

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-C-26-SU **Related File Number:**
Application Filed: 1/16/2026 **Date of Revision:**
Applicant: CADE LEACH

PROPERTY INFORMATION

General Location: Southwest quadrant of the intersection of E Jackson Avenue and Florida St
Other Parcel Info.:
Tax ID Number: 95 H B 00204 **Jurisdiction:** City
Size of Tract: 0.73 acres
Accessibility: Access is via Florida Street, a local street with 28 ft of pavement width within a 32-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Revision of Master Sign Plan for Knoxville Multi-Use Stadium Development (2-B-25-SU) **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 parcel is part of the mixed-use Covenant Health Park and Stadium development, which features commercial and multifamily residential uses in addition to the stadium itself. The surrounding area is characterized by land uses ranging from industrial and wholesale uses to commercial and multifamily residential developments.

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

Street: 215 FLORIDA ST
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use), PD (Planned Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property is part of a PD (Planned Development) that was approved in 2021 (1-A-21-PD).

PLAN INFORMATION (where applicable)

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Additional traffic will not be drawn through residential streets because the project is bordered by nonresidential streets and is just off of S. Hall of Fame Drive (a minor arterial) and Willow Avenue (a minor collector).

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The uses immediately surrounding the subject property will not pose a potential hazard or undesirable environment.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the request to modify the master sign plan for the Knoxville Multi-Use Stadium Development as submitted, subject to 4 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: