

REZONING REPORT

► **FILE #:** 11-F-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** 100 W DEPOT INVESTORS, LLC

OWNER(S): White Lily Partners, LLC

TAX ID NUMBER: 94 E F 026

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 100 W DEPOT AVE

► **LOCATION:** Corner of N Central St and W Depot Ave

► **APPX. SIZE OF TRACT:** 13803 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W Depot Avenue, a local street with a pavement width of 35 ft within a 60-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **PRESENT ZONING:** I-G (General Industrial)

► **ZONING REQUESTED:** DK-W (Downtown Knoxville)

► **EXISTING LAND USE:** Transportation/Communications/Utilities

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EXTENSION OF ZONE: yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily - DK-W (Downtown Knoxville Warehouse District)
South: Transportation/communications/utilities - DK-W (Downtown Knoxville Warehouse District)

East: multifamily - DK-W (Downtown Knoxville Warehouse District)

West: Transportation/communications/utilities, commercial - DK-W (Downtown Knoxville Warehouse District)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of uses. Just north of the Old City Neighborhood in downtown Knoxville, there are event spaces, commercial storefronts, personal service establishments, restaurants, and residential buildings in the vicinity of the site. Just south of the site is the right-of-way for rail road tracks which go through downtown.

STAFF RECOMMENDATION:

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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 12/9/2025. 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.