

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-G-24-RZ

Related File Number:

Application Filed: 9/23/2024

Date of Revision:

Applicant: JIM HATFIELD

PROPERTY INFORMATION

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.

GENERAL LAND USE INFORMATION

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)

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)

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 directly across Huron Street from the subject property with a well-marked crosswalk. There is sidewalk infrastructure on both Huron Street and Saint Mary Street, which leads 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:** 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 publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**