



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-D-25-SP

AGENDA ITEM #: 15

AGENDA DATE: 4/10/2025

▶ **APPLICANT:** **AMY SHERRILL**
OWNER(S): Jennifer Woodruff Knoxville Montessori School

TAX ID NUMBER: 107 L A 017, 01801 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 4301 KINGSTON PIKE (4311 KINGSTON PIKE)

▶ **LOCATION:** **North side of Kingston Pike, west of Towanda Trl terminus**

▶ **APPX. SIZE OF TRACT:** **1.46 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Kingston Pike, a state-owned major arterial street with four lanes within a right-of-way width that varies from 70-91 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek, Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **PROPOSED PLAN DESIGNATION:** **MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection)**

▶ **EXISTING LAND USE:** **Public/Quasi Public Land (school), Single Family Residential**

EXTENSION OF PLAN DESIGNATION: Yes, it is an extension of the plan designation.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Single family residential - LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

South: Agriculture/forestry/vacant land, single family residential - LDR (Low Density Residential)

East: Single family residential - LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

West: Commercial - MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Ridgetop Protection)

NEIGHBORHOOD CONTEXT The subject property is at the western edge of the single family residential section of the Kingston Pike and abuts Western Plaza on the east. West

High, the Third Creek Greenway, and Everly Brothers Park are all nearby. The subject property is directly across from the Sequoyah Hills National Register Historic District.

STAFF RECOMMENDATION:

- **Deny the MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village) land use classification because it will constitute an encroachment into an established low density residential area.**

The HP (Hillside Protection) designation would be retained.

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 meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no apparent changes to the roads or utilities in this area since the adoption of the 2007 West City Sector Plan. The properties' proximity to the intersection of Kingston Pike and Noelton Drive and a lack of center turn lane is not supportive of intense commercial uses that could be allowed by the requested amendment.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the sector plan with regard to the subject property. While the properties are being used by a school, this low intensity use is permitted by residential zoning districts that can be considered within the present LDR classification.

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

1. There are no known changes in government policy pertaining to this area.

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

1. The subjects parcels are located within the northwest side of the Kingston Pike-Sequoyah Hills Association where the LDR and MU-SD MU-WC-1 land use classifications establish the edge between a commercial development and a residential neighborhood. While there are a few recent commercial redevelopments along the corridor including the abutting western property, the neighborhood has retained its residential character within the areas classified as LDR. An extension of the MU-SD MU-WC-1 classification would allow more intense commercial zones into a low intensity residential area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 5/13/2025 and 5/27/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to

Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-R-25-RZ
4-D-25-PA

AGENDA ITEM #: 15
AGENDA DATE: 4/10/2025

▶ **APPLICANT:** AMY SHERRILL
OWNER(S): Jennifer Woodruff Knoxville Montessori School

TAX ID NUMBER: 107 L A 017, 01801 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 4301 KINGSTON PIKE (4311 KINGSTON PIKE)

▶ **LOCATION:** North side of Kingston Pike, west of Towanda Trl terminus

▶ **TRACT INFORMATION:** 1.46 acres.

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Kingston Pike, a state-owned major arterial street with four lanes within a right-of-way width that varies from 70-91 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek, Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection) / C-G-1 (General Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (school), Single Family Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, it is an extension of the plan designation, but it is not an extension of the zoning.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential - LDR (Low Density Residential), HP (Hillside Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

ZONING South: Agriculture/forestry/vacant land, single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential), HP (Hillside Ridgetop Protection) - RN-1 (Single-Family Residential)

Neighborhood), HP (Hillside Protection Overlay)

West: Commercial - MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Ridgetop Protection) - C-G-3 (General Commercial), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is at the western edge of the single family residential section of the Kingston Pike and abuts Western Plaza on the east. West High, the Third Creek Greenway, and Everly Brothers Park are all nearby. The subject property is directly across from the Sequoyah Hills National Register Historic District.

STAFF RECOMMENDATION:

- ▶ **Deny the MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village) land use classification because it will constitute an encroachment into an established low density residential area.**

The HP (Hillside Protection) designation would be retained.

