CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-C-25-PA **Related File Number:** 10-D-25-RZ

Application Filed: 7/30/2025 **Date of Revision:**

Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North side of Mitchell St, west side of Ninth Ave, east of N Sixth Ave

Other Parcel Info.:

Tax ID Number: 82 I F 001 **Jurisdiction:** City

Size of Tract: 5.66 acres

Accessibility: Access is via Ninth Avenue, an unstriped local street with 30 ft of pavement width within a 46-75 ft right-of-way. Access is also via Mitchell Street, a local street with 21-25 ft of pavement width within a 49-61 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial (Manufacturing)

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** HI (Heavy Industrial)

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

Neighborhood Context: The subject property is in an area bound by the railroad to the north and I-40 to the south that features a mix of industrial, wholesale, commercial, office, utility, and single family residential uses. First Creek Park and Greenway, Caswell Park, and the Fourth and Gill and Edgewood-Park City National Register Historic Districts lie within a mile to the south and west, and the Belle Morris neighborhood is directly to the north across the railroad tracks.

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

Street: 1507 NINTH AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)

Former Zoning:

Requested Zoning: INST (Institutional)

Previous Requests:

Extension of Zone: No, it is not an extension of the plan designation or the zoning.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)

Requested Plan Category: CI (Civic and Institutional)

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.): Approve the CI (Civic & Institutional) land use classification because it would permit the reuse of a large former industrial site and provide a transition in land use intensity.

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 AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.
1. The HI (Heavy Industrial) land use classification reflects the area's legacy industrial activity and is not the result of an error or omission in the plan.

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. Approximately one mile northeast of the subject property, the former St. Mary's Hospital campus has been repurposed to include the new City Public Safety Complex, Lincoln Memorial University College of Dental Medicine, which opened in fall 2023, and the McNabb Center mental health care facility which opened spring 2024.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.
1. There are no known changes in public policy pertaining to this area.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.
1. No new plans or studies have been produced that reveal the need for a plan amendment. However, the CI (Civic & Institutional) land use classification here would allow the redevelopment of a former industrial site that is adjacent to established residential neighborhoods. The CI land use class would be less intense than the current HI land use, and it would provide a buffer in land use intensity.

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

Details of Action:

Summary of Action: Approve the CI (Civic & Institutional) land use classification because it would permit the reuse of a large former industrial site and provide a transition in land use intensity.

Date of Approval: 10/2/2025 **Date of Denial:** **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:**	O-153-2025
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	