

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 4-L-24-SP Related File Number:  
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:  
Planning Sector: South City 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: Yes, this is an extension.  
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 sector 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 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. The proposed Sevier Avenue Streetscapes Project (capital improvement project, bid 2024) 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the South City Sector Plan with regards to the subject property. However, this will be a minor extension of this classification from the north.

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. However, approval of the NC classification for this urbanized area served by KUB and nearby transit route would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action:

Approve the sector 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:** O-68-2024

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**