- ▶ **Deny the C-G-1 (General Commercial) district because it is inconsistent with the sector plan and other adopted plans.**

The HP (Hillside Protection Overlay) district would be retained.

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. While the properties are being used by a Montessori school, this low intensity use is permitted by residential zoning districts that can be considered within the present 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. The subjects parcels are located within the northwest side of the Kingston Pike-Sequoyah Hills Association where the LDR and MU-SD MU-WC-1 land use classifications establish the edge between a commercial development and a residential neighborhood. While there are a few recent commercial redevelopments along the corridor including the abutting western property, the neighborhood has retained its residential character within the areas classified as LDR. An extension of the MU-SD MU-WC-1 classification would allow more intense commercial zones into a low intensity residential area.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy pertaining to this area.

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 MU-SD MU-WC-1 land use that apply to this request.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject parcel is located at the northwestern edge of the Sequoyah Hills neighborhood which has retained its residential character over the years. Although the abutting Western Plaza to the west experienced some redevelopments between 2016-2019; however, these changes do not warrant an expansion of the intense commercial zone into the low-density neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-G-1 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The present RN-1 district is primarily intended to accommodate traditional low density residential neighborhoods but allows limited nonresidential uses that are compatible with the character of the district.
2. The western parcel accommodates the Knoxville Montessori School while the eastern parcel accommodates a house as well as a parking area for the school. The educational facility is a permitted use in the RN-1 district and the present use provides a buffer between intense commercial development to the west and the residential neighborhood to the east. Approving the C-G-1 district could allow developments that are not compatible with the residential area.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. If the properties are redeveloped for some of the intense commercial uses that are allowed by the C-G-1 district, it could potentially adversely impact the abutting houses. That being said, a Class B landscape buffer would be required between any residential and nonresidential district per Article 12.8 that would provide a visual screening.
2. Commercial uses could yield more traffic than the present use of these parcels. However, there are no center turn lanes at this segment of Kingston Pike and improving street conditions in this location would be challenging.
3. Both parcels has been disturbed previously, so these would be exempt from the HP regulations.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is inconsistent with the General Plan's Development Policy 8.4 that recommends protecting residential areas from encroaching commercial development and other incompatible uses.
2. The C-G-1 district is inconsistent with the LDR land use classification of the West City Sector Plan and One Year Plan.
3. The requested amendment would also conflict with the Bearden Village Opportunities Plan's (2001) recommended low density residential land use for this property (map on p.7).

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. Public facilities are not of any concern with regard to the present use of the property. This is an urbanized area with adequate utility infrastructure and public amenities including the West High School, Third Creek Greenway, and Everly Brothers Park, and the property has sidewalk connection to a transit route within 0.35 miles.

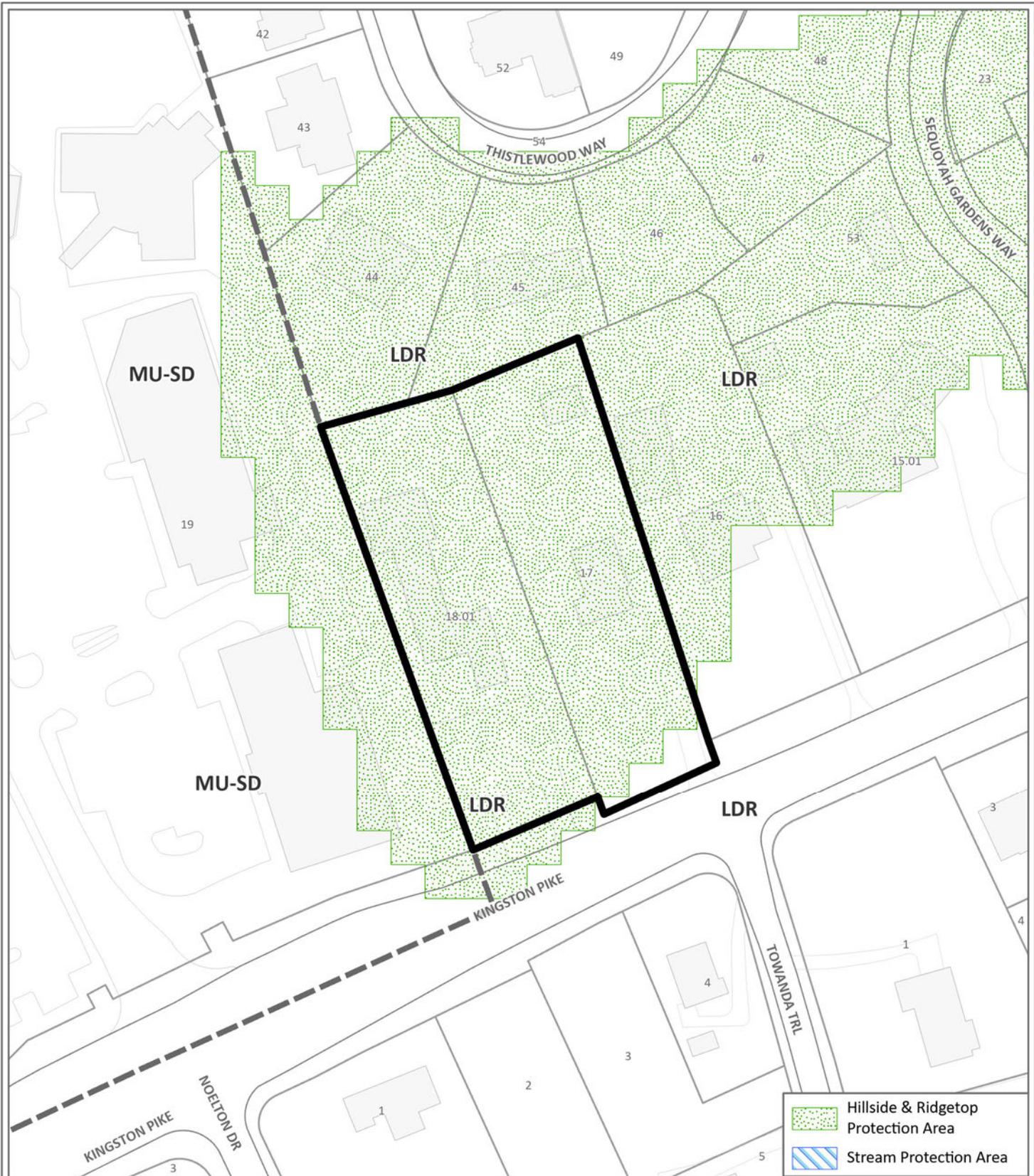
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

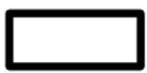
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**4-D-25-SP
WEST CITY SECTOR PLAN MAP**

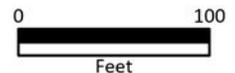


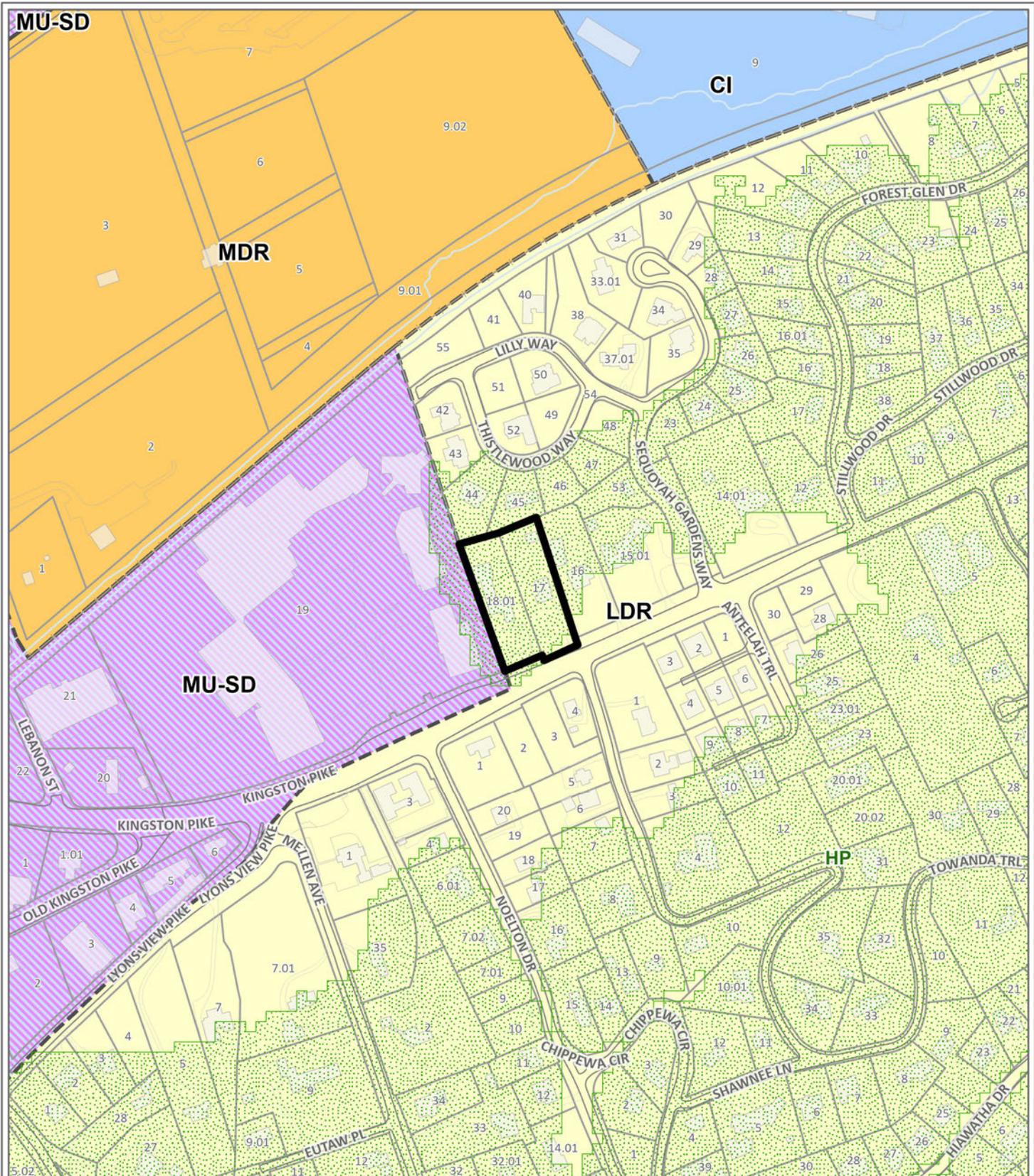
From: LDR (Low Density Residential), HP (Hillside Protection)
To: MU-SD / MU-WC-1 (Bearden Village)

Petitioner: Amy Sherrill

Map No: 107
Jurisdiction: City

Original Print Date: 3/14/2025
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

4-D-25-PA

Petitioner: Amy Sherrill



From: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

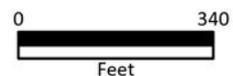
To: MU-SD MU-WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Ridgetop Protection)

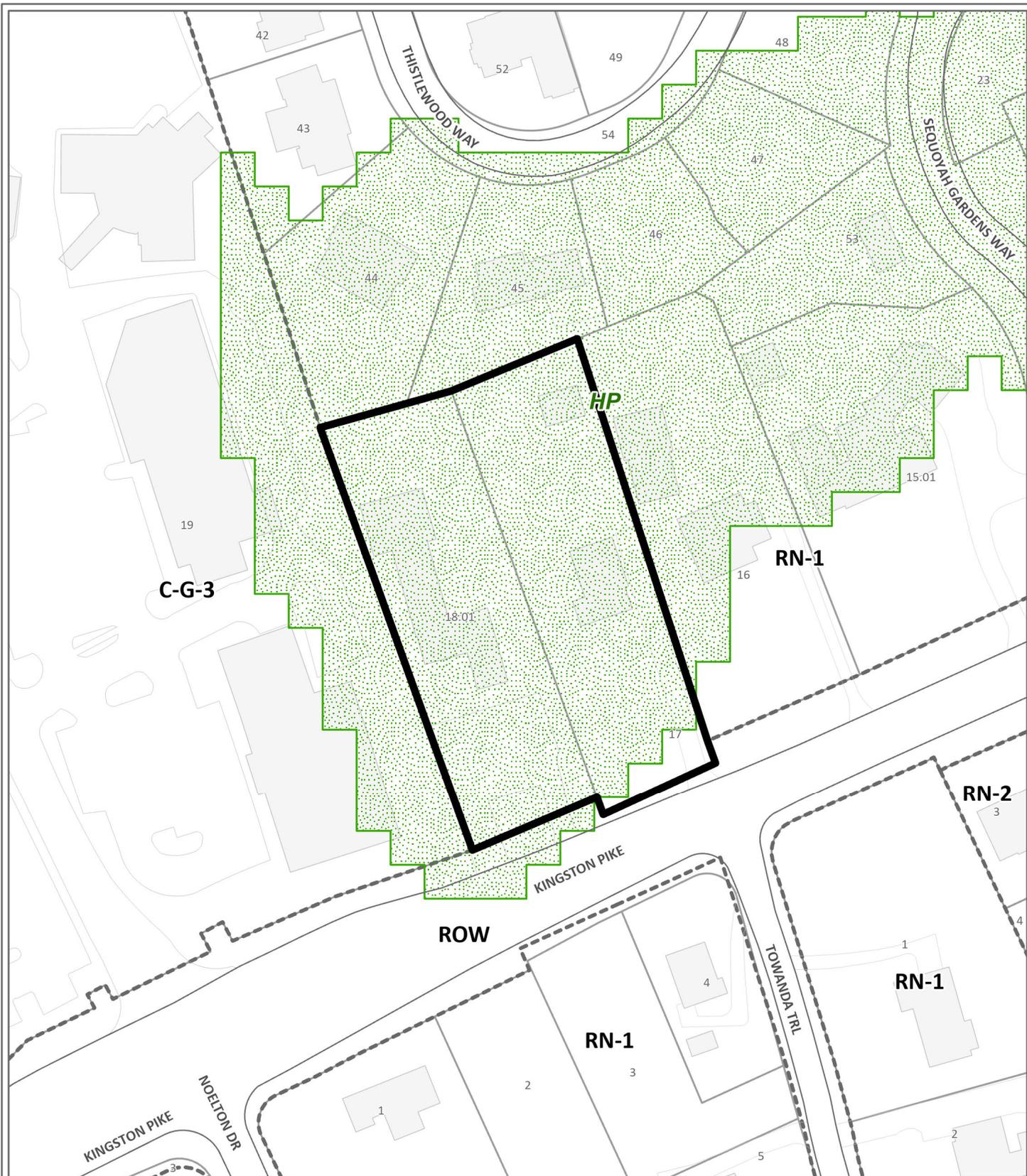
Map No: 107

Jurisdiction: City

Original Print Date: 3/14/2025

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

4-R-25-RZ

Petitioner: Amy Sherrill



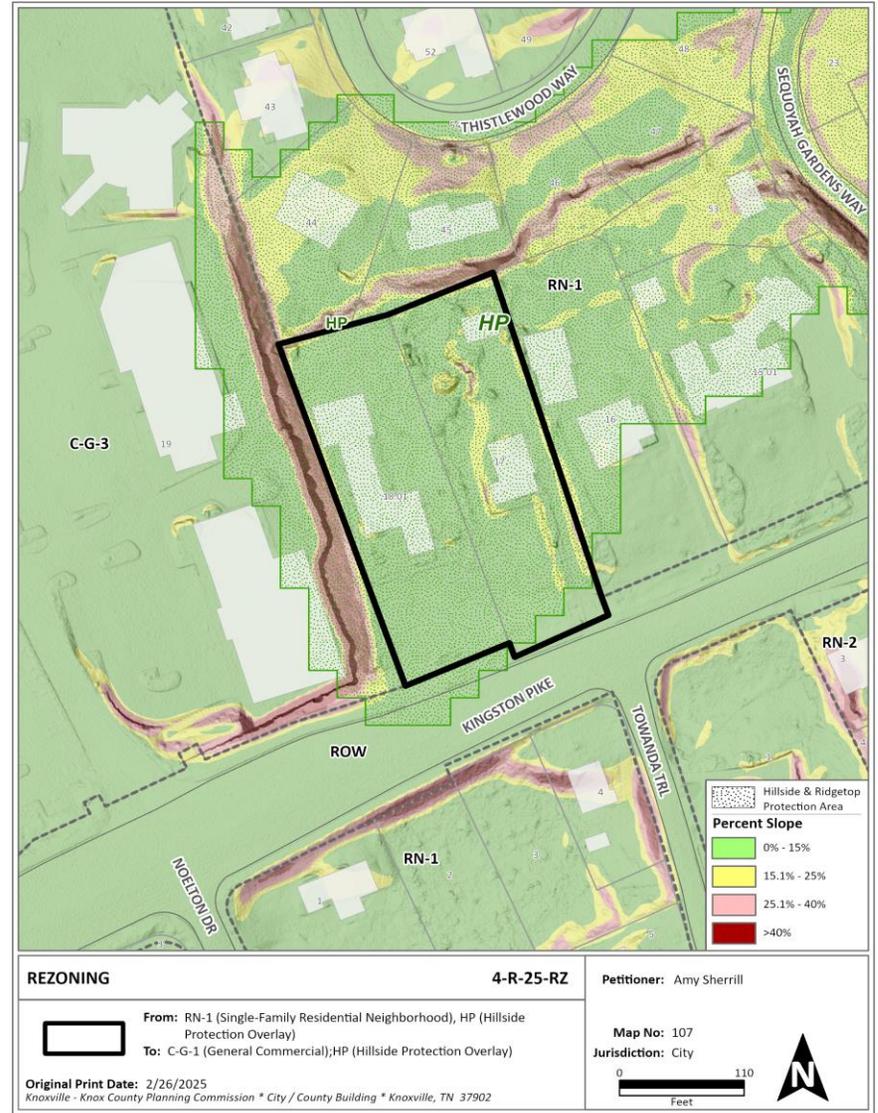
From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: C-G-1 (General Commercial);HP (Hillside Protection Overlay)

Map No: 107
Jurisdiction: City

Original Print Date: 3/14/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	63,800.1	1.46			
Non-Hillside	2,042.0	0.05	N/A		
0-15% Slope	54,700.3	1.26	100%	54,700.3	1.26
15-25% Slope	6,096.9	0.14	50%	3,048.4	0.07
25-40% Slope	945.2	0.02	20%	189.0	0.00
Greater than 40% Slope	15.6	0.00	10%	1.6	0.00
Ridgetops					
Hillside Protection (HP) Area	61,758.1	1.42	Recommended disturbance budget within HP Area	57,939.4	1.33
			Percent of HP Area	93.8%	



1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Amy Sherrill

Architect

Applicant Name

Affiliation

2025.02.24

April 10

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Amy Sherrill

Benefield Richters Company

Name

Company

902 N. Central St

Knoxville

TN

37917

Address

City

State

ZIP

865-637-7009

Phone

Email

CURRENT PROPERTY INFO

KNOXVILLE MONTESSORI SCHOOL Association

4311 KINGSTON PIKE

865-525-6042

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4301 & 4311 Kingston Pike

017LA01801 & 107LA017

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change **C-G-1**
Proposed Zoning
 Plan Amendment Change **MU-SD WC-1**
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

Fee 1

Total

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

Fee 2

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 3

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Amy Sherrill
Applicant Signature

Amy Sherrill
Print Name / Affiliation

02/24/2025
Date

865-637-7009
Phone Number

[REDACTED]
Email

Jenn Ferwooding for Knoxville Montessori School
Property Owner Signature

Please Print

2-24-25
Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Date to be Posted _____ Date to be Removed _____

Jenn Furwood
Applicant Signature

Knoxville Montessori School
Applicant Name

2-24-25
Date