



**CITY OF KNOXVILLE, TENNESSEE**

**City Council**

**AGENDA INFORMATION SHEET**

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**AGENDA DATE:** June 10, 2025

**DEPARTMENT:** Knoxville-Knox County Planning

**DIRECTOR or DESIGNEE:** Amy Brooks

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**AGENDA SUMMARY** An Ordinance approving the request of Belvan Properties LLC for an amendment to the South City Sector Plan from Low Density Residential to Medium Density Residential for property located at 700 Gertrude Avenue, leaving any special purpose land use classifications unchanged. (Planning Commission Approved 12-2) (File No. 5-A-25-SP) (Council District 1)

**COUNCIL DISTRICT(S) AFFECTED** 1st

**BACKGROUND** The applicant requested an amendment to the South City Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential) for property located at 700 Gertrude Avenue. The property is in the Hillside Protection area (HP). No changes to any special purpose land use classifications are included in the application, Planning staff recommendation, or the Planning Commission recommendation.

**RECOMMENDATION**

The Planning Commission recommended approval of the South City Sector Plan amendment to the MDR (Medium Density Residential) land use classification because it is compatible with the development pattern and infrastructure, by a vote of 12-2. The HP (Hillside Protection) area would be retained.

**ESTIMATED PROJECT SCHEDULE** This item was considered and recommended for approval by the Planning Commission on May 8, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is September 5, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

**PRIOR ACTION/REVIEW**

Planning Commission Meeting	5/8/2025	Published ad on 4/4/2025
Knoxville City Council	6/10/2025	Published ad on 5/16/2025

**FISCAL INFORMATION** N/A