



FORM-BASED ZONING REPORT

▶ **FILE #:** 1-B-25-OB **AGENDA ITEM #:** 42
 POSTPONEMENT(S): 1/9/2025 **AGENDA DATE:** 2/13/2025
 ▶ **APPLICANT:** HEYOH DESIGN & DEVELOPMENT
 OWNER(S): Gordon & Stacy Savage

TAX ID NUMBER: 109 A B 008 [View map on KGIS](#)
 JURISDICTION: City Council District 1
 STREET ADDRESS: 515 MIMOSA AVE
 ▶ **LOCATION:** North side of Mimosa, west of Atchley St
 ▶ **APPX. SIZE OF TRACT:** 7166 square feet
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ACCESSIBILITY: Access is via Mimosa Avenue, a local road with 24 ft of pavement width within a 38-ft wide right-of-way
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 FIRE DISTRICT: Knoxville Fire Department
 WATERSHED: Tennessee River

▶ **ZONING:** SW-3 (South Waterfront, Sevier Avenue)
 ▶ **EXISTING LAND USE:** Single Family Residential
 ▶ **PROPOSED USE:** Single-family house

HISTORY OF ZONING: Part of a larger zoning to the SW-3 zoning district after annexation into the City (10-Y-06-RZ)
 SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (church) - SW-3 (South Waterfront, Sevier Avenue) Form Based District
 South: Multifamily - SW-3 (South Waterfront, Sevier Avenue) Form Based District
 East: Single family residential - SW-3 (South Waterfront, Sevier Avenue) Form Based District
 West: Single family residential - SW-3 (South Waterfront, Sevier Avenue) Form Based District

NEIGHBORHOOD CONTEXT This property is located in a pocket of single family detached residential development surrounded by other uses. There are churches and a large church parking lot to the north and west, and to the south across the railroad tracks. there are several blocks that are largely undeveloped but zoned for industrial uses along with some commercial uses. Sevier Avenue is a commercial corridor one block to the north.

STAFF RECOMMENDATION:

- ▶ **Per Article 7.0.2.G.6.c, Planning defers to the Zoning Administrator's recommendation.**

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.