

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 10-A-25-SP **Related File Number:**

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 studio and is adjacent to commercial uses and union buildings. First 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: No, it is not an extension.

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 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 include any of these):

INTRODUCTION TO SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.

1. There are no new roads or utilities not anticipated by the land use plans that make development more feasible.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION 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 East City Sector Plan.

2. The MU-SD, EC-3 Broadway (Washington Pike to I-40) Mixed-Use Special District is intended to support a mix of uses for infill development along N Broadway. The subject property does not front, nor does it directly abut, N Broadway, and it is accessed from Bill Williams Avenue, a local street that feeds into a residential neighborhood. Rezoning this property would be an encroachment of a commercial zone into a residential area.

3. The MU-SD, EC-3 special district at this location would create a disjointed section of the district that does not connect to N Broadway.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy that warrants a land use change to the MU-SD, EC-3 Broadway Mixed-Use Special District.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.

1. Since the adoption of the East City Sector Plan, 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.

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: Knoxville City Council

Date of Legislative Action: 11/11/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/25/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: