

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)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category: NC (Neighborhood Commercial), HP (Hillside 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.): 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. The HP (Hillside Protection) overlay 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 existing LDR designation in not an error in the One Year Plan and is consistent with the established residential development surrounding the subject property and part of a cohesive swath of the LDR classification.

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. In January 2025, construction for the Sevier Avenue Roadway and Utility and Duct Bank Projects began west of the subject property. The road way project is expected to be completed by January 2026, and utility upgrades will finish in November 2025.

2. Despite the above, the development patterns in this section of Sevier Avenue, though, have maintained a primarily residential character, and a plan amendment to the NC land use classification is not warranted at this particular location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There has not been a change in public policy in this area that warrants a land use change to the NC classification.

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 it is within a half-mile of existing commercial development that features sales of day-to-day goods and services.

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

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. The HP (Hillside Protection) overlay would be retained.

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: