Parkway abuts this property to the east.

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

**Street:** 2600 SEVIER AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial)  
**Previous Requests:**  
**Extension of Zone:** This is an extension of the land use classification, but not of the rezoning.  
**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** NC (Neighborhood Commercial)

**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 One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is consistent with the surrounding development.

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject 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. Over the last 25 years, the area has experienced significant residential growth with the inclusion of the Oak Crest apartments, One Place South apartments, and The Heights student housing.
- 2. The proposed Sevier Avenue Streetscapes Project (capital improvement project) will improve this section of this major collector street. The improved roadway network will create accessibility to the City's newest waterfront park, Suttree Landing Park.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and this land use classification.

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 the MDR land use that apply to this request.

Action:

Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is consistent with the surrounding development.

Date of Approval:

4/11/2024

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: 5/14/2024

Date of Legislative Action, Second Reading: 5/28/2024

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:**