

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-B-26-PA **Related File Number:** 7-N-26-RZ
Application Filed: 5/27/2026 **Date of Revision:**
Applicant: CONNOLLY DEVELOPMENT VENTURES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Sevier Ave, west side of James White Parkway, northeast terminus of Baker Ave
Other Parcel Info.:
Tax ID Number: 109 B E 015 **Jurisdiction:** City
Size of Tract: 20738 square feet
Accessibility: Access is via Sevier Avenue, a major collector with 25 ft of pavement width within a right-of-way width that varies from 54-66 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property lies in an area to the west side of James White Parkway that predominantly features single family houses and multifamily developments, interspersed with limited commercial and office uses. The Cottrell Street intersection with James White Parkway and Rock City Park lie within 0.25 miles to the southeast.

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

Street: 2704 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: No, it is not an extension of the zoning or plan designation.
History of Zoning: In 1996 the property was rezoned from C-1 (Neighborhood Commercial) to R-2 (General Residential) (1-Q-96-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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: Malynda Wollert

Staff Recomm. (Abbr.): Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

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 current MDR (Medium Density Residential) land use classification is not an error in the One Year Plan and reflects the property's current use as a duplex and the surrounding apartment developments with RN-4 (General Residential Neighborhood) and RN-5 (General Residential Neighborhood Zoning). This section of Sevier Avenue is predominantly residential, so more commercial zoning at this site would be an encroachment of commercial zoning into a residential area.

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. The Sevier Avenue Roadway Project is underway northwest of the subject property near the waterfront. This project will add a roundabout at Sevier Avenue and Island Home Avenue intersection and new ADA-compliant sidewalks, streetlights, and traffic signals. However, this project is on a different section of Sevier Avenue that is more commercial in nature that has a different character than the section of Sevier Avenue where the subject property is located.

2. This section of Sevier Avenue is included in the annual resurfacing program and in the Sevier Avenue Utility and Conduit Project, which will relocate all overhead utilities to underground conduits and duct banks, but that project has not yet begun. These significant infrastructure improvements, though notable, do not necessarily make nonresidential development at this location more feasible.

2. There has been an increase in commercial and mixed-used development focused along Sevier Avenue to the northwest of the subject property, and the Sevier Avenue Roadway Project supports these development trends along the section of the corridor bounded by its intersection with Anita Drive. However, the subject property is within the Old Sevier neighborhood to the south of the corridor, which has seen an increase in residential development, including a 15-unit townhouse development within 250 feet to the north that was completed in 2026.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in government policy that warrants a land use change to the NC (Neighborhood Commercial) land use classification at this location.

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 have revealed the need for a plan amendment at this location.

OTHER CONSIDERATIONS

1. The subject property does not meet all of the location criteria for the NC land use classification, as there is existing commercial development at nodes within 600 feet to the north and south. The location

criteria for this land use states that new NC should not be zoned for or developed within a half-mile of existing commercial development that features sales of day-to-day goods and services.

Action: Denied

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

Date of Approval:

Date of Denial: 7/9/2026

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:** 7/22/2026

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/1/2026

Date of Legislative Action, Second Reading:

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: