

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 5-A-25-SP Related File Number: 5-C-25-RZ
Application Filed: 3/13/2025 Date of Revision:
Applicant: BELVAN PROPERTIES LLC

PROPERTY INFORMATION

General Location: South side of Gertrude Ave, east of Davenport Rd
Other Parcel Info.:
Tax ID Number: 95 O L 003 Jurisdiction: City
Size of Tract: 15559 square feet
Accessibility: Access is via Gertrude Avenue, a local street with a 17-ft pavement width within a right-of-way which varies between 45 ft and 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: South City Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is characterized by a predominance of single-family residential with some multifamily uses as well as by its proximity to the mixed-use corridor along Sevier Ave, about 360 ft to the north.

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

Street: 700 GERTRUDE AVE
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-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, it is an extension of both the land use classification and the zone.
History of Zoning: Rezoned in 1996 from R-2 (General Residential) to R-1 (Low Density Residential) as part of larger rezoning (11-O-96-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop 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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the MDR (Medium Density Residential) land use classification because it is incompatible with the development pattern and infrastructure. The HP (Hillside Protection) would be retained.

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. While there are ongoing street and utility improvements occurring along Sevier Avenue, Gertrude Avenue where the subject property is addressed remains a sub-standard, unstriped residential street that is not designed for an increase in medium density residential development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The South City Sector Plan and the One Year Plan are not aligned on this property. The One Year Plan's land use classification is SWMUD II (South Waterfront Mixed Use District Type 2), which is a more contemporary classification for the expansion of South Waterfront development. The current sector plan classification is LDR (Low Density Residential), which aligns with the single-family residential lots along Gertrude Avenue. While the sector plan needs to be updated to reflect the newer land use classification as part of a broader comprehensive planning effort, the absence of the requested MDR (Medium Density Residential) designation is not the result of an error or omission in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There has not been a change in policy that supports a plan amendment to the MDR land use classification for this property.

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

1. The broader South Waterfront community has been developing rapidly with multifamily residential and commercial development in the flatter areas closer to the Tennessee River. However, the residential area where the subject property is located has remained virtually unchanged for decades. This is due in part to the steep topography there, as many of the lots are within the HP (Hillside Protection) area and contain steep slopes in the 25%-40% and over 40% ranges. Other than a few small apartment and condo developments from the 1970s and '80s, the surrounding context is long-established single-family homes on larger lots, which aligns with existing street infrastructure and steep wooded slopes.

Action: Approved Meeting Date: 5/8/2025

Details of Action: Approve MDR (Medium Density Residential) because it is compatible with the development pattern and infrastructure. The HP (Hillside Protection) area would be retained.

Summary of Action: Approve MDR (Medium Density Residential) because it is compatible with the development pattern and infrastructure. The HP (Hillside Protection) area would be retained.

Date of Approval: 5/8/2025 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: 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: