

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-B-25-PA **Related File Number:** 7-B-25-RZ
Application Filed: 3/24/2025 **Date of Revision:**
Applicant: SAVANNAH REYES-DIXON

PROPERTY INFORMATION

General Location: South side of W Inskip Dr, east of Schubert Rd
Other Parcel Info.:
Tax ID Number: 68 M C 005,00501,008,009 **Jurisdiction:** City
Size of Tract: 0.93 acres
Accessibility: Access is via W Inskip Dr, a major collector with a pavement width of 20 ft within a right of way which varies from 50 ft to 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Multifamily Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest City **Plan Designation:**
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of a mix of single family dwellings on small suburban style lots and multifamily dwellings in a consolidated development. This property lies to the south and east of a major commercial area spanning along Clinton Highway and Merchant Drive, both of which are major commercial corridors. This commercial area lies about a half-mile to the east of the subject property.

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

Street: 0 W INSKIP DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: This would not be an extension of either.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)
Requested Plan Category: MDR (Medium Density Residential);SP (Stream 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the MDR (Medium Density Residential) land use classification because it supported by existing infrastructure and available amenities. The SP (Stream Protection) classification would be retained.

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. The LDR land use designation is consistent with the surrounding residential development, and it is not an error in the plan. However, there is a large segment of the MDR/O (Medium Density Residential/Office) nearby to the east, and MDR to the south.

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. Residential development in the immediate area has remained relatively stable, consisting of a mix of single-family, two-family, and multi-family developments. The larger surrounding area has experienced a significant increase in commercial and office development, comprising various service-oriented amenities. The availability of these nearby community-serving amenities is supportive of the MDR classification at this site.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.
1. There has not been a change in public policy that warrants a change to the MDR land use class.

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 have not been any new plans or studies produced that reveal the need for a plan amendment at this location

Action: Approved **Meeting Date:** 7/10/2025

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it supported by existing infrastructure and available amenities. The SP (Stream Protection) classification would be retained.

Date of Approval: 7/10/2025 **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: 8/5/2025 **Date of Legislative Action, Second Reading:** 8/19/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: