

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 10-C-25-SP Related File Number:
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.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)

Requested Plan Category: CI (Civic/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 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. No new roads or utilities have been introduced that were not anticipated by the sector plan.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The HI (Heavy Industrial) land use classification reflects the legacy industrial activity in the area and is not the result of an error or omission in the plan. However, development in the surrounding area has featured a mix of uses such as wholesale, commercial, residential, and public quasi-public uses.

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

1. There are no known changes in public policy pertaining to this area.

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

1. The subject property is across the street from residential blocks on the south and east sides that were established in the early 1940s and have continued to be used for residential purposes. The CI (Civic/Institutional) land use classification would be compatible with the longstanding residential, commercial, and institutional uses near the subject property and would allow development that would be less intense than the current HI land use classification.

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: