



PLAN AMENDMENT REPORT

► **FILE #:** 10-E-25-SP

AGENDA ITEM #: 48

AGENDA DATE: 10/2/2025

► **APPLICANT:** WAT DEVELOPMENT, LLC

OWNER(S): Matthew Thompson WAT Development, LLC

TAX ID NUMBER: 109 B J 008

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2511 DAVENPORT RD

► **LOCATION:** West side of Davenport Rd, north of Jonathan Ave

► **APPX. SIZE OF TRACT:** 15,763 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Davenport Road, a minor collector with 25 ft of pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Tennessee River

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection)

► **EXISTING LAND USE:** Single Family Residential

EXTENSION OF PLAN DESIGNATION: No, it is not an extension of the sector plan designation.

HISTORY OF REQUESTS: In 2000 the property was part of a large rezoning from R-2 (General Residential) to R-1 (Single Family Residential) (8-R-00-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential)

Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood that features single family houses in a grid pattern. In the surrounding area, there are multifamily developments interspersed among forested and hilly lots.

STAFF RECOMMENDATION:

- **Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/11/2025 and 11/25/2025. 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 #:** 10-T-25-RZ **AGENDA ITEM #:** 48
10-E-25-PA **AGENDA DATE:** 10/2/2025

► **APPLICANT:** WAT DEVELOPMENT, LLC
OWNER(S): Matthew Thompson WAT Development, LLC

TAX ID NUMBER: 109 B J 008 [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 2511 DAVENPORT RD
► **LOCATION:** West side of Davenport Rd, north of Jonathan Ave
► **TRACT INFORMATION:** 15,763 square feet
SECTOR PLAN: South City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Davenport Road, a minor collector street with 25 ft of pavement width within a 48-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
► **PROPOSED PLAN DESIGNATION/ZONING:** SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
► **EXISTING LAND USE:** Single Family Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** It is an extension of the One Year Plan designation, but not the zoning.
HISTORY OF ZONING REQUESTS: In 2000 the property was part of a larger rezoning from R-2 (General Residential) to R-1 (Single Family Residential) (8-R-00-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection) - RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood that features single family houses in a grid pattern. In the surrounding area, there are multifamily developments interspersed among forested and hilly lots.

STAFF RECOMMENDATION:

- ▶ Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

- ▶ Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: South Knoxville Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/11/2025 and 11/25/2025. 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.



Request to Postpone • Table • Withdraw

WAT Development, LLC

9/18/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 2, 2025

File Number(s)

Scheduled Meeting Date

10-T-25-RZ/10-E-25-PA/10-E-25-SP

POSTPONE

- ☐ **POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the November 13, 2025 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Matthew Thompson

Applicant Signature

Matthew Thompson

Please Print

865-556-7189

Phone Number

mthompson@savvyhomes.build

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

09/23/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

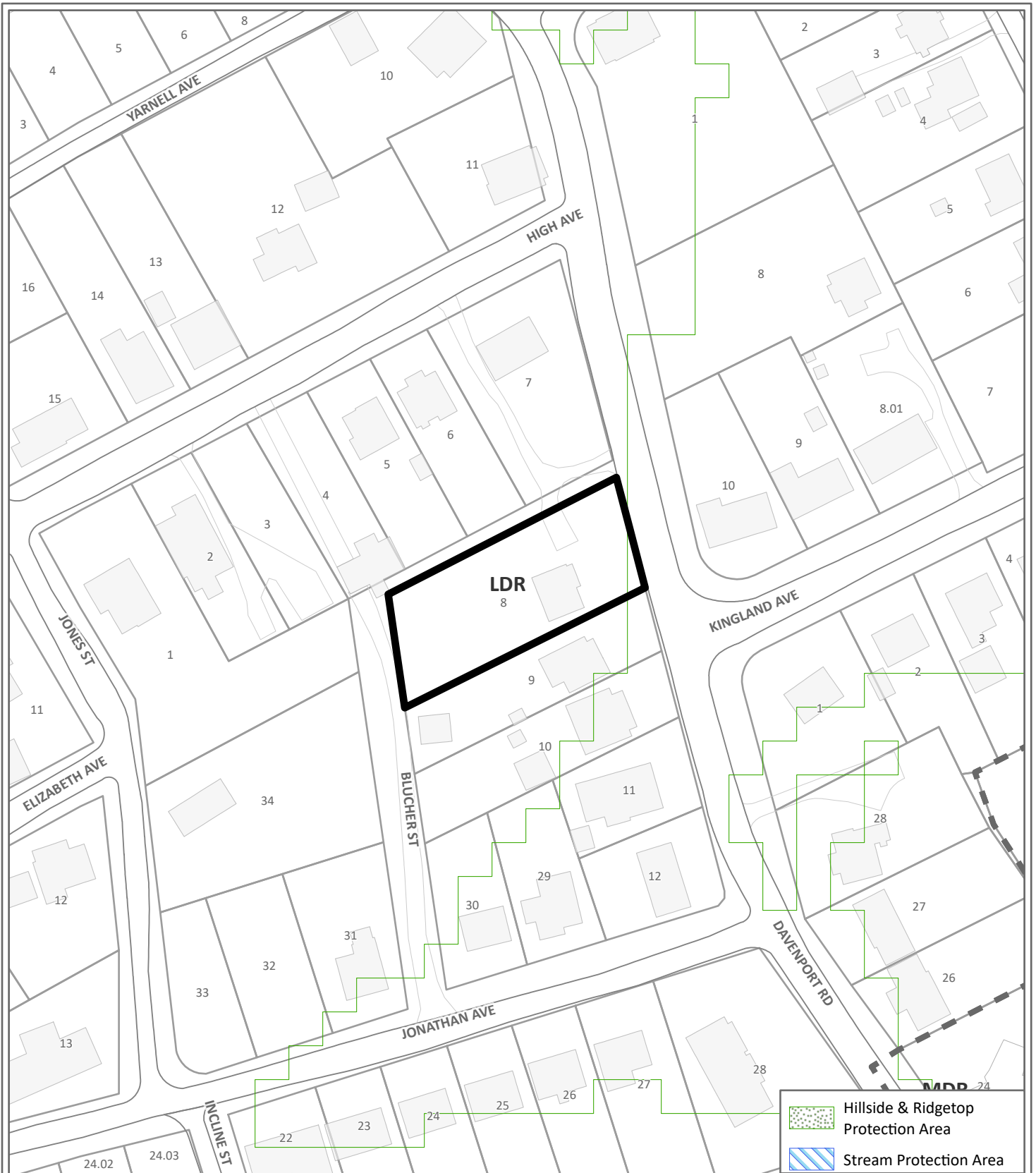
Date:

Payee Name

Payee Phone

Payee Address

August 2025



**10-E-25-SP
SOUTH CITY SECTOR PLAN MAP**

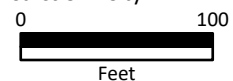


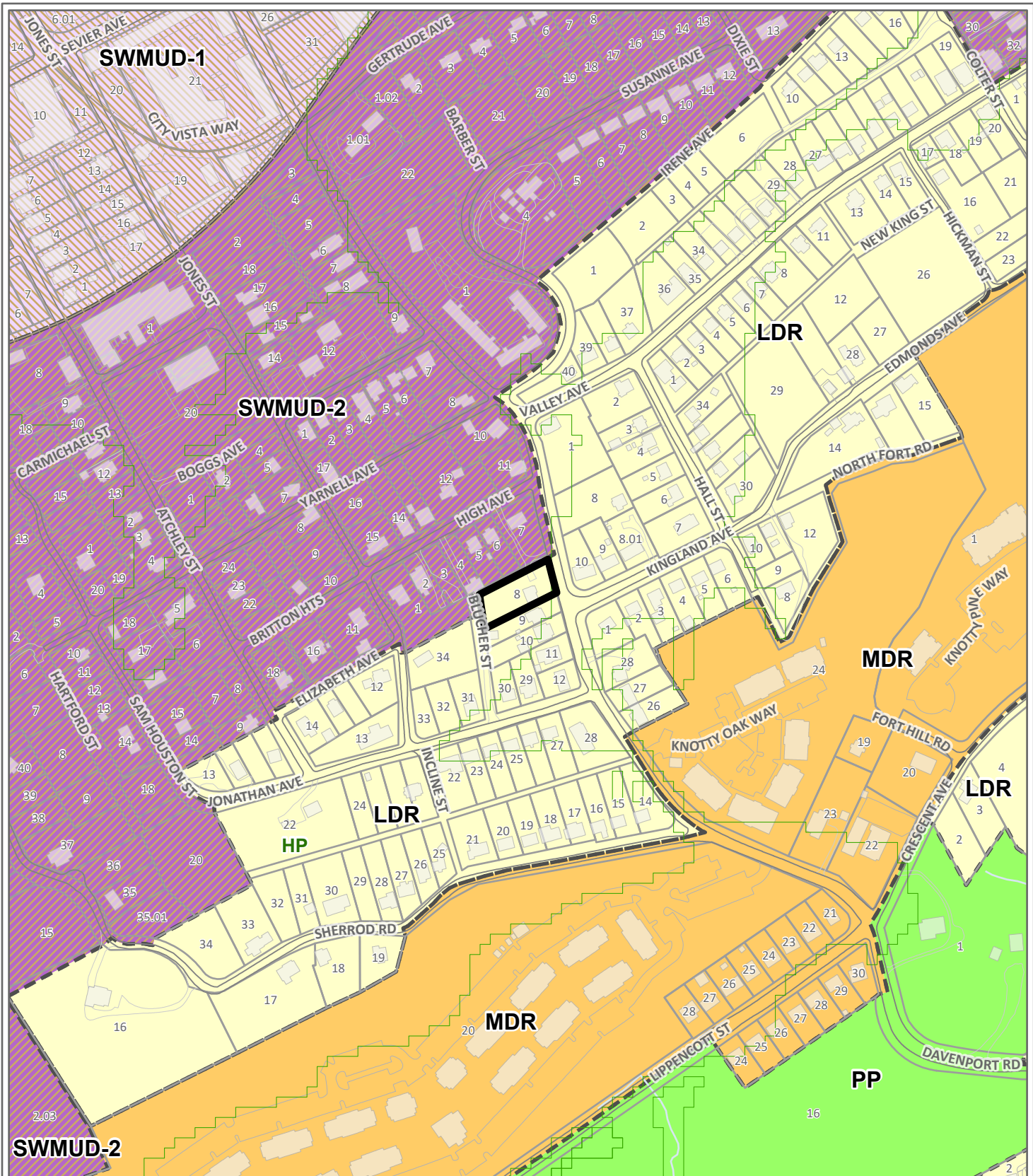
From: LDR (Low Density Residential), HP (Hillside Ridgeline Protection)
To: MDR (Medium Density Residential)

