CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT

File Number: 7-B-26-SP **Related File Number:**

Application Filed: 5/27/2026 **Date of Revision:**

Applicant: CONNOLLY DEVELOPMENT VENTURES, LLC

PROPERTY INFORMATION

General Location: Northeast side of Sevier Ave, west side of James White Parkway, northeast terminus of Baker Ave

Other Parcel Info.:

Tax ID Number: 109 B E 015 **Jurisdiction:** City

Size of Tract: 20738 square feet

Accessibility: Access is via Sevier Avenue, a major collector with 25 ft of pavement width within a right-of-way width that varies from 54-66 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: South City **Plan Designation:** MDR (Medium Density Residential)

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

Neighborhood Context: The subject property lies in an area to the west side of James White Parkway that features predominantly single family houses and multifamily developments, interspersed with limited commercial and office uses. The Cottrell Street intersection with James White Parkway and Rock City Park lie within 0.25 miles to the southeast.

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

Street: 2704 SEVIER 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: C-N (Neighborhood Commercial)

Previous Requests:

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

History of Zoning: In 1996 the property was rezoned from C-1 (Neighborhood Commercial) to R-2 (General Residential) (1-Q-96-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: NC (Neighborhood Commercial)

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: Malynda Wollert

Staff Recomm. (Abbr.): Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

Staff Recomm. (Full):

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. The Sevier Avenue Roadway Project is underway northwest of the subject property. This project will add a roundabout at Sevier Avenue and Island Home Avenue intersection and new ADA-compliant sidewalks, streetlights, and traffic signals. However, this project is on a different section of Sevier Avenue that is more commercial in nature that has a different character than the section of Sevier Avenue where the subject property is located.
2. This section of Sevier Avenue is included in the annual resurfacing program and in the Sevier Avenue Utility and Conduit Project, which will relocate all overhead utilities to underground conduits and duct banks, but that project has not yet begun.
3. These significant infrastructure improvements, though notable, do not necessarily make nonresidential development at this location more feasible. The Sevier Avenue Roadway Project encourages the expansion of nonresidential development in the area more directly affected by the improvement, along the corridor to the northwest of the subject property and bounded by its intersection with Anita Drive. This is consistent with the recommendations of the sector plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The current MDR (Medium Density Residential) land use classification reflects the property's current use as a duplex, and the surrounding apartment developments with RN-4 (General Residential Neighborhood) and RN-5 (General Residential Neighborhood Zoning). It is not the result of an error or omission in the sector plan. This section of Sevier Avenue is predominantly residential, so more commercial zoning at this site would be an encroachment of commercial zoning into a residential area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There has been no change in government policy that warrants a land use change to the NC (Neighborhood Commercial) land use classification at this location.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
1. Development trends along this section of Sevier Avenue have not significantly changed since adopting the 2011 South City Sector Plan, and the area has remained stable outside of a 15-unit townhouse development within 250 feet to the north of the subject property that was completed in 2026. There has been a significant increase in commercial and mixed-use development focused along Sevier Avenue to the northwest of the subject property, to the west of its intersection with Island Home Avenue, whereas residential development has increased in the Old Sevier neighborhood to the south of this mixed-use corridor.

OTHER CONSIDERATIONS
1. The subject property does not meet all of the location criteria for the NC land use classification, as there is existing commercial development within a half-mile to the north and south. The location criteria for this land use states that new NC should not be zoned for or developed within a half-mile of existing commercial development that features sales of day-to-day goods and services.

Action: Denied **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

Date of Approval: **Date of Denial:** 7/9/2026 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 7/22/2026

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/1/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Appeal Denied **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**