CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-H-25-RZ Related File Number:

Application Filed: 11/25/2024 Date of Revision:

Applicant: JIM HATFIELD

PROPERTY INFORMATION

General Location: East Side of Huron St, south side of E Churchwell Ave, west of Saint Mary St

Other Parcel Info.:

Tax ID Number: 81 E H 006 Jurisdiction: City

Size of Tract: 2.27 acres

Accessibility: Access is via Huron Street, a local street with a pavement width of 30 to 33 ft within a 50-ft right-of-

way. Access is also via Saint Mary Street, a local street with a pavement width of 25 ft within a 52-ft

right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi-Public Land, Right of Way/Open Space

Surrounding Land Use:

Proposed Use: Density:

Planning Sector: Central City Plan Designation: TDR (Traditional Neighborhood Residential)

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

Neighborhood Context: This property is part of the former St. Mary's Hospital campus, which has been demolished and/or

redeveloped for other institutional uses. It is situated in the Oakwood-Lincoln Park neighborhood, with single family residential uses to the north east and west of the subject property. Fulton High School and Fulton Bicentennial Park are nearby to the east, as is the N Broadway commercial corridor.

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

Street: 1914 HURON ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: INST (Institutional), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

Previous Requests:

Extension of Zone: No, thiis is not an extension.

History of Zoning: Included in the IH Infill Housing Overlay) with the 2007 adoption of that zone (case # 2-Q-07-RZ).

PLAN INFORMATION (where applicable)

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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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate

transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay)

would be retained.

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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The subject property was the parking lot for the former St. Mary's Hospital, which was established in 1930 and demolished in 2020. The abutting property where the hospital was located is the subject of a pending rezoning request to the RN-6 (Multi-Family Residential Neighborhood) district, which staff supports.
- 2. Parts of the former hospital campus closer to E Woodland Avenue have since become the site of a Public Safety Complex, a McNabb behavioral health and urgent care clinic, and a satellite campus for Lincoln Memorial University (LMU).
- 3. These significant changes to the land uses around the subject property supports consideration of a rezoning from the INST (Institutional) to the RN-4 (General Residential Neighborhood) district. This residential zoning district would provide an appropriate transition of land use intensity across from established single-family development in the Oakwood-Lincoln Park neighborhood. It is also supported by recent pedestrian-oriented capital improvements. Sidewalks were added to Huron Street, providing a walkable connection from the subject parcel to E Woodland Avenue, a minor arterial street leading to service-oriented commercial amenities on N Broadway.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The RN-4 district is intended to accommodate mixed medium density residential development including single-family, duplex, townhouse and small-scale multifamily development. This zoning district is designed for neighborhoods where such mixed development exists or is deemed suitable for the future.
- 2. This vacant property is served by transit, sidewalks, community and commercial services, parks and many other amenities. It is an appropriate location for consideration of more intensive residential development.

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. In the RN-4 district, townhouse and multi-family developments with more than 8 units would go through the Special Use process. The general public would have an opportunity to review and comment on proposed development plans, and the Planning Commission would determine whether the proposal is in harmony with adopted plans and the surrounding neighborhood.
- 2. The subject property is included in an IH (Infill Housing) overlay district, which requires that future development be evaluated by the Design Review Board in accordance with the Heart of Knoxville Infill Housing Design Guidelines.
- 3. These review measures will help ensure that future development does not have an adverse impact on the surrounding neighborhood. Considering the intensive nature of the former hospital complex in

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terms of noise and traffic impacts, the proposed RN-4 district can be considered a down-zoning that is more compatible with abutting residential land uses.

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 RN-4 district is a recommended zone in the One Year Plan and Central City Sector Plan's TDR (Traditional Neighborhood Residential) land use classification.
- 2. The rezoning is consistent with the General Plan's Development Policy 8.1 to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels, in a manner that is compatible with neighboring residences in scale, design and site layout. Such compatibility will be enforced through the Design Review Board, and potentially through Special Use review as well.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY 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 location is well supported by existing infrastructure and community facilities. There is a KAT bus stop across Huron Street from the subject property with a well-marked crosswalk. In addition to new sidewalk infrastructure on Huron Street, there are existing sidewalks on Saint Mary Street leading to a service-oriented commercial node with a grocery store. Civil and social services, parks and educational institutions are all within close walking distance.

Action:	Approved	Meeting Date:	1/9/2025

Details of Action:

Summary of Action: Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate

transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay)

would be retained.

Date of Approval: 1/9/2025 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: 2/4/2025 Date of Legislative Action, Second Reading: 2/18/2025

Ordinance Number: Other Ordinance Number References: O-15-2025

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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