

# ORDINANCE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE APPROVING THE REQUEST OF DANIEL LEVY FOR AN AMENDMENT TO THE SOUTH CITY SECTOR PLAN FROM LOW DENSITY RESIDENTIAL, MIXED USE SPECIAL DISTRICT, POTENTIAL ADDITION TO THE SOUTH WATERFRONT DISTRICT TO SOUTH WATERFRONT MIXED USE DISTRICT TYPE 2 FOR PROPERTY LOCATED AT 2201, 2209, 2215 ATCHLEY STREET AND 0 CARMICHAEL STREET, LEAVING ALL SPECIAL PURPOSE LAND USE CLASSIFICATIONS UNCHANGED. (FILE NO. 3-A-25-SP).

ORDINANCE NO: \_\_\_\_\_  
Knoxville-Knox County  
REQUESTED BY: Planning Commission  
PREPARED BY: Law

APPROVED ON 1<sup>ST</sup>  
READING: \_\_\_\_\_  
APPROVED ON 2<sup>ND</sup>  
READING: \_\_\_\_\_  
APPROVED AS AN EMERGENCY  
MEASURE: \_\_\_\_\_

MINUTE BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_

**WHEREAS**, Daniel Levy filed Application No. 3-A-25-SP with the Knoxville-Knox County Planning Commission (“Planning Commission”) to amend the South City Sector Plan for the City of Knoxville for property located at 2201, 2209, 2215 Atchley Street and 0 Carmichael Street from Low Density Residential, Mixed Use Special District, Potential Addition to the South Waterfront District to South Waterfront Mixed Use District Type 2; and

**WHEREAS**, at March 13, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the request to change the Sector Plan classification be approved, leaving all special purpose land use classifications unchanged; and

**WHEREAS**, public notice of hearing of this petition was published in the *Knoxville News Sentinel* on February 11, 2025 and public notice for the City Council meeting on April 1, 2025 was published in the *Knoxville News Sentinel* on March 6, 2025 and March 18, 2025.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE THAT:**

**SECTION 1:** The South City Sector Plan for the City of Knoxville is hereby amended to change the classification of the property located at 2201, 2209, 2215 Atchley Street and 0 Carmichael Street, more specifically described in Collective Exhibit 1, Parcel IDs 109 AC 008, 009, 010, 017, 018, 019, 021, and 022, First District, South City Sector, from Low Density Residential, Mixed Use Special District, Potential Addition to the South Waterfront District to South Waterfront Mixed Use District Type 2, leaving all special purpose land use classifications (such as Hillside Protection) unchanged, Daniel Levy, Applicant, File No. 3-A-25-SP.

**SECTION 2:** The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: the Knoxville-Knox County Planning Commission Plan Amendment/Rezoning Report, a portion of the Sector Plan on which the above described property is shaded, an excerpt from the Minutes of the Planning Commission meeting of March 13, 2025, the Development Request for Plan Amendment, and Public Notice.

**SECTION 3:** If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

**SECTION 4:** This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

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Presiding Officer of the Council

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City Recorder