CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-25-PA **Related File Number:** 10-B-25-RZ

Application Filed: 7/16/2025 **Date of Revision:**

Applicant: ROBERT PARSONS II

PROPERTY INFORMATION

General Location: Southeast side of New York Ave, northwest of Tennessee Ave

Other Parcel Info.:

Tax ID Number: 81 P K 003 **Jurisdiction:** City

Size of Tract: 12741 square feet

Accessibility: Access is via New York Avenue, an unstriped local street with 32 ft of pavement width within a 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The subject property is at the edge of neighborhood primarily featuring single family residential uses and is directly to the north of a large recycling plant and railway depot. There is a mix of industrial, wholesale, and commercial uses to the southeast along Tennessee Avenue and to the southwest along Western Avenue. Lonsdale Elementary School, Sam E. Hill Community Center, and the Haslam-Samson Sports Complex lie within a mile to the northeast of the subject property.

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

Street: 1524 NEW YORK AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: O (Office), IH (Infill Housing Overlay)

Previous Requests:

Extension of Zone: No, it is not an extension of the plan designation or the zoning district.

History of Zoning: In 2006 the property was part of a larger rezoning to add the IH (Infill Housing Overlay) (11-O-06-RZ). In 2012 the parcel was part of a larger rezoning from I-2 (Restricted Manufacturing and Warehousing), IH to R-1A (Low Density Residential), IH (1-G-12-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: O (Office)

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.): Approve the O (Office) land use classification because it would provide a transition in land use intensity.

Staff Recomm. (Full):

Comments:

AN ERROR IN THE PLAN.
1. The TDR land use classification 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 IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.
1. In Fall 2022, the new Lonsdale Elementary School campus was opened approximately 550 ft north of the subject property.
2. The new Lonsdale Park and Sam E. Hill Community Center is underway 0.23 miles north of the subject property, next to the Haslam-Sansom sports complex and multi-purpose facility, which opened in 2019.
3. The land use classification for the property to the west was amended from TDR to HI (Heavy Industrial) in 2023. The single-family home on the property was demolished in 2024, and the site now operates as an industrial use. The increase in industrial activity to the west and south and the new community facilities to the north support consideration of amending the land use class to a transitionary class, such as O (Office).

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.
1. There are no known changes 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. Though no new plans or studies have been produced for this area, the 2005 Lonsdale Neighborhood Plan and Central City Sector Plan list buffering residential uses from industrial development as a key redevelopment goal for the community. Amending the One Year Plan to the O land use classification here would support this goal by providing a transition in land use intensity between the neighborhood and elementary school to the north and industrial activities to the south.

Action: Approved **Meeting Date:** 10/2/2025

Details of Action:

Summary of Action: Approve the O (Office) land use classification because it would provide a transition in land use intensity.

Date of Approval: 10/2/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/11/2025 **Date of Legislative Action, Second Reading:** 11/25/2025

Ordinance Number:		**Other Ordinance Number References:**	O-150-2025
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	