

REZONING REPORT

▶ **FILE #:** 1-H-26-RZ

AGENDA ITEM #: 9

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): David Dewhirst Friendly Town Development

TAX ID NUMBER: 95 H C 016, 017, 018, 021

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 400 GEORGIA ST (410 GEORGIA ST; 0, 222 PATTON ST)

▶ **LOCATION:** **Northeast side of Georgia St, southeast side of Patton St**

▶ **APPX. SIZE OF TRACT:** **3.91 acres**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Patton Street, a minor collector with a pavement width of 23 ft within a 60-ft right-of-way, and Georgia Street, a local road with a pavement width of 35 ft within a 55-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-MU (Industrial Mixed-Use)**

▶ **ZONING REQUESTED:** **C-G-2 (General Commercial)**

▶ **EXISTING LAND USE:** **Industrial (Manufacturing), Commercial, Agriculture/Forestry/Vacant Land**

EXTENSION OF ZONE: No, but C-G-2 is directly across First Creek.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Transportation/communications/utilities, wholesale - I-MU (Industrial Mixed-Use), IG (General Industrial)

South: Multifamily - C-G-2 (General Commercial)

East: Wholesale, public/quasi public land (KCDC), multifamily - I-MU (Industrial Mixed-Use), C-G-2 (General Commercial)

West: Commercial - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: The subject property is in an area featuring a mix of wholesale, commercial, industrial, and utility uses directly to the east of the Covenant Health Park multi-use stadium. First Creek abuts the site to the south, and the new First Creek at Austin residential development is nearby to the east.

STAFF RECOMMENDATION:

▶ **Approve the C-G-2 (General Commercial) district because it is consistent with the land use plans and compatible with changing development conditions.**

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. This request for a rezoning from the I-MU (Industrial Mixed-Use) district to C-G-2 (General Commercial) is a downzoning that corresponds with significant changes in the immediate area. This property is 400 ft from the newly opened multi-use stadium that hosts the Knoxville Smokies baseball and One Knoxville soccer teams and incorporates restaurant, retail, residential and public plaza components. The intent of this planned development was to connect this warehouse area to the Old City, and the stadium has become a catalyst for new mixed-use development in the area. This context supports the requested rezoning from the I-MU district, which permits general industrial uses by right, to the C-G-2 district which does not permit such intensive uses and maintains a pedestrian-oriented mixed-use intent.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-G-2 district provides for a heterogeneous mix of retail, personal service, office, and residential uses within and along commercial nodes and corridors. The zone is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.

2. While I-MU promotes a similar mixed-use and pedestrian oriented vision, it also permits more intensive industrial uses that are not reflective of how this area around the stadium is transitioning into an entertainment destination. The purpose statement of the C-G-2 district is more aligned with the trajectory of this rapidly developing area.

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. There are no adverse impacts anticipated to occur with the proposed rezoning, since it would reduce the intensity of land uses that can be considered at this location. It would also provide dimensional standards that are more aligned with the recent uptick in rezoning requests to the DK (Downtown Knoxville) district in this area. Under C-G-2, the maximum building height would increase from 50 ft to 70 ft, and there would be more stringent build-to-zone requirements and a new build-to-percentage standard to promote pedestrian engagement. This would promote building forms that are more aligned with recent and ongoing development in the area.

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 C-G-2 zone is consistent with the Central City Sector Plan and One Year Plan's MU-SD, CC3 (Mixed Use Special District, South of Magnolia Avenue) land use classification for this property. This designation is described in the sector plans as a "concept to allow mixed-use building forms that are more urban-oriented (for example, multiple stories with small or no front yard setbacks) and designed to enhance the pedestrian experience. Vertical mixed use may be accommodated."

2. The rezoning is aligned with the General Plan's Development Policy 4.10, to support downtown Knoxville's growth as a regional center of entertainment, professional services, government, and finance. It is also consistent with Policy 4.11, to encourage housing and employment growth downtown to expand the market for retail, restaurants, and other services. C-G-2 supports the pedestrian-friendly development of these uses that build upon Knoxville's expanding downtown footprint.

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:

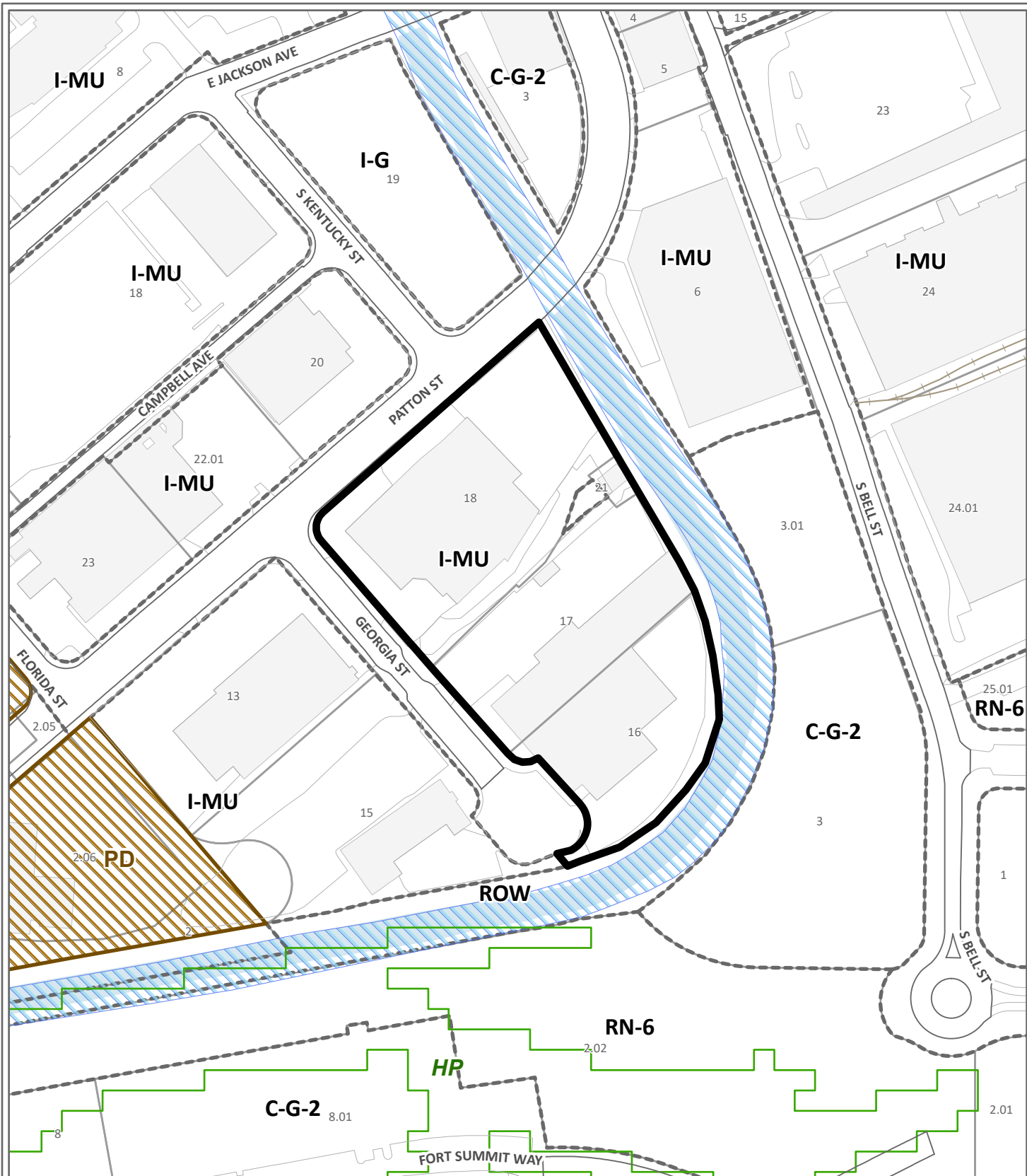
1. This property is in an urbanized and redeveloping area of the City, and it has ample utility and community facility capacity to support development under C-G-2.

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 2/17/2026 and 3/3/2026. 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.



REZONING

1-H-26-RZ

Petitioner: Taylor D. Forrester

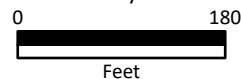


From: I-MU (Industrial Mixed-Use)

To: C-G-2 (General Commercial)

Map No: 95

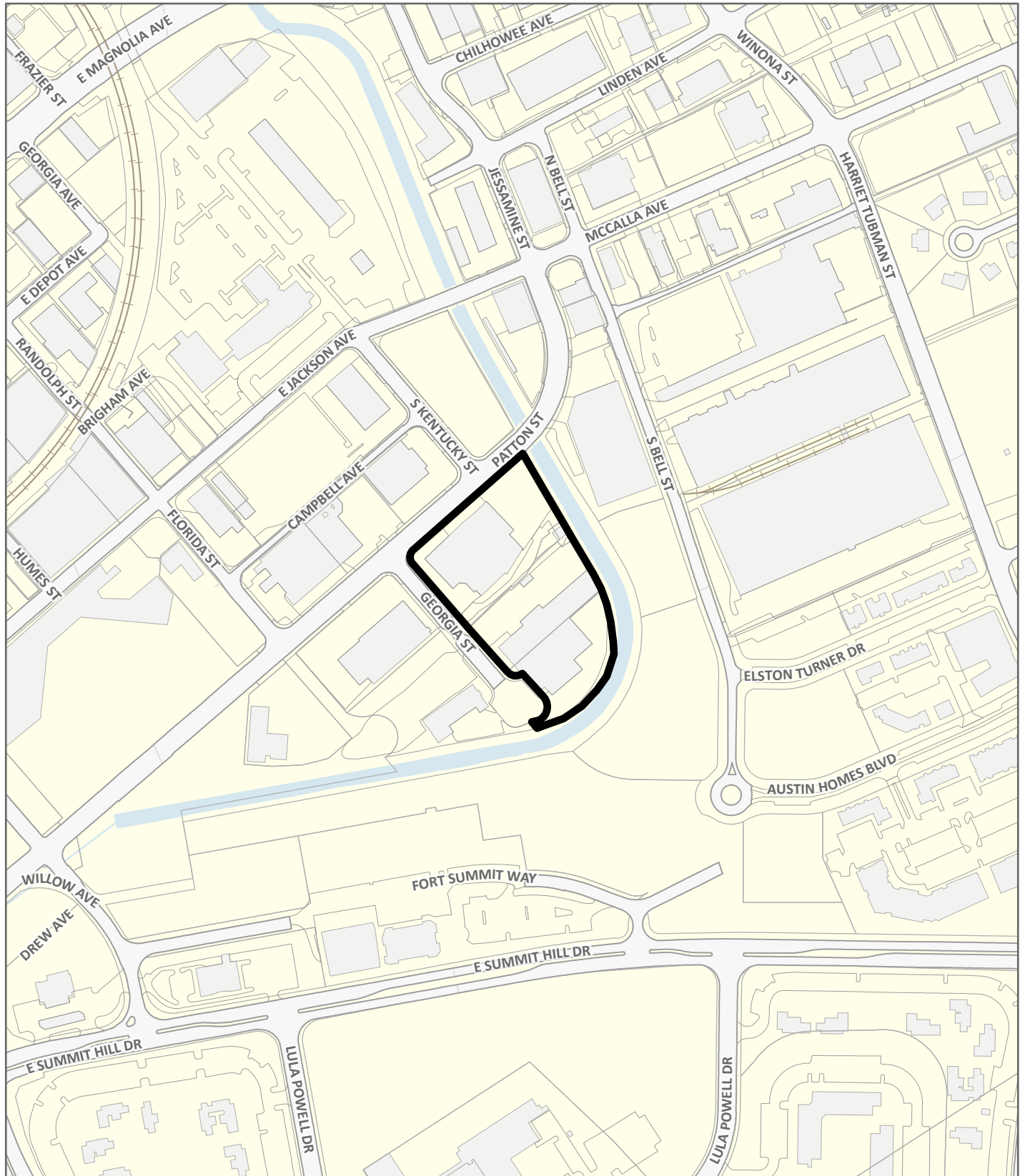
Jurisdiction: City



