



PLAN AMENDMENT REPORT

► **FILE #:** 10-B-26-SP

AGENDA ITEM #: 29

AGENDA DATE: 10/1/2026

► **APPLICANT:** LOGAN BREWSTER
OWNER(S): Logan Brewster

TAX ID NUMBER:	109 J F 012, 013	View map on KGIS
JURISDICTION:	Council District 1	
STREET ADDRESS:	324 E MOODY AVE (334 E MOODY AVE)	
► LOCATION:	Southeast side of E Moody Ave, east of Chapman Hwy	
► APPX. SIZE OF TRACT:	0.96 acres	
SECTOR PLAN:	South City	
GROWTH POLICY PLAN:	N/A (Within City Limits)	
ACCESSIBILITY:	Access is via E Moody Avenue, a minor arterial with 34 ft of pavement width and a center turn lane within a right-of-way width that varies from 93-97 ft.	
UTILITIES:	Water Source: Knoxville Utilities Board	
	Sewer Source: Knoxville Utilities Board	
FIRE DISTRICT:	Knoxville Fire Department	
WATERSHED:	Baker Creek, Goose Creek	

► **CURRENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **REQUESTED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN AND ZONING DESIGNATION: No, it is not an extension or the zoning or the plan designation.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Agriculture/forestry/vacant land - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)
South:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
East:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
West:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT The subject property lies 0.3 miles to the northeast of the Chapman Highway commercial corridor in an area characterized by single family and multifamily residential uses interspersed with vacant land. The E Moody Avenue and

James White Parkway interchange and Urban Wilderness Gateway Park are 0.5 miles to the northeast. Dogwood Elementary School is 0.65 miles to the northeast, and South-Doyle Middle School is 0.68 miles to the southeast.

STAFF RECOMMENDATION:

- **Approve the MDR (Medium Density Residential) land use classification because it is supported by public improvements in the area.**

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 2011 South City Sector Plan recommended improving Moody Avenue to safely accommodate both pedestrians and cyclists (pg. 28). In 2017, safety improvements were completed along E Moody Avenue, which converted the roadway from four lanes to two lanes with a center-turn lane and installed bicycle lanes on both sides of the street, providing a buffer between vehicles and sidewalks. The E Moody Avenue improvements support a plan amendment to the MDR (Medium Density Residential) land use classification, as it is intended to support residential development along or near corridors served by transit and sidewalks.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The LDR (Low Density Residential) land use classification is consistent with the residential character of the area and is not the result of an error or omission in the plan. However, the LDR land use class generally recommends protecting low density development from through traffic by avoiding direct access to major collectors or arterial streets. In contrast, the MDR land use class is recommended for residential areas with a mix of housing types on collector or arterial streets near transit-served corridors.

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 E Moody Avenue roadway improvements and proximity to community activity centers, such as the new Urban Wilderness Gateway Park, Sam Duff Park, South Doyle Middle, and Dogwood Elementary Schools, support an amendment to the MDR land use classification at this location.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. 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-H-26-RZ
10-B-26-PA

AGENDA ITEM #: 29
AGENDA DATE: 10/1/2026

► **APPLICANT:** LOGAN BREWSTER
OWNER(S): Logan Brewster

TAX ID NUMBER: 109 J F 012, 013 [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 324 E MOODY AVE (334 E MOODY AVE)

► **LOCATION:** Southeast side of E Moody Ave, east of Chapman Hwy

► **TRACT INFORMATION:** 0.96 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E Moody Avenue, a minor arterial with 34 ft of pavement width and a center turn lane within a right-of-way width that varies from 93-97 ft.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Baker Creek, Goose Creek

► **CURRENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **REQUESTED PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / RN-3 (General Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **EXTENSION OF PLAN AND ZONING DESIGNATION:** No, it is not an extension or the zoning or the plan designation.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Agriculture/forestry/vacant land - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)
South:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
East:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)
West:	Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property lies 0.3 miles to the northeast of the Chapman Highway commercial corridor in an area characterized by single family and multifamily residential uses interspersed with vacant land. The E Moody Avenue and James White Parkway interchange and Urban Wilderness Gateway Park are 0.5 miles to the northeast. Dogwood Elementary School is 0.65 miles to the northeast, and South-Doyle Middle School is 0.68 miles to the southeast.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Medium Density Residential) land use classification because it is supported by public improvements in the area.**

- ▶ **Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with adopted plans.**

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

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENTS (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.

1. In 2017, safety improvements were completed along E Moody Avenue, which converted the roadway from four lanes to two lanes with a center-turn lane and installed bicycle lanes on both sides of the street, providing a buffer between vehicles and sidewalks.
2. In 2021, approximately 0.5 miles east of the subject property, the Urban Wilderness Gateway Park was established, linking the terminus of James White Parkway to the Baker Creek Preserve. Park project improvements have been ongoing, with the Baker Creek Pavilion and Playscape completed in February 2026, which added restrooms, shade structures, a water refilling station, and play features.
3. The E Moody Avenue roadway improvements and proximity to community activity centers, schools, and the Chapman Highway commercial corridor support an amendment to the MDR (Medium Density Residential) land use classification at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in public policy pertaining to this area that were unanticipated by the plan.

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 data sets or studies that necessitate a plan amendment at this location.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. In 2017, E Moody Avenue was transformed from a four-lane roadway to one with two lanes, a center-turn lane, and bicycle facilities on both sides of the street.
2. In 2021, approximately 0.5 miles east of the subject property, the Urban Wilderness Gateway Park was established, linking the terminus of James White Parkway to the Baker Creek Preserve. The park and greenway entrance can be accessed via the connected sidewalk network along E Moody Avenue and Sevierville Pike.

3. The Chapman Highway commercial corridor is approximately 0.30 miles west of the subject property, where there has been an increase in residential and commercial development comprised of retail and service-oriented uses.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-3 (General Residential Neighborhood) district is intended to accommodate medium density residential neighborhoods characterized by single-family, single-family attached, and two-family homes.

2. Rezoning 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 RN-3 district would be compatible with the surrounding residential zoning, which consists of properties zoned RN-1, RN-2 (Single-Family Residential Neighborhood), and RN-4 (General Residential Neighborhood).

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. The RN-3 district permits townhouse dwellings through a special use approval to facilitate a more urban development form. The special use approval process allows the Planning Commission to review developments for compatibility with the area and recommend conditions to mitigate adverse impacts on the subject or neighboring properties.

2. The proposed rezoning is not anticipated to negatively impact the surrounding area, which consists of residential single-family and two-family dwellings with varying lot widths.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The RN-3 district would be consistent with the recommended amendment to the MDR (Medium Density Residential) land use classification of the One Year Plan and South City Sector Plan.

2. The proposed rezoning is consistent with the General Plan's Development Policy 4.5: Avoid creating small, isolated pockets of residential development; encourage neighborhoods large enough to support cost-effective provision of community facilities and services to maintain a strong residential quality. The subject property is in a primarily residential area with direct access to a major arterial street, served by pedestrian and bicycle facilities, and in close proximity to schools, parks, and commercial amenities.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. There are four Knoxville Area Transit bus stops within 0.3 miles of the subject property.

2. The subject property is within the Parental Responsibility Zone for Dogwood Elementary and South-Doyle Middle Schools, both of which are accessible via sidewalk from the subject property.

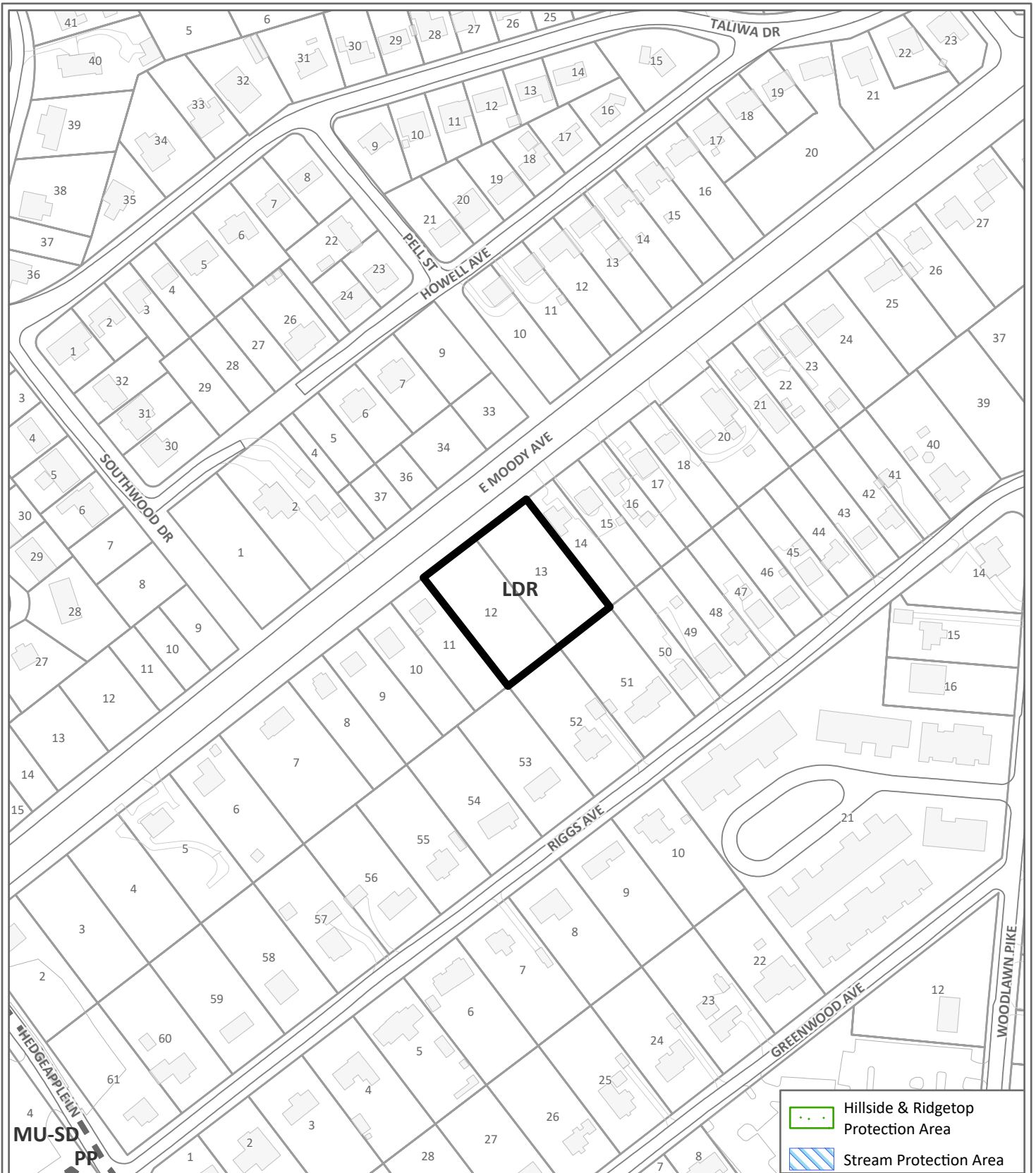
3. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. 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.



**10-B-26-SP
SOUTH CITY SECTOR PLAN MAP**



From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

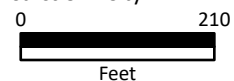
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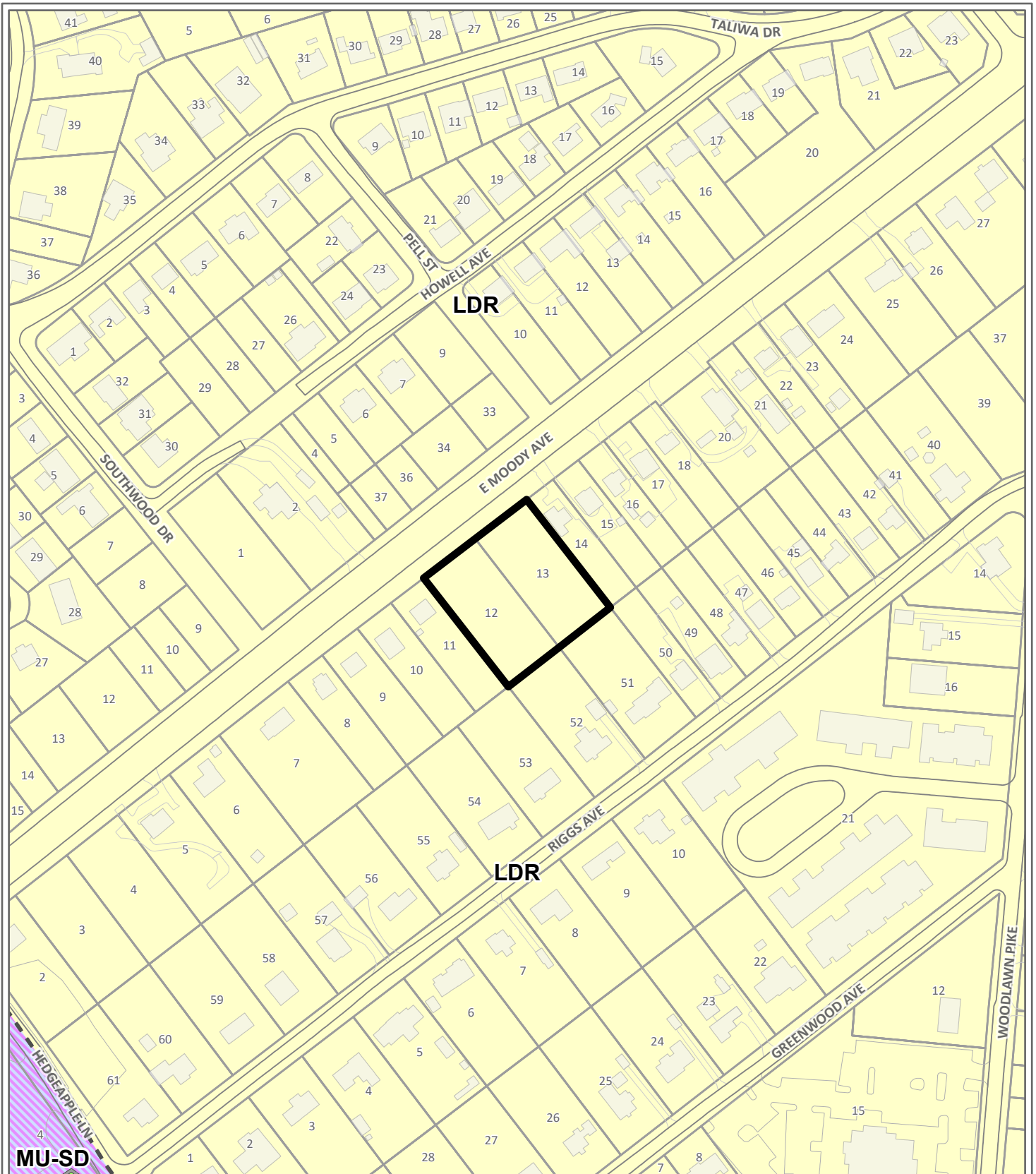
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Logan Brewster

Map No: 109

Jurisdiction: City





ONE YEAR PLAN MAP

10-B-26-PA

Petitioner: Logan Brewster



From: LDR (Low Density Residential)

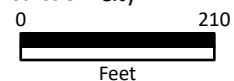
To: MDR (Medium Density Residential)

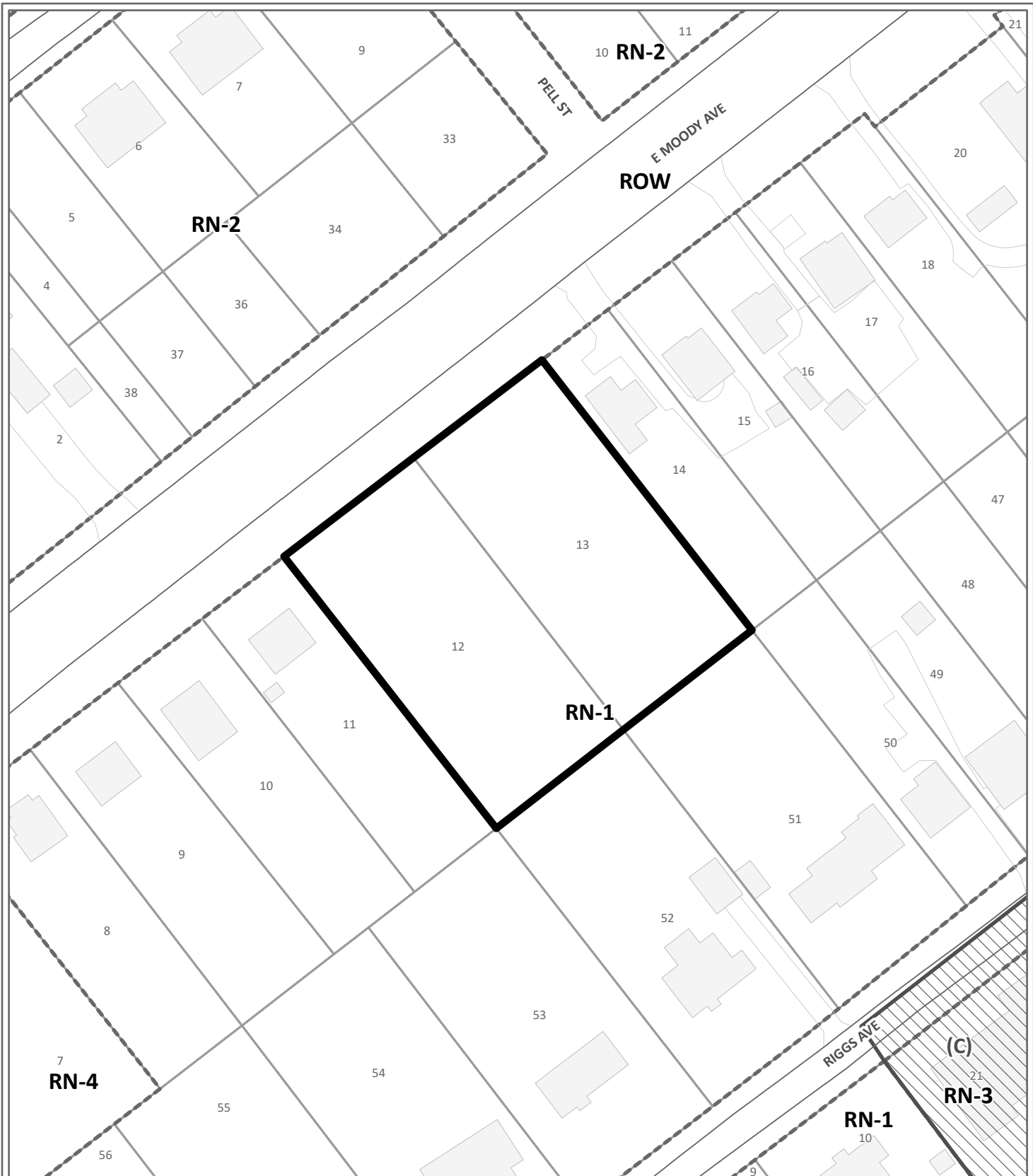
Original Print Date: 8/20/2026

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

Map No: 109

Jurisdiction: City





REZONING

10-H-26-RZ

Petitioner: Logan Brewster



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-3 (General Residential Neighborhood)

Original Print Date: 8/20/2026

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

Map No: 109

Jurisdiction: City

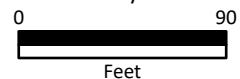


Exhibit A. Contextual Images



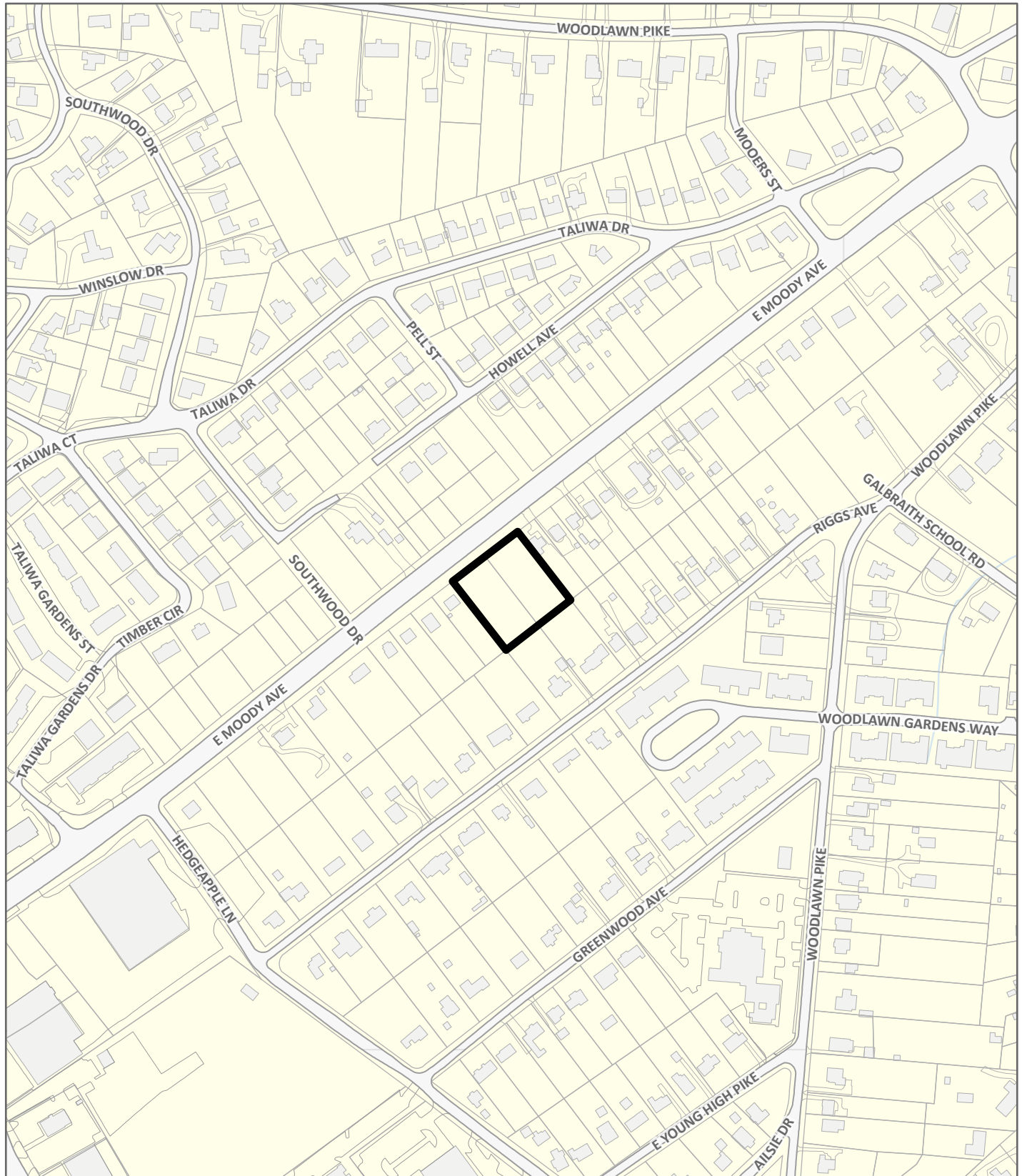
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

