

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-D-25-SU  
Application Filed: 1/27/2025  
Applicant: SEAN MARTIN

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** East side of Luttrell St, southwest of E. Fourth Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 94 D F 004, 005 **Jurisdiction:** City  
**Size of Tract:** 5102 square feet  
**Accessibility:** Access is via Luttrell Street, an unstriped local street with 36-ft of pavement width within a 54-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Neighborhood nonresidential reuse **Density:**  
**Planning Sector:** Central City **Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This property lies near the eastern boundary of the Fourth and Gill Historic District, and I-40 and Hall of Fame Drive run to the east. The surrounding neighborhood primarily features single-family and multifamily residential uses, with pockets of vacant land, religious, and office uses. The North Broadway commercial corridor lies 0.25 miles to the west.

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

**Street:** 612 LUTTRELL ST  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood), H (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2015 the property was rezoned from C-3 (General Commercial)/H-1 (Historic Overlay) to R-1A (Low Density Residential)/H-1 (Historic Overlay) (3-A-15-RZ). In 1999 the property was part of a large governmental rezoning to add the H-1 (Historic Overlay) to the Fourth and Gill neighborhood (3-P-99-RZ).

**PLAN INFORMATION (where applicable)**

Current Plan Category: TDR (Traditional Neighborhood Residential)

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: Mike Reynolds

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 3/13/2025

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 2/6/2025

Withdrawn prior to publication?: ☒ Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville-Knox County Planning Commission

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: