

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-G-24-PA Related File Number: 7-P-24-RZ
Application Filed: 5/28/2024 Date of Revision:
Applicant: ANDREW THOMAS

PROPERTY INFORMATION

General Location: Southwest side of the intersection of Inskip Rd and W Parkway Ave
Other Parcel Info.:
Tax ID Number: 69 A D 01101 Jurisdiction: City
Size of Tract: 11080 square feet
Accessibility: The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily residential (Two-family dwelling)
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North City Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments.

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

Street: 1210 WEST PARKWAY 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: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this is not an extension of the plan designation or zoning district.
History of Zoning: In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the sector plan and Inskip Small Area Plan.

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. The LDR land use classification is consistent with the recommendations of the North City Sector Plan and Inskip Small Area Plan, as described in the previous section.

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. While there are some significant development changes in the broader Inskip community (e.g., expansion of Inskip Elementary School in 2019, and construction of 66-unit Inskip Flats in 2023 and 112-unit Central Terrace Apartments 2024), the development trend and public infrastructure in the immediate vicinity do not warrant the proposed plan amendment.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 are no new studies or plans specific to this area or the MDR land use that apply to this request. The Inskip Small Area Plan and North City Sector Plan call for low density residential zoning.

OTHER CONSIDERATIONS:

1. The location criteria of the MDR classification include properties that are located near community activity centers, on collector or arterial streets, have less than 15% slopes, work as transitional areas between more intensive non-residential uses and low-density residential neighborhoods, and are along or near corridors served by transit and sidewalks. The subject parcel is not situated in a transitional area.

2. Although the property is adjacent to a major collector street (Inskip Road), the property is accessed by a local street (West Parkview Avenue). Adjacent streets do not have any sidewalks. The nearby transit route along Cedar Lane was discontinued in 2024, as recommended in the KAT Reimagined network plan. Overall, the property does not meet the location criteria of the MDR classification.

Action: Denied

Meeting Date: 1/8/2026

Details of Action:

Summary of Action: Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the sector plan and Inskip Small Area Plan.

Date of Approval:

Date of Denial: 1/8/2026

Postponements: 7/11/2024, 10/2/2025

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

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: