

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



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

## 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:**

## 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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** TDR (Traditional Neighborhood Residential)  
**Requested Plan Category:**

## **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 C-G-2 (General Commercial) zoning district because it would disrupt an established transition in land use intensity.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. There have been no changes of conditions that warrant a rezoning to C-G-2 (General Commercial) in this area.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-G-2 zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The subject property abuts the N Broadway commercial corridor but is accessible via a local street that consists of less intense office uses near the entrance of a residential neighborhood and is not oriented towards N Broadway.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. Though the rezoning would be an extension of the C-G-2 district from the west, the subject property is not oriented towards the commercial development to the west and could permit more intensive commercial uses that conflict with surrounding development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The C-G-2 district at this location could attract increased commercial traffic onto a local street, which could increase through traffic into the residential neighborhood to the east.

2. The existing O (Office) zoning district along Bill Williams Avenue provides a transition in land use intensity between the commercial development along N Broadway to the west and the residential neighborhood to the east.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The C-G-2 district is not permitted in the TDR land use class, and a plan amendment is not recommended to accommodate this rezoning request.

2. The proposed rezoning does not comply with the General Plan's Development Policy 10.10: Once transitional zoning patterns are in place, keep them in tact: do not compromise buffer zones by rezoning them to commercial. Development along Bill Williams Avenue primarily consists of office uses, which are considered an appropriate transitional use between more intensive commercial development and residential areas. The C-G-2 zoning district would encroach into an established transitional area.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO,

SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.  
1. The subject property is within 0.20 miles of the North Knoxville Library and Edgewood Park, which are accessible via sidewalk along Bill Williams Avenue and Edgewood Avenue.  
2. There are two Knoxville Area Transit bus stops within 0.25 miles of the subject property that are accessible via sidewalks along N Broadway.

**Action:** Denied

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

**Details of Action:**

**Summary of Action:** Deny the C-G-2 (General Commercial) zoning district because it would disrupt an established transition in land use intensity.

**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:** 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:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**