

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-D-25-PA **Related File Number:** 7-J-25-RZ
Application Filed: 5/23/2025 **Date of Revision:**
Applicant: DANIEL LEVY

PROPERTY INFORMATION

General Location: Intersection of Sevier Ave, McCormick St, and Valley Ave
Other Parcel Info.:
Tax ID Number: 109 B D 006 **Jurisdiction:** City
Size of Tract: 6287 square feet
Accessibility: Access is via Sevier Avenue, a major collector with 28 ft of pavement width within a 300-ft right-of-way shared with Anita Drive. Access is also via McCormick Street, an unstriped local street with 15-21 ft of pavement width within a right-of-way width that varies between 13-34 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant 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: The subject property is in a residential area with single family and multifamily uses that lies to the southeast of the commercial corridor along Sevier Avenue. The Anita Drive interchange with James White Parkway lies 0.25 miles to the west.

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

Street: 2301 SEVIER 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: C-N (Neighborhood Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, it is not an extension of either.
History of Zoning: In 1996, the property was part of a larger rezoning from R-2 (General Residential) to R-1 (Low Density Residential) (9-L-96-RZ).

PLAN INFORMATION (where applicable)

Date of Approval:

Date of Denial: 7/10/2025

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Withdrawn prior to publication?: **Action Appealed?:**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:

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: