CASE SUMMARY APPLICATION TYPE: REZONING



| File Number: | 11-G-24-RZ |
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| Application Filed: | 9/23/2024 |
| Applicant: | JIM HATFIELD |

Related File Number: Date of Revision:

| PROPERTY INFOR | MATION | |
|----------------------|--|--------------------|
| General Location: | Southwest side of Saint Mary St, northeast side of Huron St across from its intersection with E Oak Hill Ave | |
| Other Parcel Info .: | | |
| Tax ID Number: | 81 E H 01604 | Jurisdiction: City |
| Size of Tract: | 3.25 acres | |
| Accessibility: | Access is via St Mary Street, a local street with a pavement width of 25 ft within a 52-ft right-of-way. Access is also via Huron Street, a local street with a pavement width of 30-33 ft within a 50-ft right-of- way. | |

Existing Land Use: Public/Quasi Public Land (permanently closed hospital)

| Surrounding Land Use: | | |
|-----------------------|--|--|
| Proposed Use: | | Density: |
| Planning Sector: | Central City | Plan Designation: MU-SD (Mixed Use Special District) |
| Growth Policy Plan: | N/A (Within City Limits | 3) |
| Neighborhood Context: | This property was part of the St Mary Hospital Complex, most of which has been demolished and repurposed for other institutional uses. It is situated within the Oakwood-Lincoln Park neighborhood, and Fulton High School is nearby to the northeast. | |

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

Street:

0 SAINT MARY ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

| Current Zoning: | INST (Institutional) |
|--------------------|--|
| Former Zoning: | |
| Requested Zoning: | RN-6 (Multi-Family Residential Neighborhood) |
| Previous Requests: | |
| Extension of Zone: | No, this is not an extension. |
| History of Zoning: | None noted. |

PLAN INFORMATION (where applicable)

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-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans, and compatible with surrounding development. |
| 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 is the site of the former St Mary's Hospital, which was established in 1930. Most of the hospital was demolished in 2020, and parts of the broader campus have since become a Public Safety Complex, McNabb Center behavioral health and urgent care clinic, and a satellite campus for Lincoln Memorial University (LMU). The subject property is now vacant except for the original hospital building, which was intentionally preserved to be repurposed. 2. This significant change to the use of the property supports consideration of a rezoning from the INST (Institutional) district to the RN-6 (Multi-Family Residential Neighborhood) zoning district. 3. Multifamily residential development under RN-6 is also supported by capital improvements to the sidewalk infrastructure completed this year. New sidewalks were added to this section of Huron Street, providing a pedestrian connection from the subject parcel to the minor arterial street of E Woodland Avenue. |
| | THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1. The intent of the RN-6 district is to accommodate high density neighborhoods characterized by a mixture of all housing types, including single-family, two-family, townhouse and multifamily forms. 2. The subject property is located between the predominantly single-family residential neighborhood of Oakwood-Lincoln Park and several social service or academic campuses. Moving further north and east, Fulton High School and the commercial corridor of E Woodland Avenue and N Broadway continue a transition of increasing land use intensity. Higher density residential development provides an appropriate buffer that fits within this context changing land uses. |
| | 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. The use of a hospital campus can have significant external impacts, including traffic congestion, noise and building scale/massing. A rezoning to RN-6 would be a lateral transition in land use intensity, with impacts that should be no more noxious than what has historically occurred on this site. |
| | 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-6 zoning district is consistent with the Central City Sector Plan's land use classification of MU-SD, CC8 (Mixed Use Special District, Medical Center Mixed Use District), which permits consideration of Medium Density Residential/Office land uses. 2. This rezoning is compatible with the General Plan's Development Policy 8.1 to develop infill housing on vacant lots and redevelopment parcels. |

| | PARKS, POLICE A ARE REASONAB SUBJECT PROPE 1. This location is stop directly across sidewalk infrastruct | LIC FACILITIES ARE AVAILABLE AND FIRE PROTECTION, ROADS LY CAPABLE OF BEING PROVID ERTY IF THE AMENDMENT WER well supported by existing infrastru so Huron Street from the subject pr cture on both Huron Street and Sa with a grocery store. Civil and soci lking distance. | S, SANITARY SEWERS, AND ED PRIOR TO THE DEVELO E ADOPTED: Jocture and community facilitie operty with a well-marked cro int Mary Street, which leads to | WATER LINES, OR PMENT OF THE s. There is a KAT bus sswalk. There is a service-oriented |
|---------------------|---|--|--|--|
| Action: | Approved | | Meeting Date: | 11/14/2024 |
| Details of Action: | | | | |
| Summary of Action: | Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans, and compatible with surrounding development. | | | |
| Date of Approval: | 11/14/2024 | Date of Denial: | Postponements: | |
| Date of Withdrawal: | | Withdrawn prior to publicatio | n?: 🔲 Action Appealed?: | |
| | LEGISL | ATIVE ACTION AND DIS | POSITION | |
| Legislative Body: | Knoxville City Cou | Incil | | |

| Date of Legislative Action: 12/10/2024 | Date of Legislative Action, Second Reading: 1/7/2025 |
|--|--|
| 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: |