

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 7-B-25-SP

Related File Number:

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: No, it is not an extension.

History of Zoning:

## 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 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 include any of these):

INTRODUCTION TO SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.  
1. No new roads or utilities have been introduced in this area that were not anticipated in the Northwest City Sector Plan. However, this is an urbanized area with adequate roadway infrastructure to support increased residential development at this location.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.  
1. The current LDR (Low Density Residential) land use classification is consistent with the existing residential development, and is not the result of a significant error or omission in the plan. However, the MDR (Medium Density Residential) land use class is appropriate here, as the subject property is near community activity centers, such as the Inskip-Norwood Community Center and Inskip Ballfields, and community commercial nodes along Merchant Drive to the north and E Inskip Drive to the east.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.  
1. There have been no apparent changes in government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.  
1. The broader surrounding area has seen an increase in both residential and commercial development. Most commercial and office development has occurred to the north along Merchant Drive and to the west along Clinton Highway. The numerous service-oriented amenities nearby support the consideration of the Medium Density Residential (MDR) land use classification for this site.

**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

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**