

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



**File Number:** 7-E-25-PA **Related File Number:** 7-P-25-RZ  
**Application Filed:** 5/28/2025 **Date of Revision:**  
**Applicant:** HEYOH ARCHITECTURE

#### PROPERTY INFORMATION

**General Location:** North side of Forest Ave, east side of Twentieth St  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N B 012, 013 **Jurisdiction:** City  
**Size of Tract:** 13300 square feet  
**Accessibility:** Access is via Forest Avenue, an unstriped local street with 17-24 ft of pavement width within a right-of-way width that varies between 50-56 ft. Access is also via Twentieth Street, an unstriped local street with 16-30 ft of pavement width within a 44-ft right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** Central City **Plan Designation:** MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is in the northwest section of the Fort Sanders neighborhood, which primarily features multifamily residential and office uses, though there are some commercial, wholesale, and industrial uses along Grand Avenue to the north. Fort Sanders Regional Medical Center and other hospitals lie to the south, along with large parking lots.

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

**Street:** 118 TWENTIETH ST  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RN-5 (General Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** I-MU (Industrial Mixed-Use)  
**Previous Requests:**  
**Extension of Zone:** Yes, it is an extension of both the plan designation and the zoning.  
**History of Zoning:** In 2022, a request to rezone the property from RN-5 (General Residential Neighborhood) to RN-7 (Multi-Family Residential Neighborhood) was withdrawn prior to publication (3-D-22-RZ).

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood)

**Requested Plan Category:** MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood)

**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:** Kelsey Bousquet

**Staff Recomm. (Abbr.):** Deny the MU-SD, MU-CC 16 (Fort Sanders Neighborhood) Mixed-Used Special District because it does not meet the criteria for a plan amendment.

**Staff Recomm. (Full):**

**Comments:** PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. The current MU-SD, MU-CC 17 (Fort Sanders Neighborhood) designation is consistent with the development along Forest Avenue and is not a result of an error in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.

1. Since 2009, there has been a significant increase in residential construction in the Fort Sanders Neighborhood. Larger multi-family complexes have been constructed along Grand Avenue and around the outer periphery of the neighborhood, whereas interior development has consisted of townhouses, small- and medium-scale multi-family dwellings, and office and small-scale commercial uses.

2. The current MU-CC 17 land use designation already supports medium—and high-density residential development, and a mix of less intensive uses, which aligns with these development trends. As such, a plan amendment is not warranted.

3. Changing the land use classification at this site would bisect the MU-CC17 special district, which could disrupt the established development pattern and transition in land use intensity along Forest Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in public policy pertaining to this area that warrants an amendment to the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.

1. There are no new plans or studies that reveal the need for an amendment to the One Year Plan at this location.

**Action:** Approved

**Meeting Date:** 7/10/2025

**Details of Action:** Approve the MU-SD, MU-CC 16 (Fort Sanders Neighborhood) Mixed-Used Special District because it does meet the criteria for a plan amendment.

**Summary of Action:** Approve the MU-SD, MU-CC 16 (Fort Sanders Neighborhood) Mixed-Used Special District because it does meet the criteria for a plan amendment.

**Date of Approval:** 7/10/2025

**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:** 8/5/2025

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/19/2025

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**