

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-D-25-RZ **Related File Number:** 10-C-25-PA
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
Other Parcel Info.:
Tax ID Number: 82 I F 001 **Jurisdiction:** City
Size of Tract: 5.66 acres
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)
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.):

Approve the INST (Institutional) because it would permit the reuse of a large former industrial site.

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. The City of Knoxville's building permit records show that in the last two years, permits in the area have generally been for residential and limited commercial and industrial development.

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

1. The INST (Institutional) zoning district is intended to accommodate federal, state, county, and municipal governmental operations (with the exception of those operations that are industrial in nature), and campus institutional uses such as healthcare and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods.

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. The INST district permits various governmental, civic, and public uses.

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 potential traffic intensity would be a lateral change and would not allow traffic that is more intensive than the uses permitted in the I-G (General Industrial) zoning district.

2. The proposed rezoning would reduce the noxious impacts on neighboring residences in the area, as it does not permit intensive industrial or manufacturing uses currently allowed by right in the I-G district.

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 INST district would be consistent with the recommended CI (Civic/Institutional) land use classification amendment of the One Year Plan and Central City Sector Plan.

2. The proposed rezoning is consistent with the General Plan's Development Policy 8, which encourages growth in existing urban areas. The INST district would provide an opportunity to redevelop a 5.66-acre lot in an alternative manner that provides a buffer between longstanding industrial uses and the established residential neighborhood and serves as a catalyst for the redevelopment of an older industrial site.

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. There are two Knoxville Area Transit bus stops within 0.20 miles of the subject property.

2. The subject property is within 0.28 miles of First Creek Park and the First Creek Park Greenway, and Caswell Park is 0.38 miles to the south.

3. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

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

Details of Action:

Summary of Action: Approve the INST (Institutional) because it would permit the reuse of a large former industrial site.

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:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: