

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 7-D-25-SP

Related File Number:

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)

Former Zoning:

Requested Zoning: C-N (Neighborhood Commercial)

Previous Requests:

Extension of Zone: No, it is not an extension.

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.

**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. The Sevier Avenue Roadway Project is underway northwest of the subject property. This project will add a roundabout at Sevier Avenue and Island Home Avenue intersection and new ADA-compliant sidewalks, streetlights, and traffic signals.

2. The Sevier Avenue Utility and Conduit Project will run concurrently with the roadway project and relocate all overhead utilities to underground conduits and duct banks. These significant infrastructure improvements, though notable, do not necessarily make nonresidential development at this location more feasible, as the subject property is a small lot at the entrance of a residential subdivision.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current LDR (Low Density Residential) land use classification is consistent with the residential character of the surrounding area and is not the result of an error or omission in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

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.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.

1. Development trends along this section of Sevier Avenue have not significantly changed since adopting the 2011 South City Sector Plan, as development has remained residential. In contrast, there has been an increase in commercial and mixed-use development focused on the northwest and southeast sections of Sevier Avenue. As such, the development patterns in this area do not warrant 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.

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: