

FORM-BASED ZONING REPORT

► FILE #: 1-B-25-OB AGENDA ITEM #: 42

AGENDA DATE: 2/13/2025 POSTPONEMENT(S): 1/9/2025

► 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:

Public/quasi-public land (church) - SW-3 (South Waterfront, Sevier North:

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

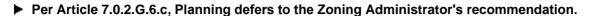
NEIGHBORHOOD CONTEXT This property is located in a pocket of single family detached residential

> 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.

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STAFF 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.

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