

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-25-PA Related File Number: 10-A-25-RZ

Application Filed: 7/1/2025 Date of Revision:

Applicant: HEYOH ARCHITECTURE

PROPERTY INFORMATION

General Location: South side of Bill Williams Ave, east of N Broadway

Other Parcel Info.:

Tax ID Number: 81 D E 005 Jurisdiction: City

Size of Tract: 17389 square feet

Accessibility: Access is via Bill Williams Avenue, an unstriped local street with 25-29 ft of pavement width within a 50-60 ft wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

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

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

Neighborhood Context: The subject property lies across from the WBIR-TV broadcasting station and is adjacent to commercial uses and union buildings. Fire Creek Greenway lies to the north along Edgewood Avenue, and Fulton High School and the City Public Safety Complex lie within 0.75 miles to the southwest.

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

Street: 0 BILL WILLIAMS AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

Former Zoning:

Requested Zoning: C-G-2 (General Commercial), IH (Infill Housing Overlay)

Previous Requests:

Extension of Zone: It is an extension of the zoning but not the plan designation.

History of Zoning: In 2007 the property was part of a large rezoning to add the IH (Infill Housing Overlay) (10-V-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640))

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.):

Deny the MU-SD, EC-3 (Broadway (Washington Pike to I-640)) Mixed-Use Special District because the plan amendment does not meet the intent of the district.

Staff Recomm. (Full):

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 AMENEDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. The TDR (Traditional Neighborhood Residential) land use classification is consistent with the neighborhood's primarily residential character and is not the result of an error or omission in the plan.
2. The MU-SD, EC-3 Broadway (Washington Pike to I-640) Mixed-Use Special District permits the GC (General Commercial) land use class, which is intended to provide a full range of goods and services at the community or regional scale, and recommends that linear commercial development be controlled to prevent traffic congestion and commercial encroachment into residential areas, and generally located on arterial and collector streets. The subject property does not meet the intent or location criteria of the GC land use classification, as it is located on Bill Williams Avenue, a local street that feeds into a residential neighborhood.

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. There has been a steady increase in commercial, service-oriented uses, and multi-family development along N Broadway. However, development on side streets and in residential neighborhoods east of N Broadway has remained stable, consisting of a mix of less intense office, civic, and residential uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in government policy pertaining to this area that warrant the proposed amendment to the Broadway Mixed Use-Special District.

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 have been no new plans or studies that reveal the need for a plan amendment to the MU-SD, EC-3 special district at this location.

Action:

Denied

Meeting Date: 10/2/2025

Details of Action:

Summary of Action:

Deny the MU-SD, EC-3 (Broadway (Washington Pike to I-640)) Mixed-Use Special District because the plan amendment does not meet the intent of the district.

Date of Approval:

Date of Denial: 10/2/2025

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: