

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-F-25-RZ **Related File Number:**
Application Filed: 9/26/2025 **Date of Revision:**
Applicant: 100 W DEPOT INVESTORS, LLC

PROPERTY INFORMATION

General Location: Southwest corner of N Central St and W Depot Ave
Other Parcel Info.:
Tax ID Number: 94 E F 026 **Jurisdiction:** City
Size of Tract: 13803 square feet
Accessibility: Access is via W Depot Avenue, a local street with a pavement width ranging between 25 ft-35 ft within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities (Parking Lot)
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** MU-SD / MU-CC3 (Mixed Use-Special District, SOMAG)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This site is just north of the Old City Neighborhood in downtown Knoxville, which consists of event spaces, commercial storefronts, personal service establishments, restaurants, and residential buildings in the vicinity. The railroad right-of-way is just south of the site, and to the east is the Covenant Health Park Stadium.

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

Street: 100 W DEPOT AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)
Former Zoning:
Requested Zoning: DK-W (Downtown Knoxville Warehouse Subdistrict)
Previous Requests:
Extension of Zone: Yes, this would be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

1. The subject property is designated MU-SD, MU-CC3 (Mixed Use Special District, South of Magnolia Avenue (SOMAG)) in the City's One Year Plan and Central City Sector Plan. The MU-CC3 district recommends a mix of office, wholesale and retail commercial, warehousing and light manufacturing, and residential development uses. The DK-W zoning district supports the intent of the MU-CC3 special district.

2. The proposed rezoning is consistent with the General Plan's Development Policy 4.11, to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services. It also supports Development Policy 4.10, to support downtown Knoxville's growth as a regional center of entertainment, professional services, government, and finance. The DK-W district would permit a broader range of development types that are more aligned with the surrounding area than the current I-G (General Industrial) zoning.

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. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.
2. There are six Knoxville Area Transit bus stops within 0.25 miles of the subject property that can be accessed via sidewalks along W Depot Avenue and N Central Street.

Action: Approved **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the DK-W (Downtown Knoxville Warehouse Subdistrict) because it is consistent with adopted plans and surrounding development.

Date of Approval: 11/13/2025 **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: 12/9/2025

Date of Legislative Action, Second Reading: 1/6/2026

Ordinance Number:

Other Ordinance Number References: O-6-2026

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: