

REZONING REPORT

► **FILE #:** 11-I-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** **CASEY CHAPMAN**
OWNER(S): 127 Atlantic Ave LLC

TAX ID NUMBER: 81 G A 024

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 127 ATLANTIC AVE

► **LOCATION:** **Northwest side of Atlantic Ave, south of Cedar Ave**

► **APPX. SIZE OF TRACT:** **15046 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Atlantic Avenue, a major collector with a pavement width of 21 ft within a 38-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:** **RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)**

► **ZONING REQUESTED:** **RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)**

► **EXISTING LAND USE:** **Single Family Residential**

► **EXTENSION OF ZONE:** No, this would not be an extension.

HISTORY OF ZONING: This property was part of a larger rezoning which applied the infill housing overlay (2-Q-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single Family Residential)

South: Wholesale - I-G (General Industrial)

East: Multifamily residential - RN-2 (Single Family Residential)

West: Single family residential, multifamily residential RN-2 (Single Family Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of residential and commercial uses. Residential uses are a mix of single family and multifamily dwellings on small suburban-style lots. Commercial uses are warehousing and operations facilities, largely concentrated along the railroad right-of-way.

STAFF RECOMMENDATION:

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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 12/9/2025. 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.