10-H-26-RZ / 10-B-26-PA



Case boundary



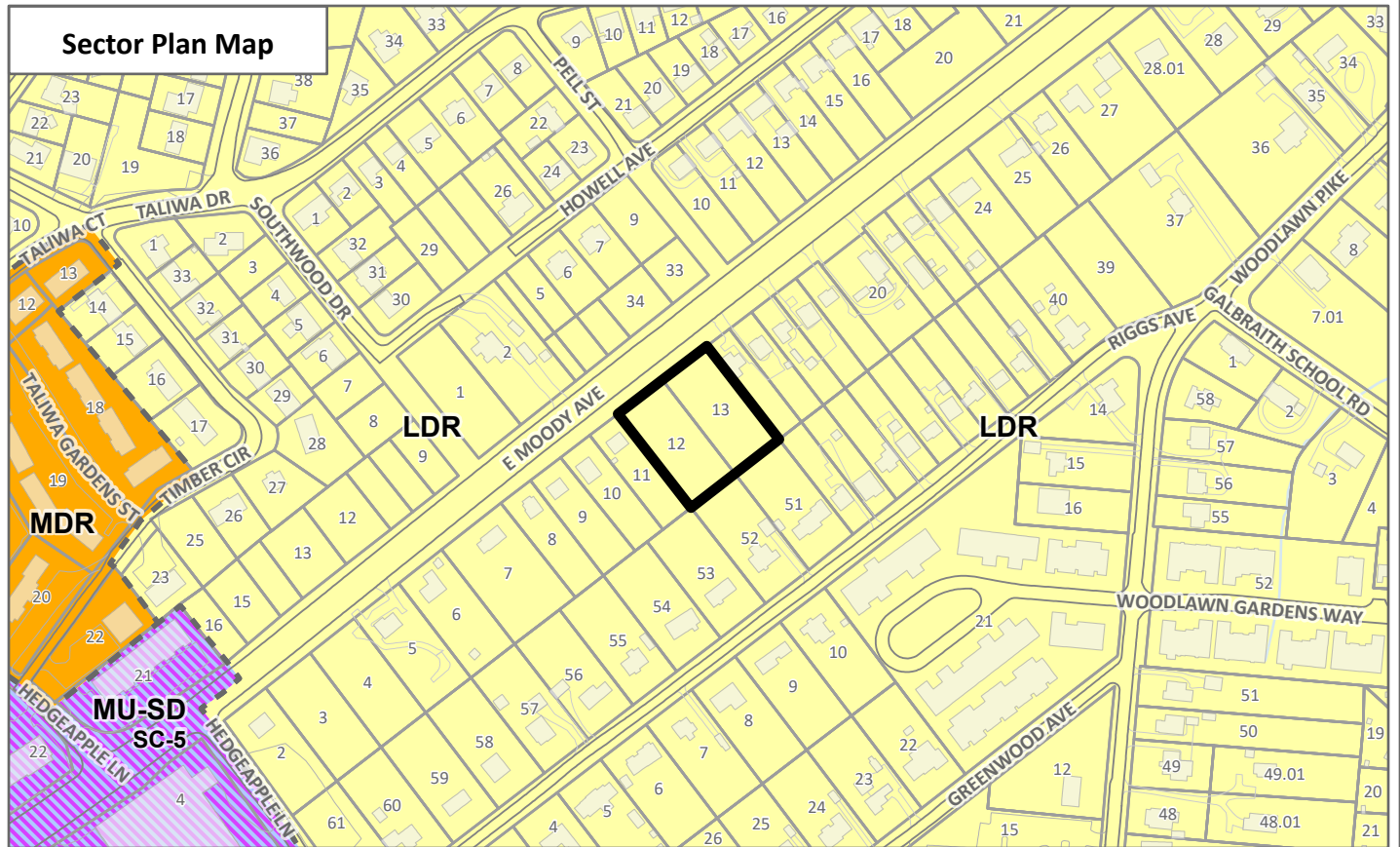
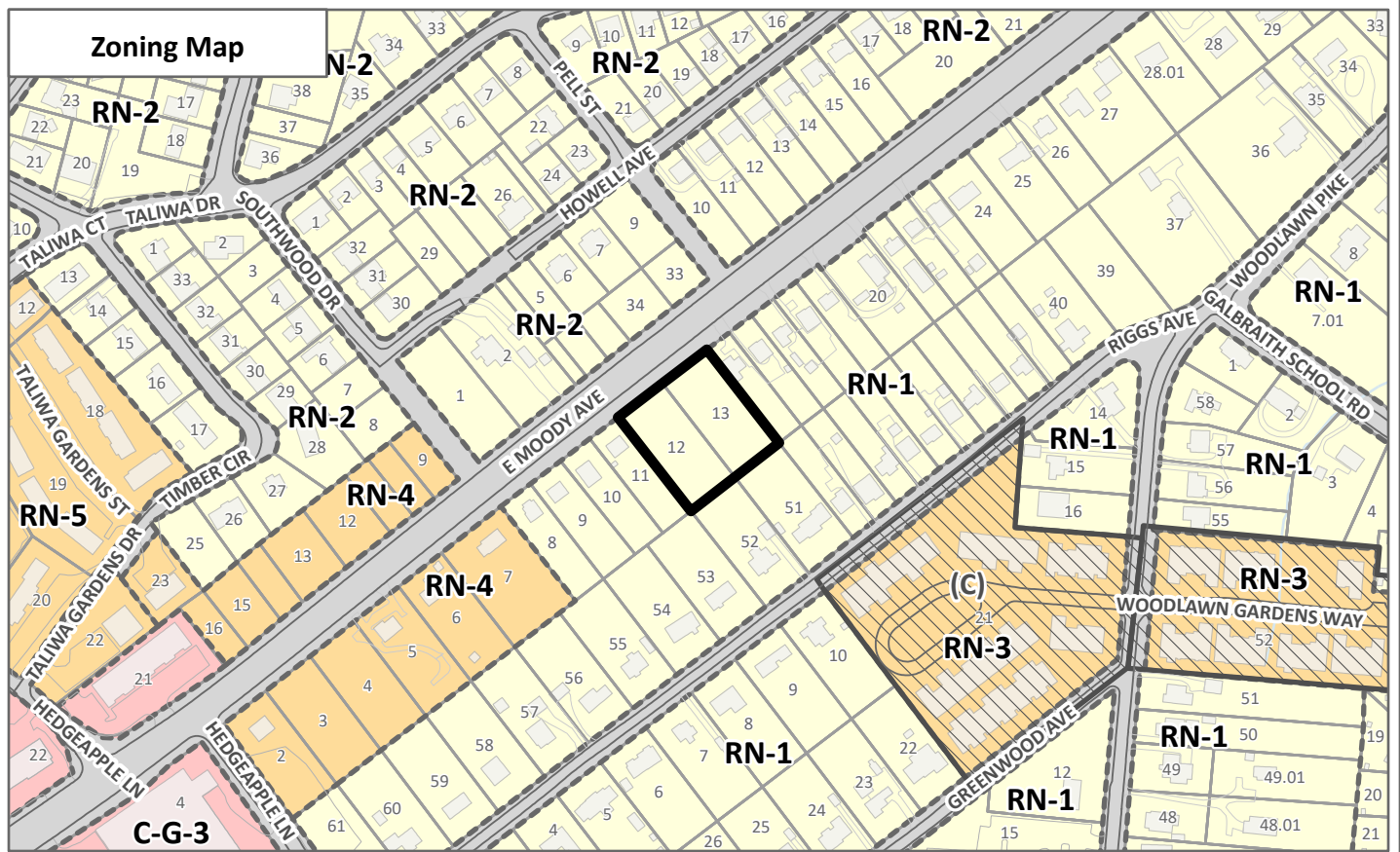


