

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-L-25-RZ **Related File Number:**
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: ALPHA RESIDENTIAL

PROPERTY INFORMATION

General Location: Southwest corner of Patton St and Georgia St
Other Parcel Info.:
Tax ID Number: 95 H C 013 **Jurisdiction:** City
Size of Tract: 1.32 acres
Accessibility: Access is via Patton Street, an unstriped minor collector with 48 ft of pavement width within a 65-ft right-of-way. Access is also via Georgia Street, an unstriped local street with 37 ft of pavement width within a right-of-way width that varies from 55-62 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
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: The subject property is in an area featuring a mix of wholesale, commercial, industrial, and utility uses directly to the east of the Covenant Health Park multi-use stadium planned development. First Creek runs 150 feet to the south, and the First Creek at Austin development is nearby to the east.

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

Street: 250 PATTON ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
Former Zoning:
Requested Zoning: DK-W (Downtown Knoxville Warehouse Subdistrict)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

mix of land uses should be allowed, including office, wholesale and retail commercial, warehousing and light manufacturing, and residential development. The MU-RC (Mixed Use Regional Center) designation is recommended within this Special District, which supports consideration of the DK zone. 2. This expansion of the DK-W district is consistent with the General Plan's Development Policy 4.10 to support downtown Knoxville's growth as a regional center of entertainment, professional services, government and finance. It is also consistent with Policy 4.11 to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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 property is located in an urban area with ample utility and transportation infrastructure to accommodate more intensive, pedestrian oriented development, which is consistent with a rezoning to the DK-W district.

Action: Approved **Meeting Date:** 12/11/2025

Details of Action:

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

Date of Approval: 12/11/2025 **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: 1/6/2026 **Date of Legislative Action, Second Reading:** 1/20/2026

Ordinance Number: **Other Ordinance Number References:** O-11-2026

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**