

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: East side of Twentieth St, north side of Forest Ave
Other Parcel Info.:
Tax ID Number: 94 N B 012, 013 **Jurisdiction:** City
Size of Tract: 13300 square feet
Accessibility:

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 Neighborhood)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

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

Staff Recomm. (Abbr.):

Deny the I-MU (Industrial Mixed-Use) zoning district because it does not meet all of the criteria for a rezoning.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since the late 1990s, zoning south of Grand Avenue has transitioned from industrial to residential and office zoning, such as RN-5 (General Residential Neighborhood), RN-6 (General Residential Neighborhood), and O (Office). INST (Institutional) zoning has been concentrated near the Fort Sanders Hospital and the University of Tennessee campus.
2. Development trends in the surrounding area reflect this transition in zoning, as former industrial and commercial structures, as well as single-family dwellings, have steadily been replaced with townhouse and multi-family developments, and with office uses.
3. A 158-unit student apartment complex is underway 0.20 miles northeast of the subject property, along Grand Avenue.
4. The subject property is within 0.5 miles of the University of Tennessee Campus, which has seen five consecutive years of increased enrollment, experiencing the highest enrollment recorded for the 2024-2025 academic year.
5. The proximity to the university campus and access to multi-modal amenities such as an extensive sidewalk network and bus stops support the ongoing trend in residential development in this area.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The I-MU (Industrial Mixed-Use) zoning district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement, and retail establishments. The mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but can accommodate various alternative types of uses. The subject property does not meet the description of the I-MU district, as it has historically functioned as a residential use until 2023, when the single-family dwelling was demolished.
2. The abutting property to the east is zoned I-MU, so this would be an extension of that zone. However, the I-MU zone was designated on properties that were zoned I-M2 (Restricted Manufacturing and Warehousing) under the previous zoning ordinance. This is legacy zoning and was not the result of a rezoning approval.
3. 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 I-MU district permits a wide range of uses, including more intensive uses, such as general industrial and industrial craft, that would not be appropriate at this location.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Though I-MU at this location would be a minor extension of the district from the east side, the neighboring property has historically been a residential use and is currently a multifamily complex.
2. The Fort Sanders area has experienced a significant increase in residential development due to its

proximity to the Fort Sanders Hospital, the University of Tennessee, and Downtown Knoxville. Retaining the RN-5 zoning district would be appropriate here, as the district permits various housing types and limited nonresidential uses compatible with a residential environment.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is designated MU-SD, MU-CC 17 (Fort Sanders Neighborhood Special District) in the Central City Sector Plan and One Year Plan. This land use classification recommends residential and office land uses. The I-MU district permits office and residential uses, but also allows general industrial and craft industrial uses. Therefore, the I-MU district does not meet the intent of the MU-CC 17 designation.

2. Maintaining the RN-5 district would be consistent with the General Plan's Development Policy 8.1, to develop infill housing on vacant lots and redevelopment parcels that is compatible with neighboring residences in scale, design, and layout. The dimensional standards and maximum building height of 35 ft are consistent with other new medium-scale multi-family and townhouse construction in the area.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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 is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

Action:	Approved	Meeting Date:	7/10/2025
Details of Action:	Approve the I-MU (Industrial Mixed-Use) zoning district because it is the same as the surrounding lots and meets the character of the neighborhood.		
Summary of Action:	Approve the I-MU (Industrial Mixed-Use) zoning district because it is the same as the surrounding lots and meets the character of the neighborhood.		
Date of Approval:	7/10/2025	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: <input type="checkbox"/> Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	
Date of Legislative Action:	8/5/2025	Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:		If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			