Original Print Date: 8/28/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: WAT Development, LLC

Map No: 109
Jurisdiction: City





ONE YEAR PLAN MAP

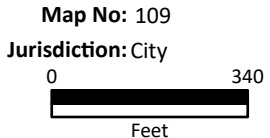
10-E-25-PA

Petitioner: WAT Development, LLC

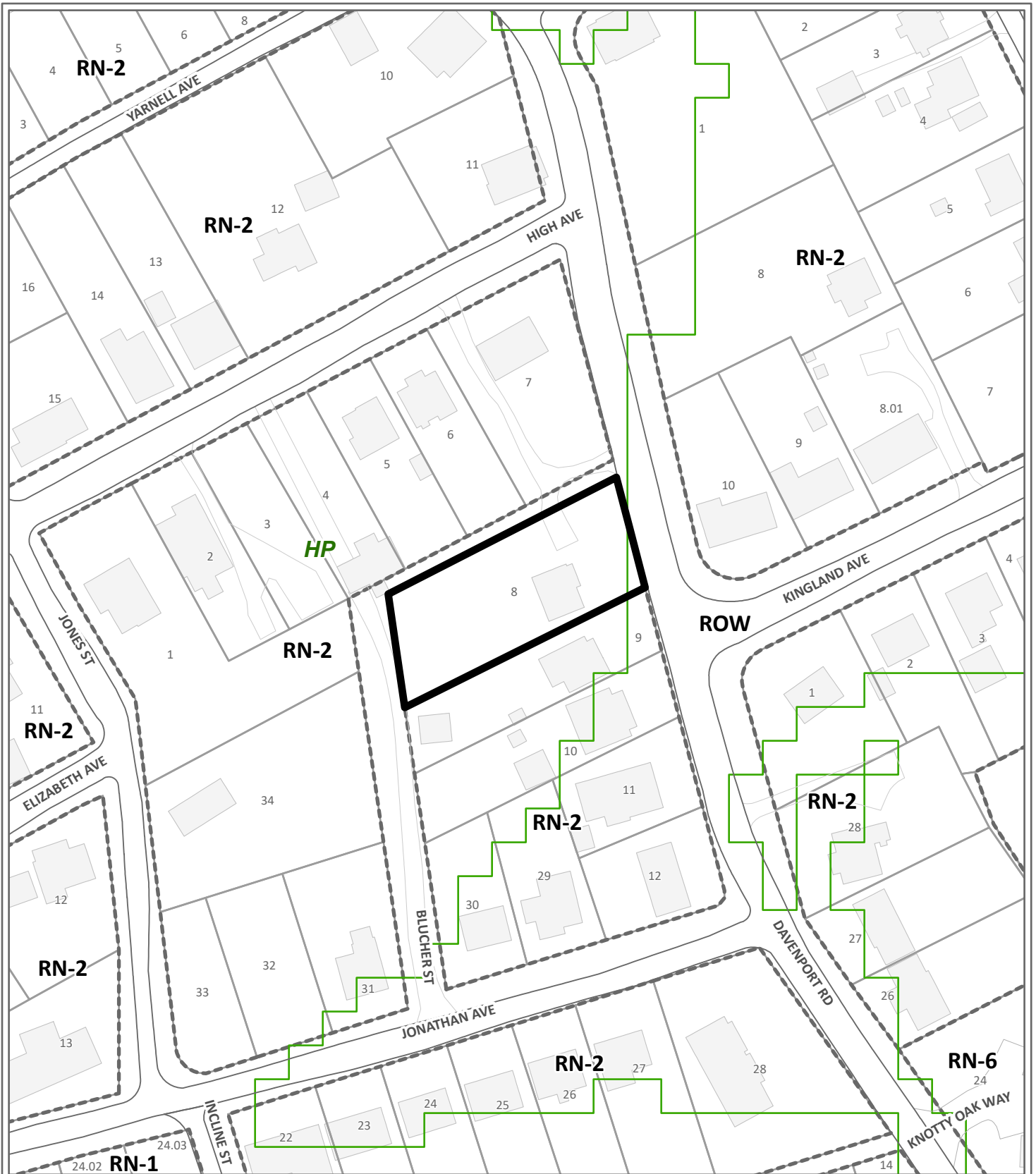


From: LDR (Low Density Residential), HP (Hillside Ridgeway Protection)
To: SWMUD-2 (South Waterfront Mixed Use District II)

Original Print Date: 8/28/2025
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Map No: 109
Jurisdiction: City



REZONING

10-T-25-RZ



From: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)
To: RN-5 (General Residential Neighborhood)

Original Print Date: 8/28/2025

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

Petitioner: WAT Development, LLC

Map No: 109

Jurisdiction: City

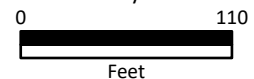
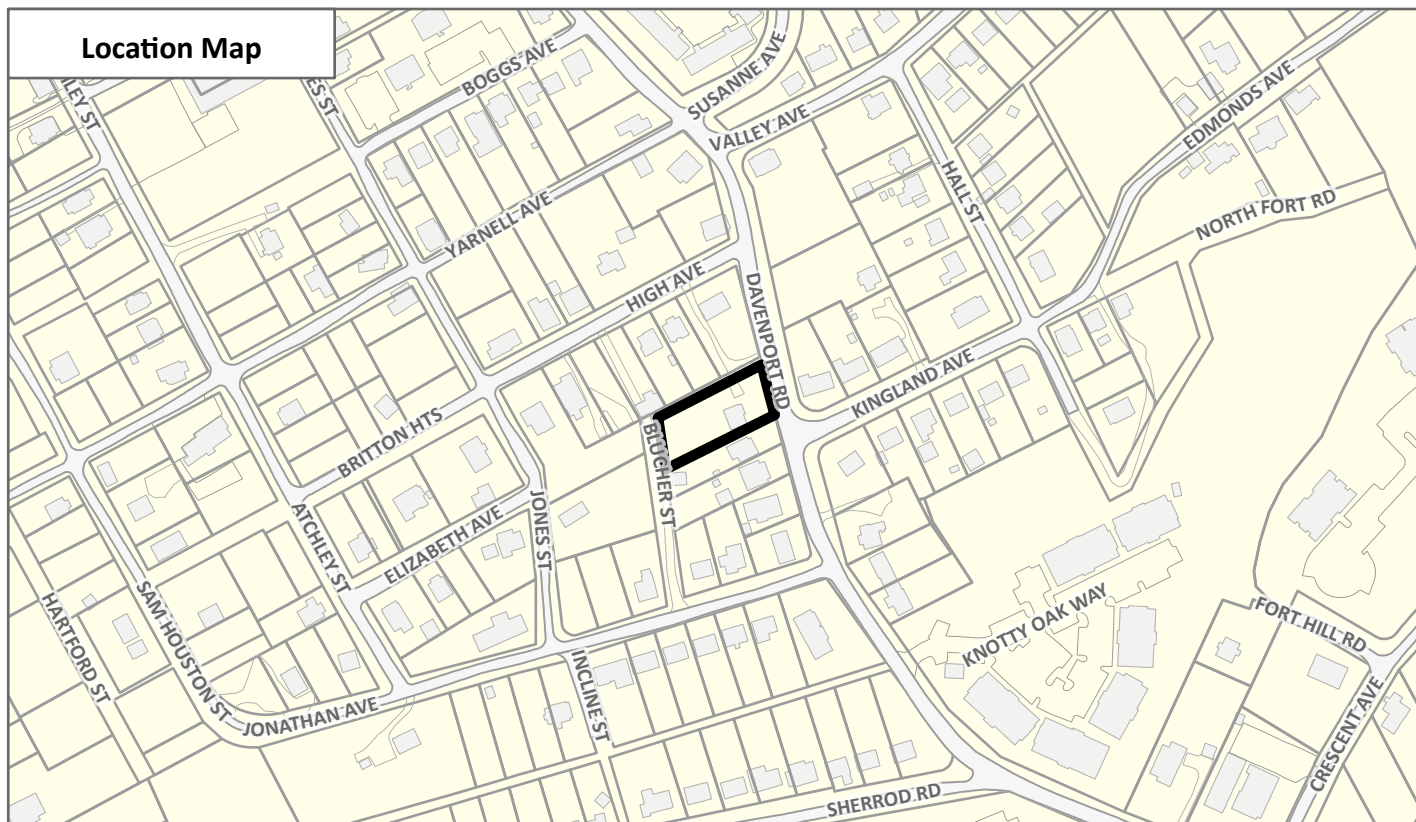


Exhibit A. Contextual Images

Location Map



Aerial Map



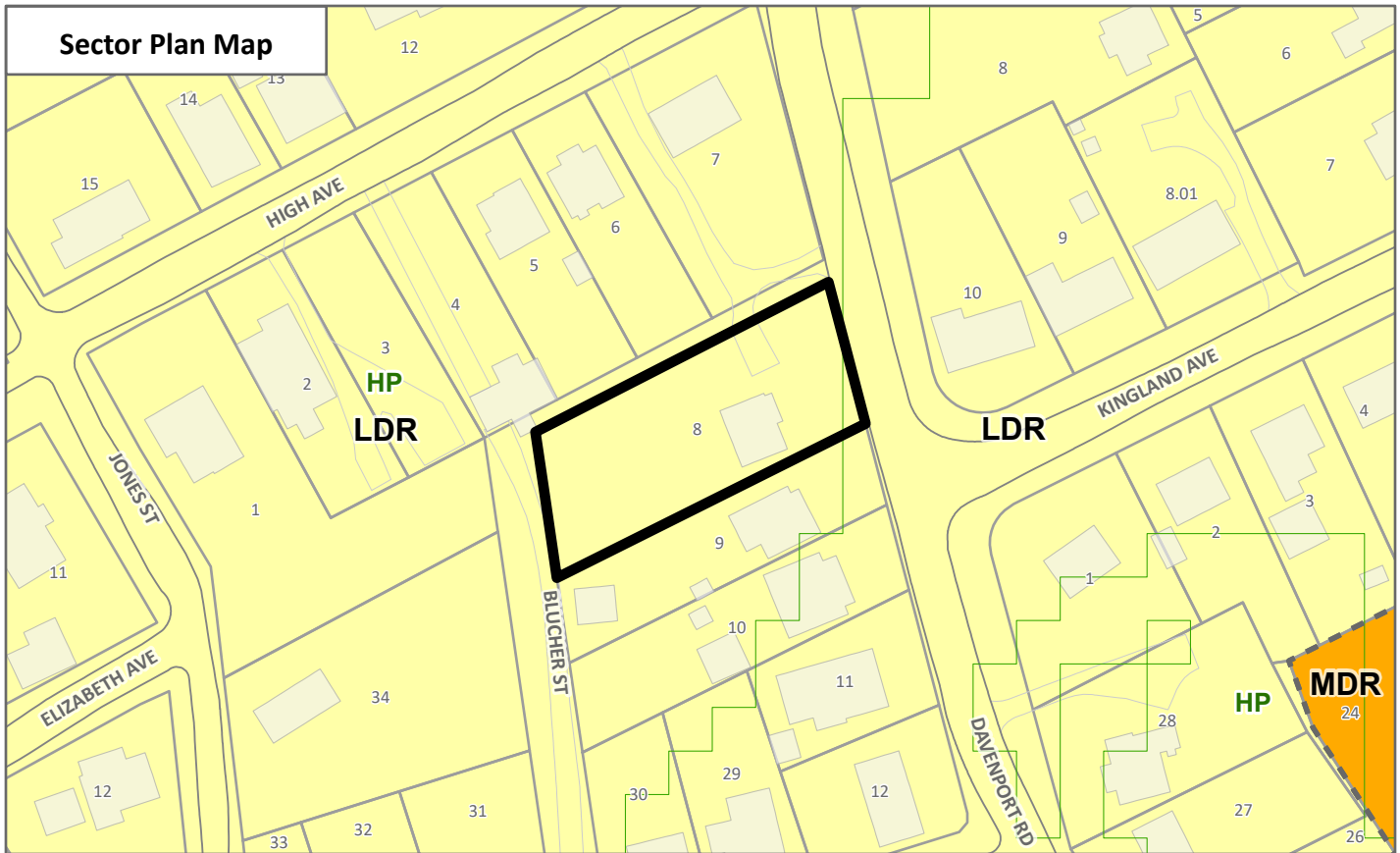
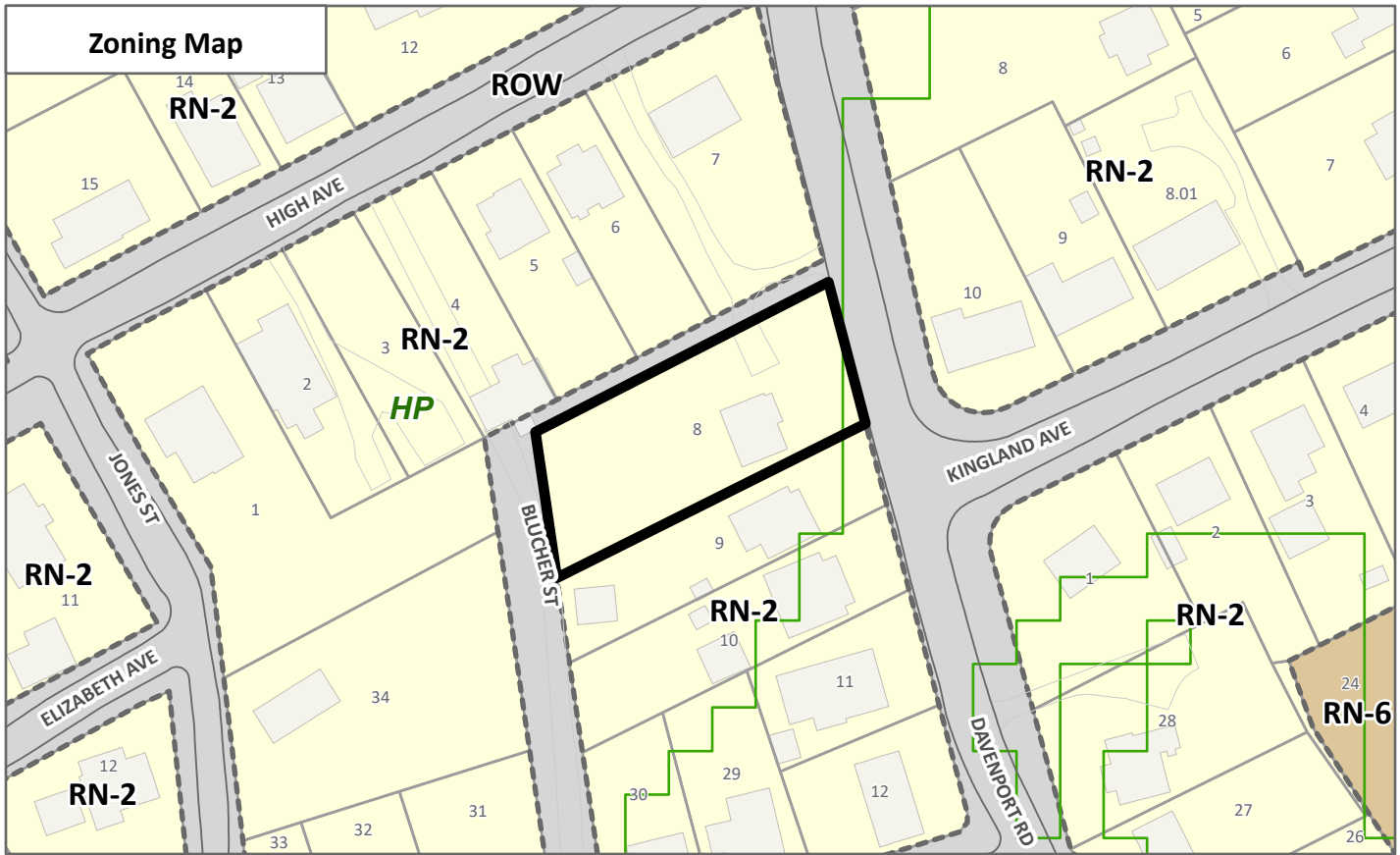
CONTEXTUAL MAPS 1

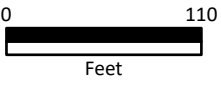
10-E-25-PA / 10-T-25-RZ



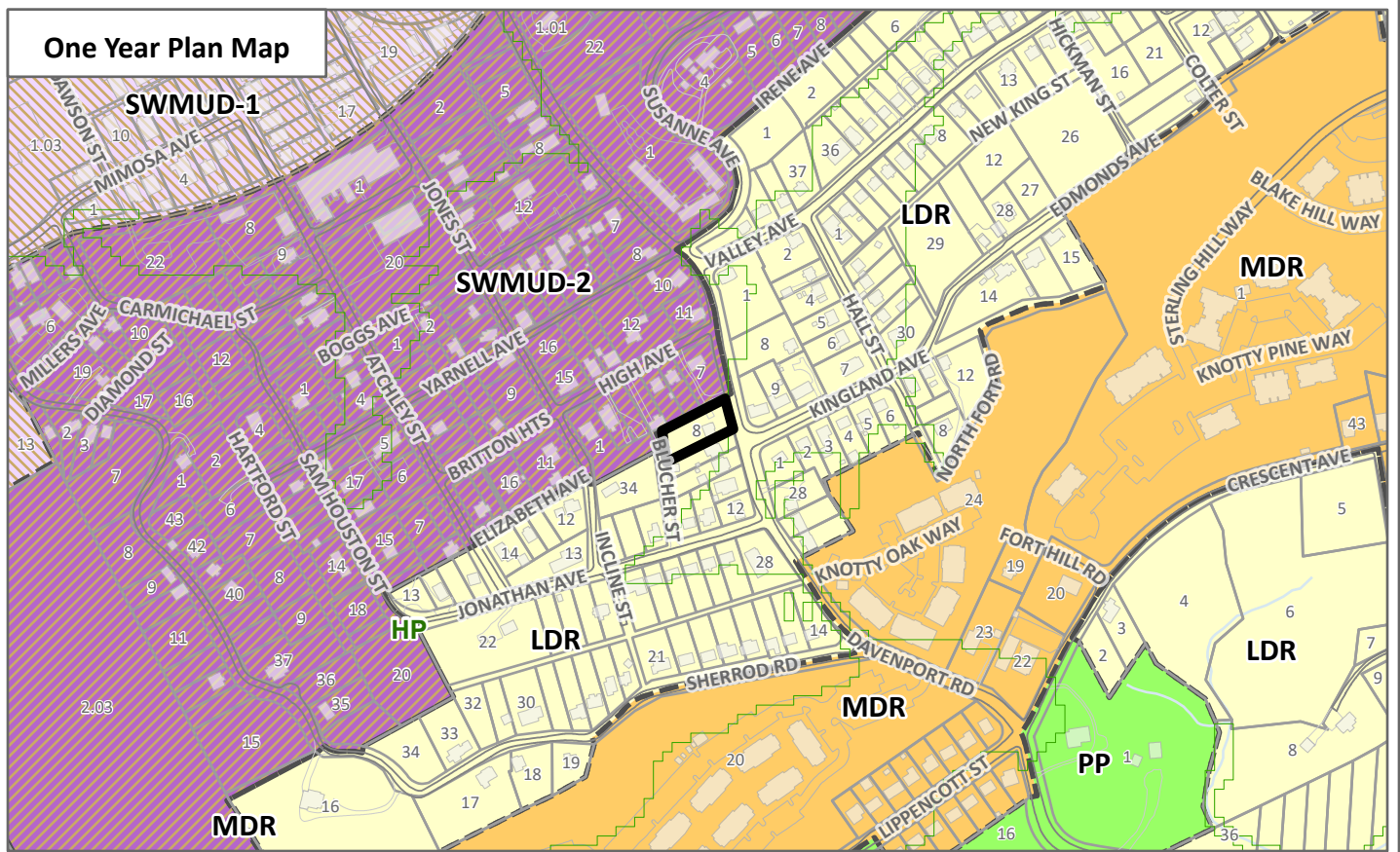
Case boundary



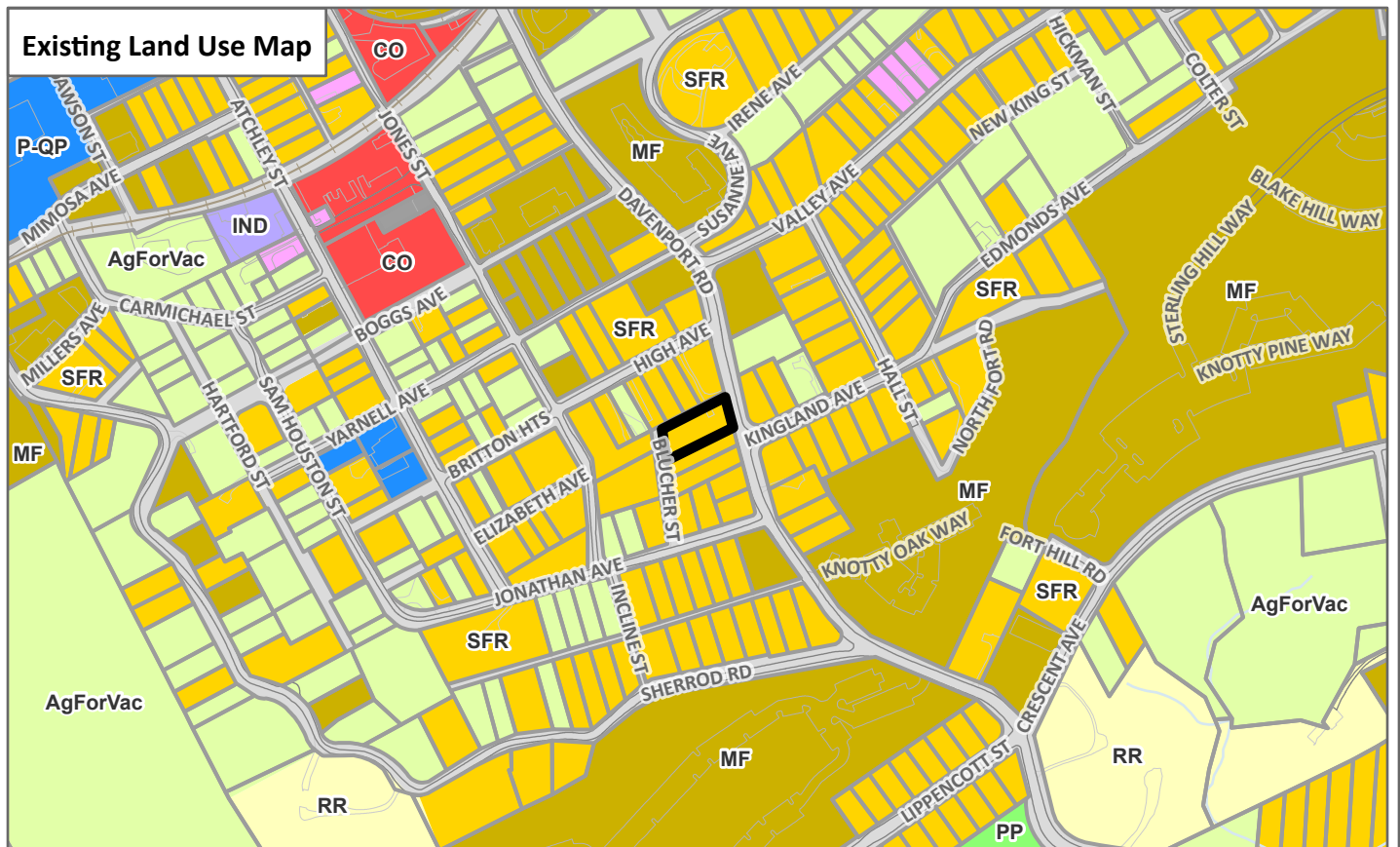


CONTEXTUAL MAPS 2		10-E-25-PA / 10-T-25-RZ	
 Case boundary			

One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

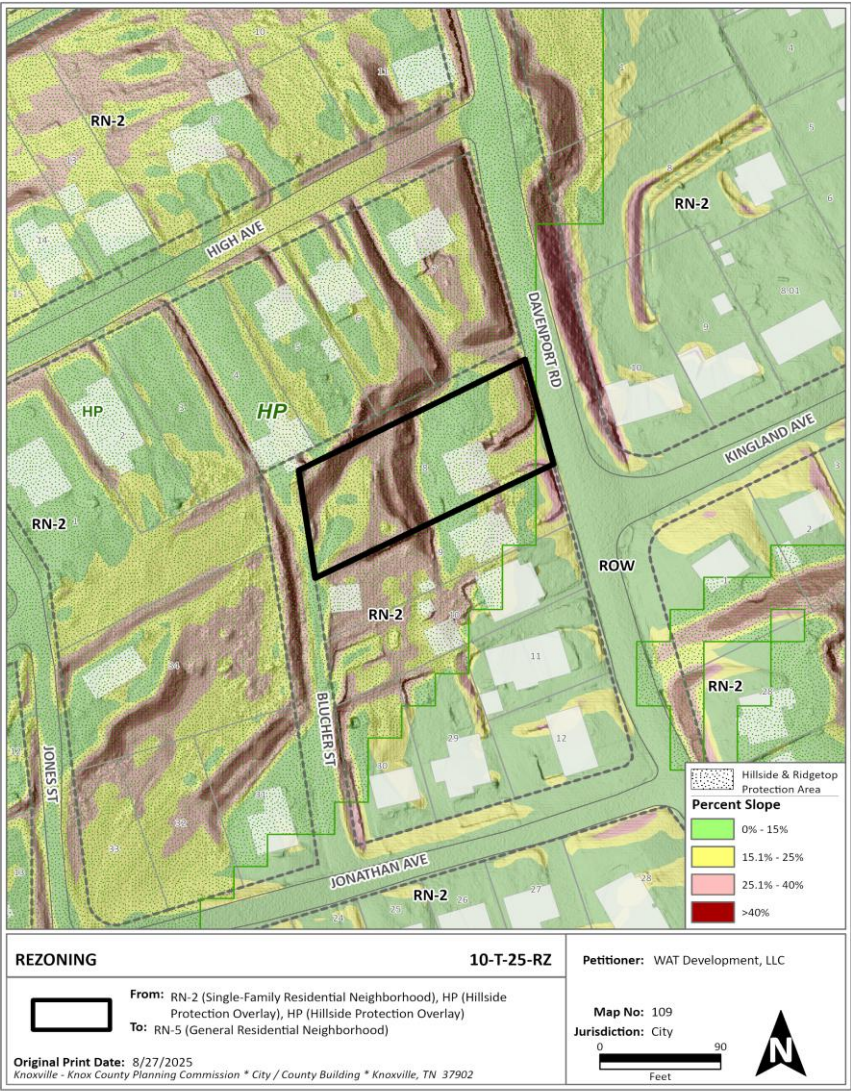
10-E-25-PA / 10-T-25-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	15,763.4	0.4			
Non-Hillside	370.8	0.0	N/A		
0-15% Slope	4,260.6	0.1	100%	4,260.6	0.1
15-25% Slope	4,062.4	0.1	50%	2,031.2	0.0
25-40% Slope	3,638.5	0.1	20%	727.7	0.0
Greater than 40% Slope	3,431.2	0.1	10%	343.1	0.0
Ridgetops					
Hillside Protection (HP) Area	15,392.7	0.4	Recommended disturbance budget within HP Area	7,362.6	0.2
			Percent of HP Area	47.8%	



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

Subdivision ☐ Concept Plan* ☐ Final Plat
Zoning ☒ Rezoning ☒ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

WAT Development, LLC

Purchaser

Applicant Name

Affiliation

~~5/27/2022~~ 8/25/25

Oct 2, 2025
~~Oct 2, 2025~~

Date Filed

Meeting Date (if applicable)

File Number(s)

10-T-25-RZ
10-E-25-PA
10-E-25-SP

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Matthew Thompson

WAT Development, LLC

Name

Company

6164 Kristins Gate Way

Powell

Tn

37849

Address

City

State

ZIP

865-556-7189

Phone

Email

Current Property Info

Michael M. Huff

2511 Davenport Rd, Knoxville Tn, 37920

865-719-3265

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Same as above

109BJ008

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

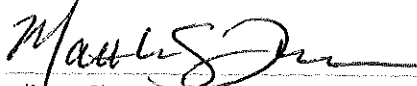
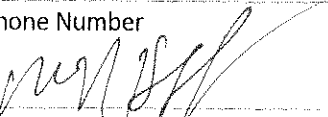
Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	☐ Combine Parcels ☐ Divide Parcel	
Proposed Number of Lots (total)		
☐ Other (specify) _____		
Specify if requesting: ☐ Variance ☐ Alternative design standard		
Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No		

Zoning Request

RN5	PENDING PLAT FILE NUMBER
☒ Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)
☒ Sector Plan ☒ One Year Plan ☐ Comprehensive Plan	
☒ Plan Amendment Change	SW MUD - 2 Proposed Plan Designation(s)
☐ If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests
☐ Other (specify) _____	

Authorization

☒ 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**

	Matthew Thompson / Authorized Rep	5/27/25
Applicant Signature	Print Name / Affiliation	Date
865-556-7189		
Phone Number	Email	
	Michael M. Huff	08/25/2025, SG
Property Owner Signature	Please Print	8/24/25 Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0801	\$650.00	0605	\$1,050.00			\$1,700.00

Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

09/19/2025

~~9/20/25~~

Date to be Posted

10/3/25

Date to be Removed

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

☐ Yes ☐ No

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


Applicant Signature

WAT Development, LLC
Matthew Thompson

Applicant Name

8/25/25

Date