

REZONING REPORT

► **FILE #:** 11-G-24-RZ

AGENDA ITEM #: 14

AGENDA DATE: 11/14/2024

► **APPLICANT:** JIM HATFIELD

OWNER(S): Knoxville's Community Development Corporation

TAX ID NUMBER: 81 E H 01604

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 SAINT MARY ST

► **LOCATION:** Southwest side of Saint Mary St, northeast side of Huron St, across from its intersection with E Oak Hill Ave

► **APPX. SIZE OF TRACT:** 3.25 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Saint 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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

► **PRESENT ZONING:** INST (Institutional)

► **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

► **EXISTING LAND USE:** Public/Quasi Public Land (permanently closed hospital)

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (parking lot), single family residential - INST (Institutional), IH (Infill Housing Overlay), RN-2 (Single-Family Residential Neighborhood)

South: Office, public/quasi-public land (LMU) - INST (Institutional)

East: Office, single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), O (Office)

West: Transportation/communications/utilities, agriculture/forestry/vacant land - O (Office), RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This property is part of the former St. Mary's Hospital complex, which has been demolished and/or redeveloped for other institutional uses. It is situated in the Oakwood-Lincoln Park neighborhood. Fulton High School is nearby to the northeast.

STAFF RECOMMENDATION:

- **Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans and compatible with surrounding development.**

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, a 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 of 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 previous 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.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

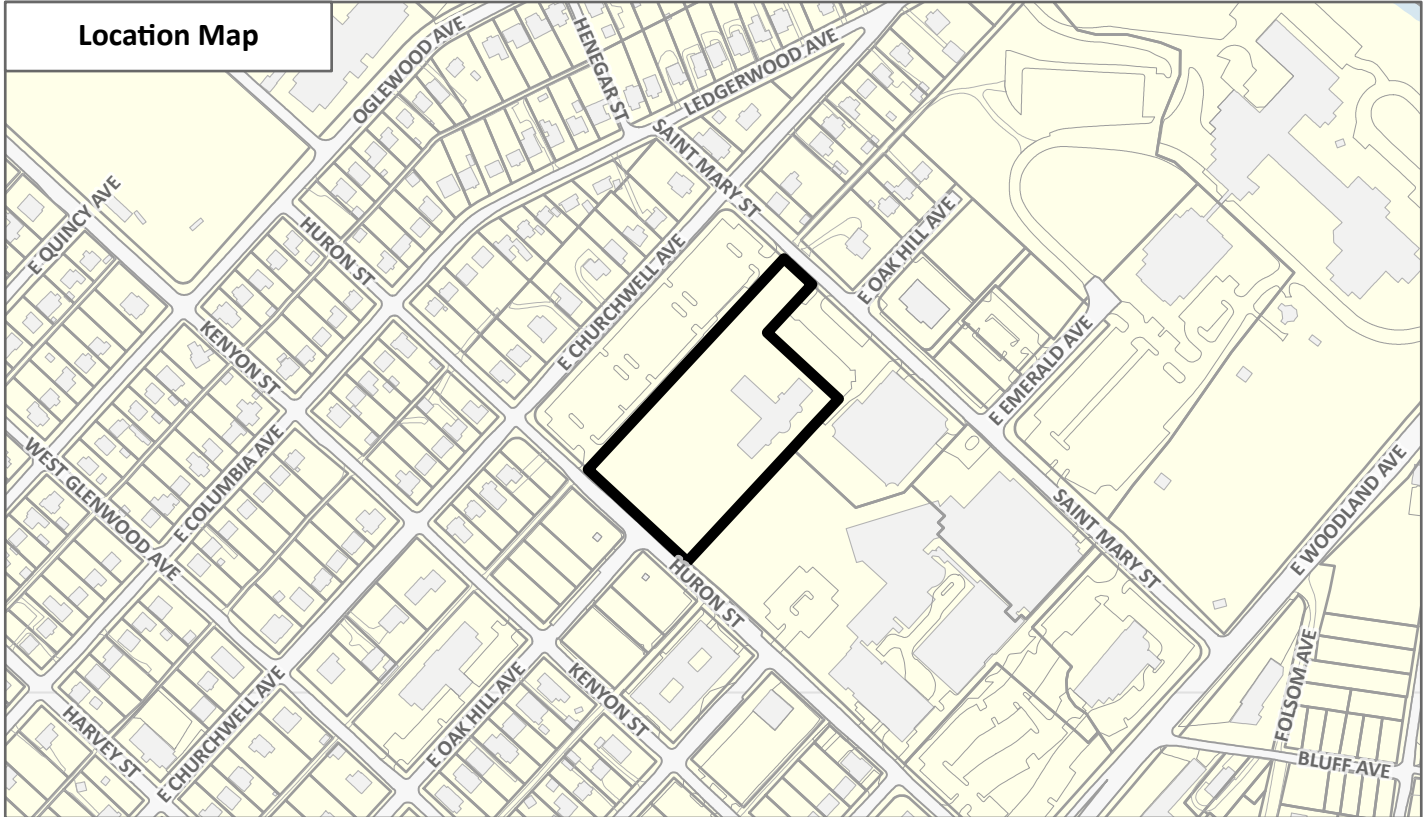
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 12/10/2024 and 1/7/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

Exhibit A. Contextual Images

Location Map



Aerial Map

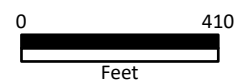


CONTEXTUAL MAPS 1

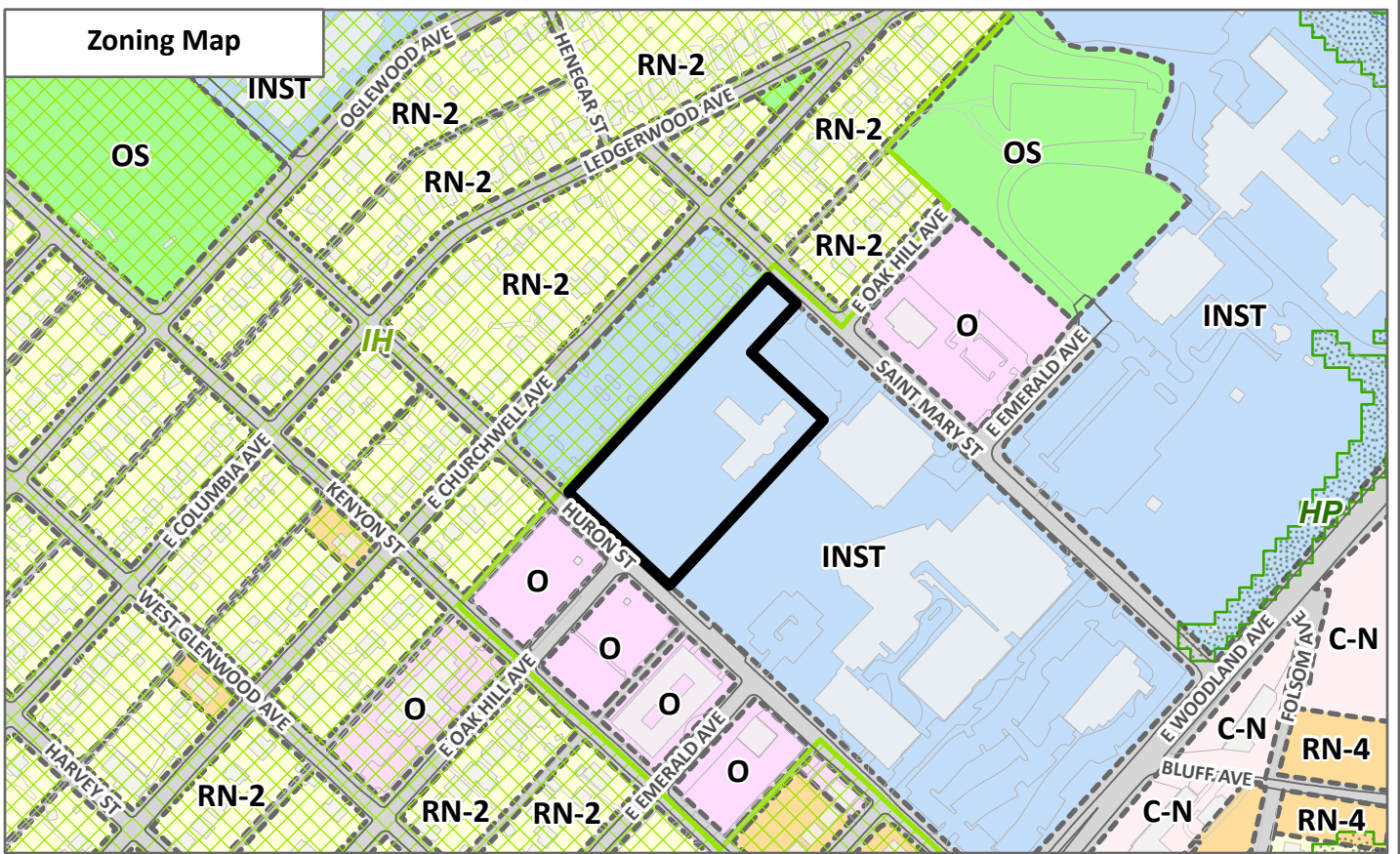
11-G-24-RZ



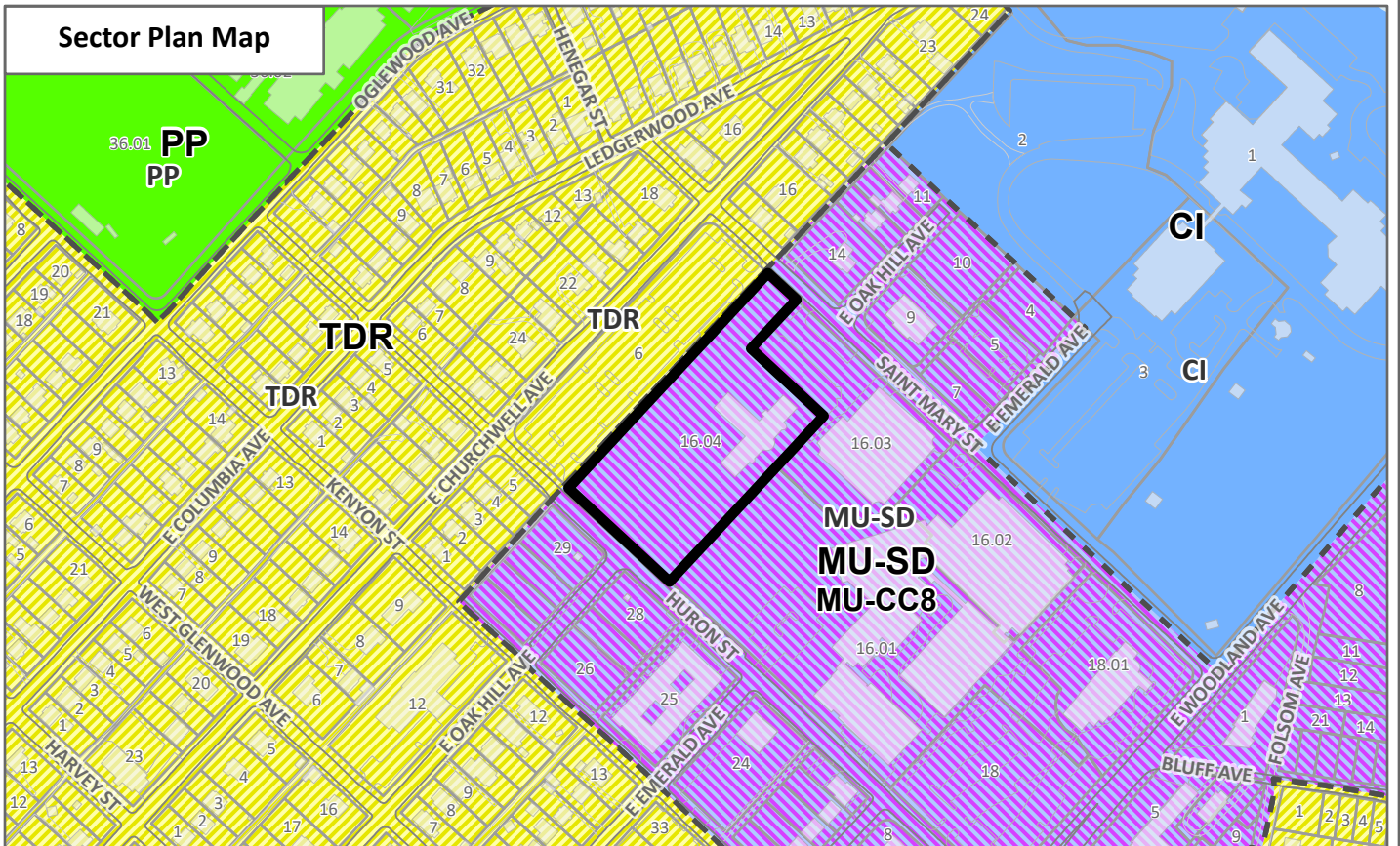
Case boundary



Zoning Map



Sector Plan Map

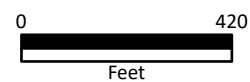


CONTEXTUAL MAPS 2

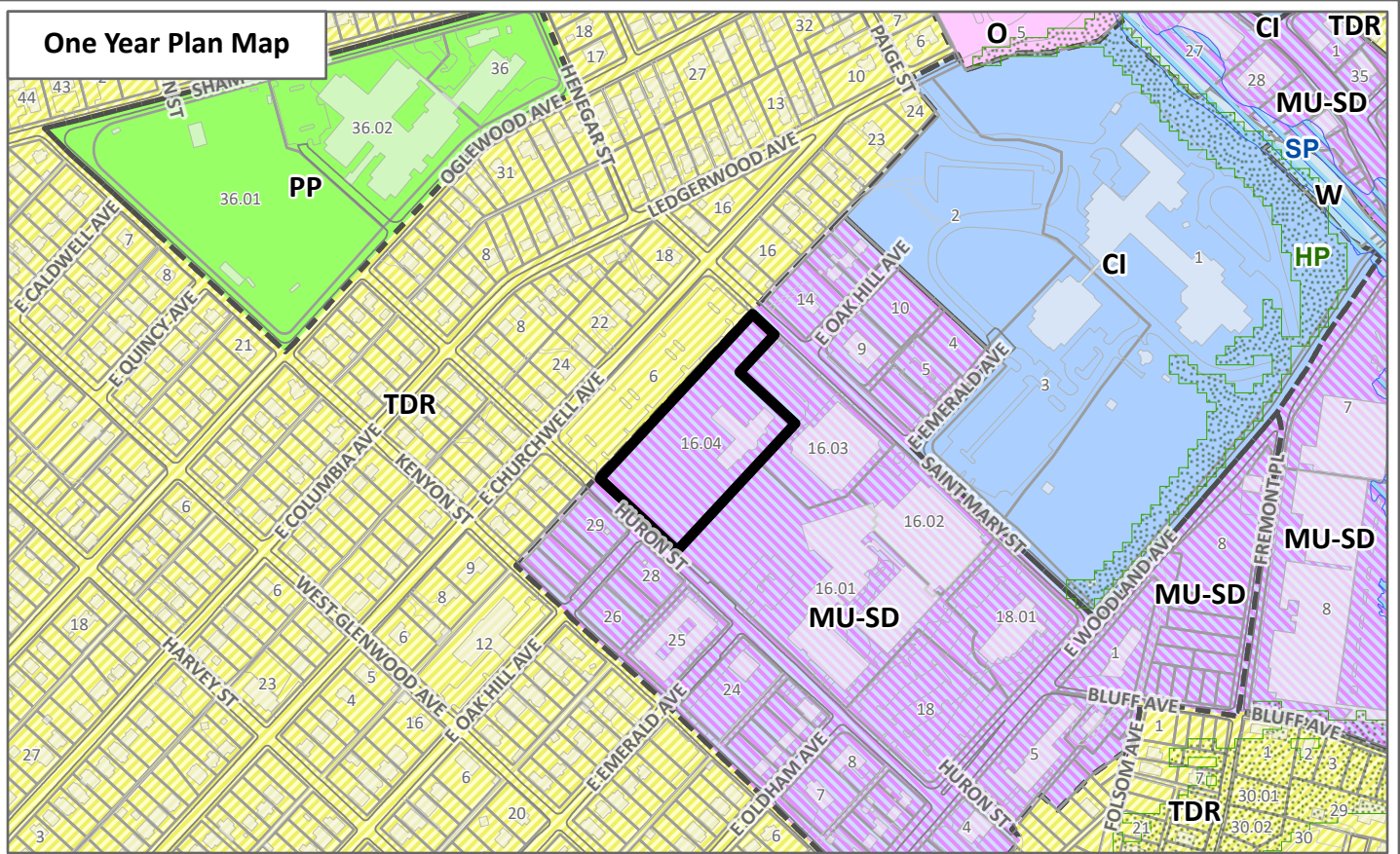
11-G-24-RZ



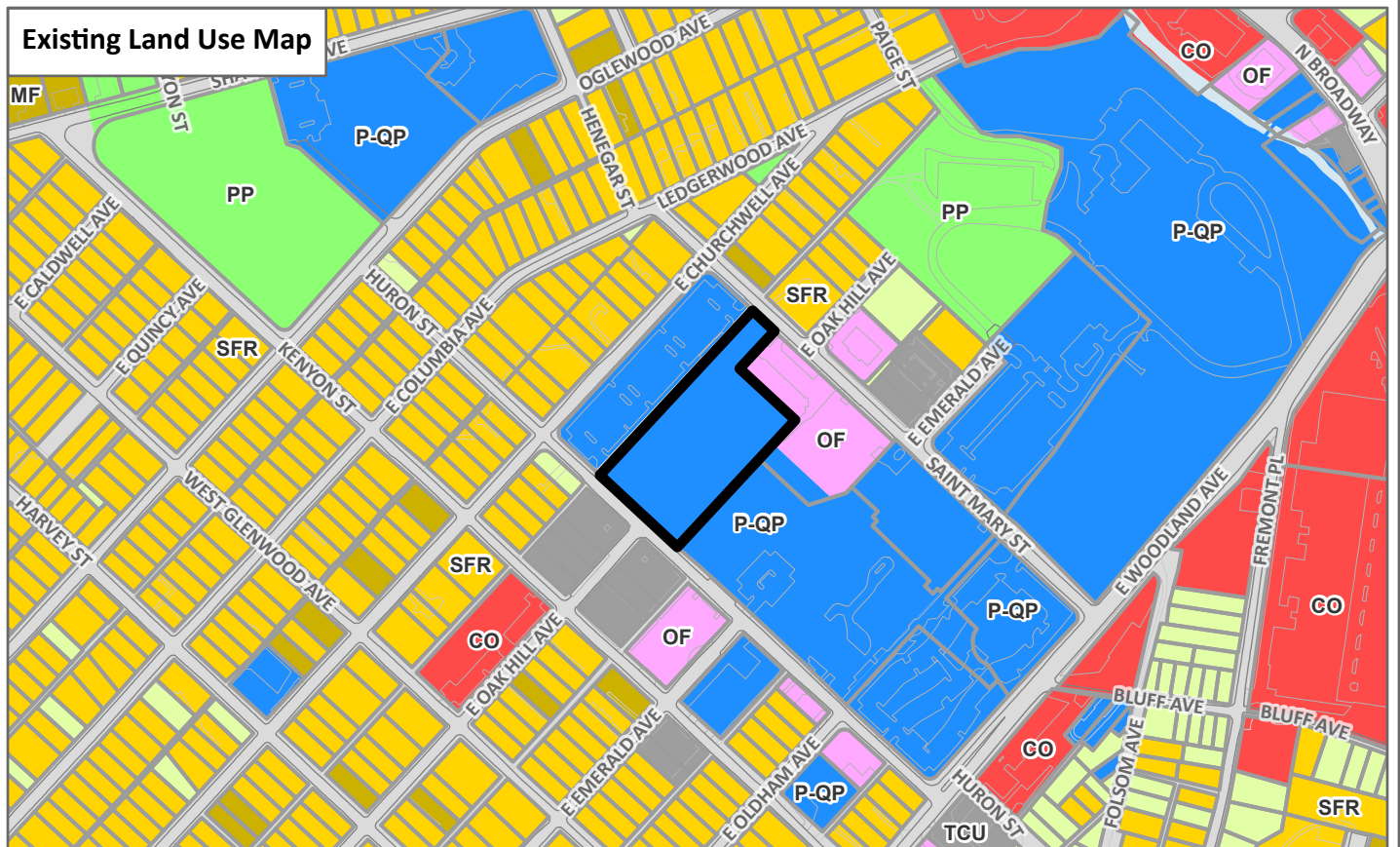
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

11-G-24-RZ



Case boundary





Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☒ Rezoning
- ☐ Plan Amendment
 - ☐ Sector Plan
 - ☐ City OYP / County Comp Plan

Jim Hatfield

Applicant Name

Affiliation

9/23/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-G-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Jim Hatfield Knoxville's Community Development Corporation

Name / Company

901 N Broadway Knoxville TN 37917

Address

865-403-1169 / jhatfield@kcdc.org

Phone / Email

CURRENT PROPERTY INFO

Jim Hatfield Knoxville's Community Deve 901 N Broadway Knoxville TN 37917

Owner Name (if different)

Owner Address

865-403-1169 / jhatfield@kcdc.

Owner Phone / Email

0 SAINT MARY ST

Property Address

81 E H 01604

Parcel ID

Part of Parcel (Y/N)?

3.25 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-6 (Multi-Family Residential Neighborhood)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$650.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Jim Hatfield

9/23/2024

Applicant Signature

Please Print

Date

Phone / Email

Jim Hatfield Knoxville's Community Development Corporation

9/23/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Jim Hatfield
Applicant Name

Owner's Rep.
Affiliation

9/20/24
Date Filed

11/14/24
Meeting Date (if applicable)

File Number(s)

11-G-24-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Jim Hatfield
Name

Knoxville's Community Development Corporation
Company

901 N Broadway
Address

Knoxville
City

TN
State

37917
ZIP

865 403 1169
Phone

Jhatfield@kcdco.org
Email

CURRENT PROPERTY INFO

Knoxville's Community Development Corp
Property Owner Name (if different)

901 N Broadway, Knoxville TN
Property Owner Address

865-403-1169
Property Owner Phone

0 Saint Mary Street
Property Address

081EH01604
Parcel ID

KUB
Sewer Provider

KUB
Water Provider

N
Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

RN-6
Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☒ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	Total \$650.00
0801	
Fee 2	
Fee 3	

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

09/23/2024, SG



0 Saint Mary's

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/20/2024 at 4:47:54 PM



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Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting

James Hatfield Digitally signed by James Hatfield
Date: 2024.09.23 08:56:29 -04'00'

James Hatfield

9/23/2024

Applicant Signature

Applicant Name

Date

11-G-24-RZ
FILE NUMBER