

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 8-I-26-OB **Related File Number:**
Application Filed: 7/23/2026 **Date of Revision:**
Applicant: R. BENTLEY MARLOW

PROPERTY INFORMATION

General Location: North of Fifth Ave., west of James Ave.
Other Parcel Info.:
Tax ID Number: 94 F C 020 **Jurisdiction:** City
Size of Tract: 2134 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:** TDR (Traditional Neighborhood Residential), HP (Hillside Ri
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 1409 W FIFTH AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Appeal of an administrative determination for a Middle Housing application. (1409 W Fifth Ave / Parcel 094FC020)

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside Ridgetop Protection)
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.: Appeal of an administrative determination for a Middle Housing application. (1409 W Fifth Ave / Parcel 094FC020)

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Denied

Meeting Date: 8/13/2026

Details of Action: Deny the appeal and affirm the planning staff's decision based on the type, scale, and neighborhood compatibility standards of article 4.6.a.

Summary of Action: Deny the appeal and affirm the planning staff's decision based on the type, scale, and neighborhood compatibility standards of article 4.6.a.

Date of Approval:

Date of Denial: 8/13/2026

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?: 8/18/2026**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/15/2026

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: