

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-L-20-RZ                      **Related File Number:**  
**Application Filed:** 9/30/2020              **Date of Revision:**  
**Applicant:** GEORGE S. TATE

## PROPERTY INFORMATION

**General Location:** Northeast side of E. Oldham Avenue, southwest side of Huron Street  
**Other Parcel Info.:**  
**Tax ID Number:** 81 E H 019                      **Jurisdiction:** City  
**Size of Tract:** 0.2 acres  
**Accessibility:** This property is accessed from E. Oldham Avenue, Huron Street, and the alley that runs behind the property midblock.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Formerly a medical office, vacant building  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** N/A  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD, MU-CC8 (Mixed Use-Special District, Medi  
**Growth Policy Plan:** Within City limits  
**Neighborhood Context:** This property is located in the North Knoxville neighborhood across the street from the former Saint Mary's Hospital/Tennova Healthcare site. Kenyan Street to the southwest marks the difference in uses in the area. To the east of Kenyan Street is the former hospital site, Fulton High School, Fulton Centennial Park, surface parking for the hospital, and other mixed uses. To the west of Kenyan Street, single family houses are the predominant use. There are a few single family homes on this block mixed in with the houses that were converted into office uses.

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

**Street:** 817 E. Oldham Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-4 (General Residential Neighborhood) and IH-1 (Infill Overlay) Districts  
**Former Zoning:**  
**Requested Zoning:** O (Office) and IH-1 (Infill Overlay) Districts  
**Previous Requests:** The Infill Overlay District was added in 2001 (Case 2-Q-20-RZ) when the district was created.  
**Extension of Zone:** Yes, the O (Office) is north of this property on the other side of the alley  
**History of Zoning:** The I-H overlay was applied to this area in 2007 upon its creation (Case 2-Q-07-RZ)

**PLAN INFORMATION (where applicable)**

Current Plan Category:

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:** Michelle Portier

**Staff Recomm. (Abbr.):** Approve O (Office) zoning because it is consistent with the Central City Sector Plan’s land use designation and would provide a transition between the Institutional land use to the northeast and the residential uses to the southwest.

**Staff Recomm. (Full):** The I-H (Infill Housing Overlay) zoning is not part of this request and would be retained.

**Comments:** REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The former site of Saint Mary’s Hospital is across the street to the northeast. Most of the buildings in the former hospital complex are being demolished and cleared so the site can be developed as a safety complex for the City of Knoxville. As such, medical offices are not as in demand in this area and the building on this property is vacant.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The O (Office) zone is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
- 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. An additional property with Office zoning in this area should not have any adverse impacts, directly nor indirectly. The proposed Office zoning would be a transition from the Institutional zoning to the northeast and the residential zoning adjacent to the west. Office zoning is also adjacent to the northwest and southeast, setting a precedent for the Office zone on this block.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Office zoning is consistent with the Central City Sector Plan’s MU-SD, CC8 (Medical Center Mixed Use) designation, which contains an option for which land use designations would be appropriate if the hospital operations were scaled back. Office uses are one of the uses stipulated to be used in this area.

**Action:** Approved

**Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** Approve O (Office) zoning because it is consistent with the Central City Sector Plan’s land use designation and would provide a transition between the Institutional land use to the northeast and the residential uses to the southwest.

Date of Approval: 11/12/2020

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:** 12/15/2020

**Date of Legislative Action, Second Reading:**

**Ordinance Number:** O-180-2020

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**