EXHIBIT A, CONTEXTUAL MAPS

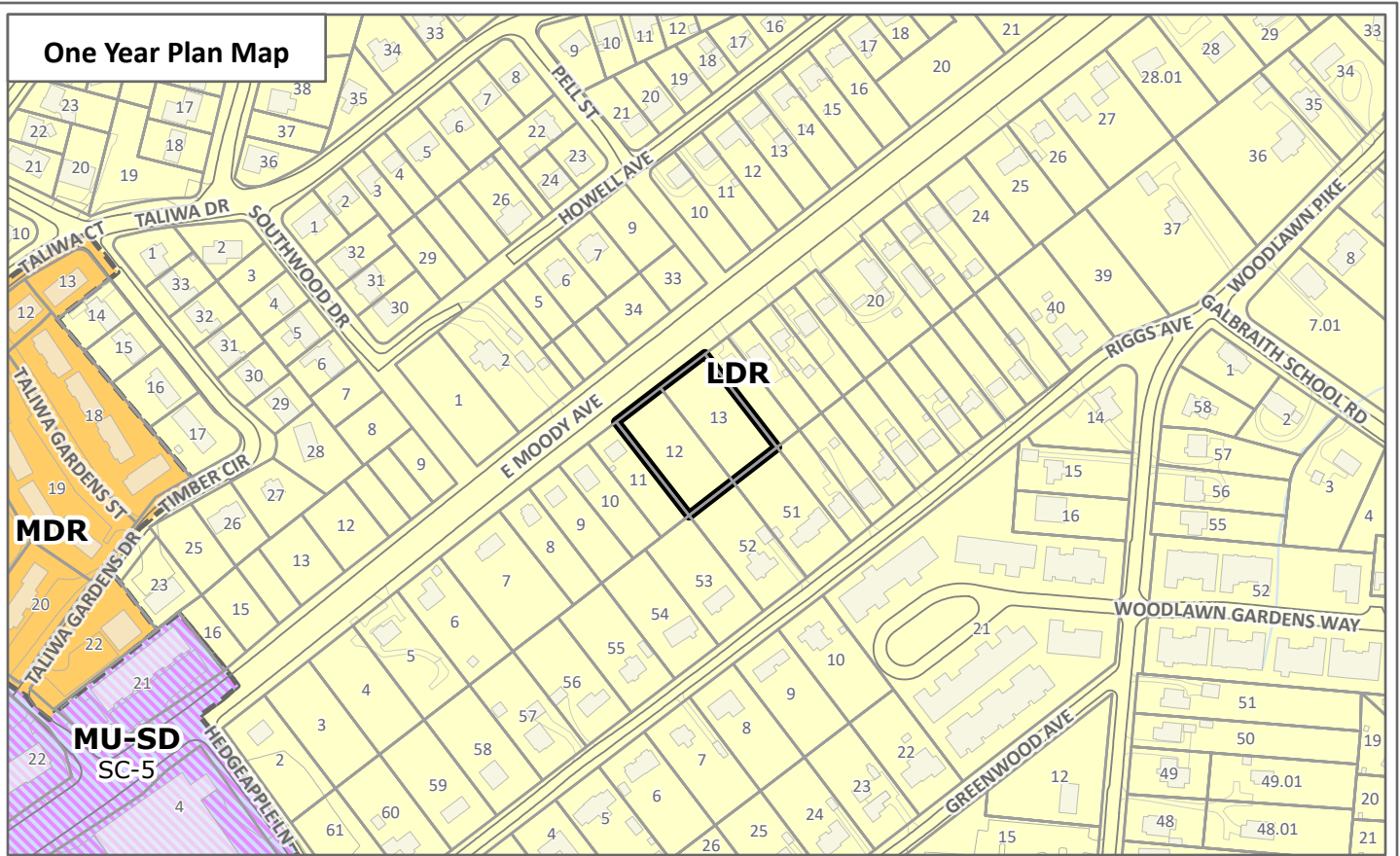
10-H-26-RZ / 10-B-26-PA

Case boundary

0 360
Feet

N

One Year Plan Map



Existing Land Use Map

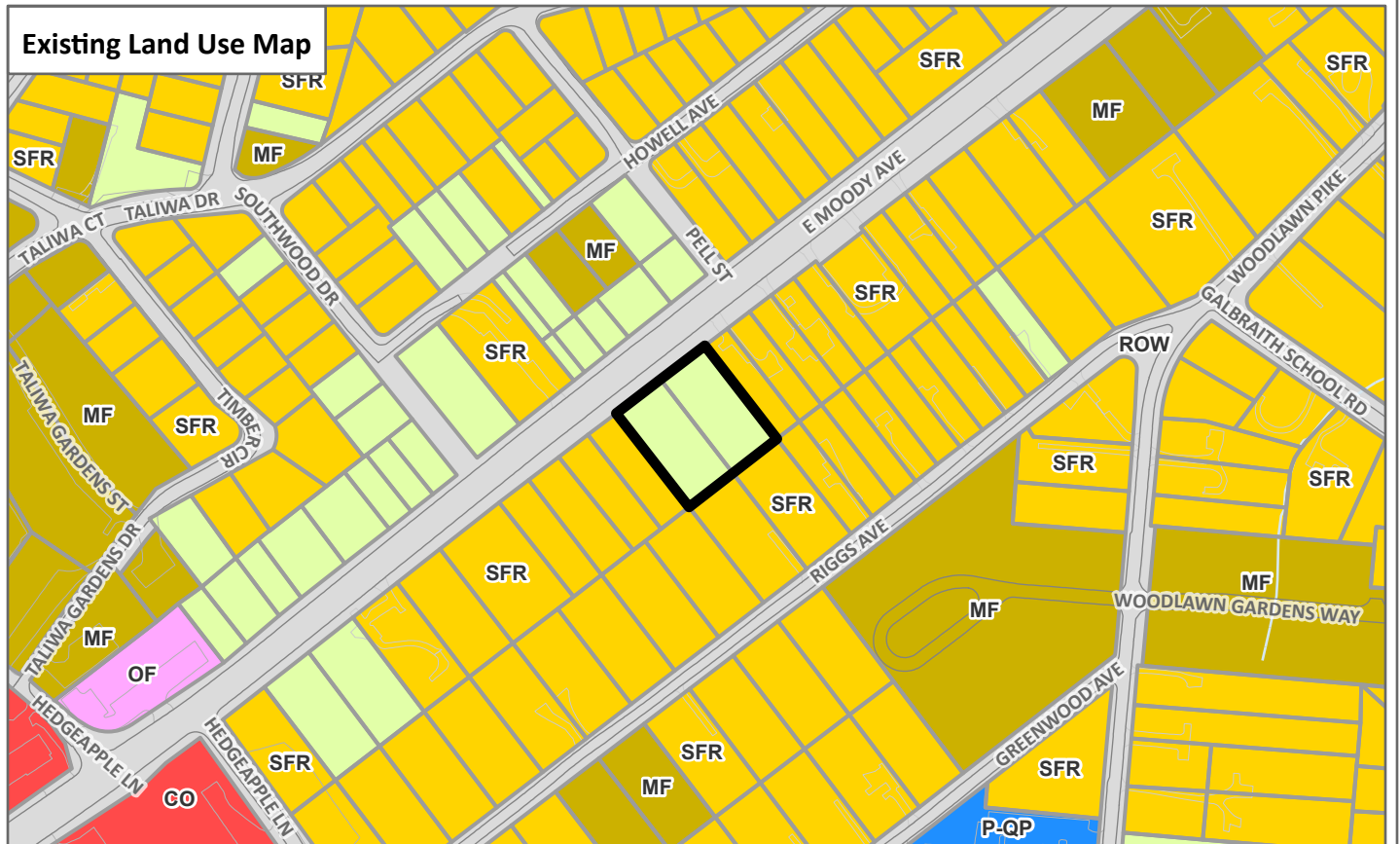
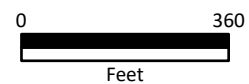


EXHIBIT A, CONTEXTUAL MAPS

10-H-26-RZ / 10-B-26-PA



Case boundary



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.

9/18/26 **9/19/26**

10/2/26

Date to be Posted

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

Logan Brewster

Applicant Name

8/14/26

Date