Original Print Date: 12/2/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

1-H-26-RZ



Case boundary

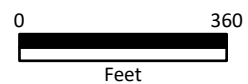
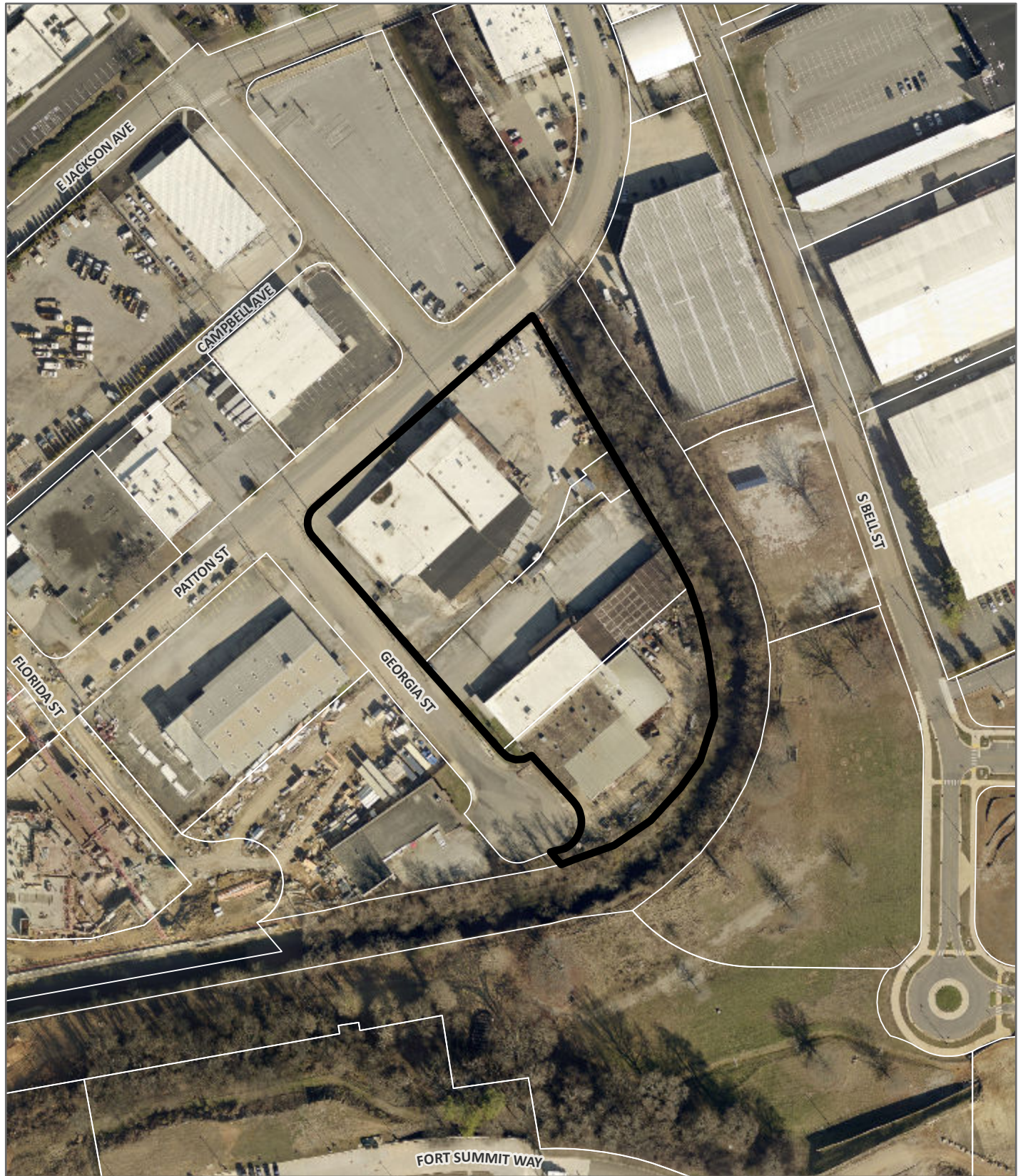


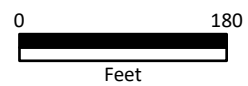
Exhibit A. Contextual Images

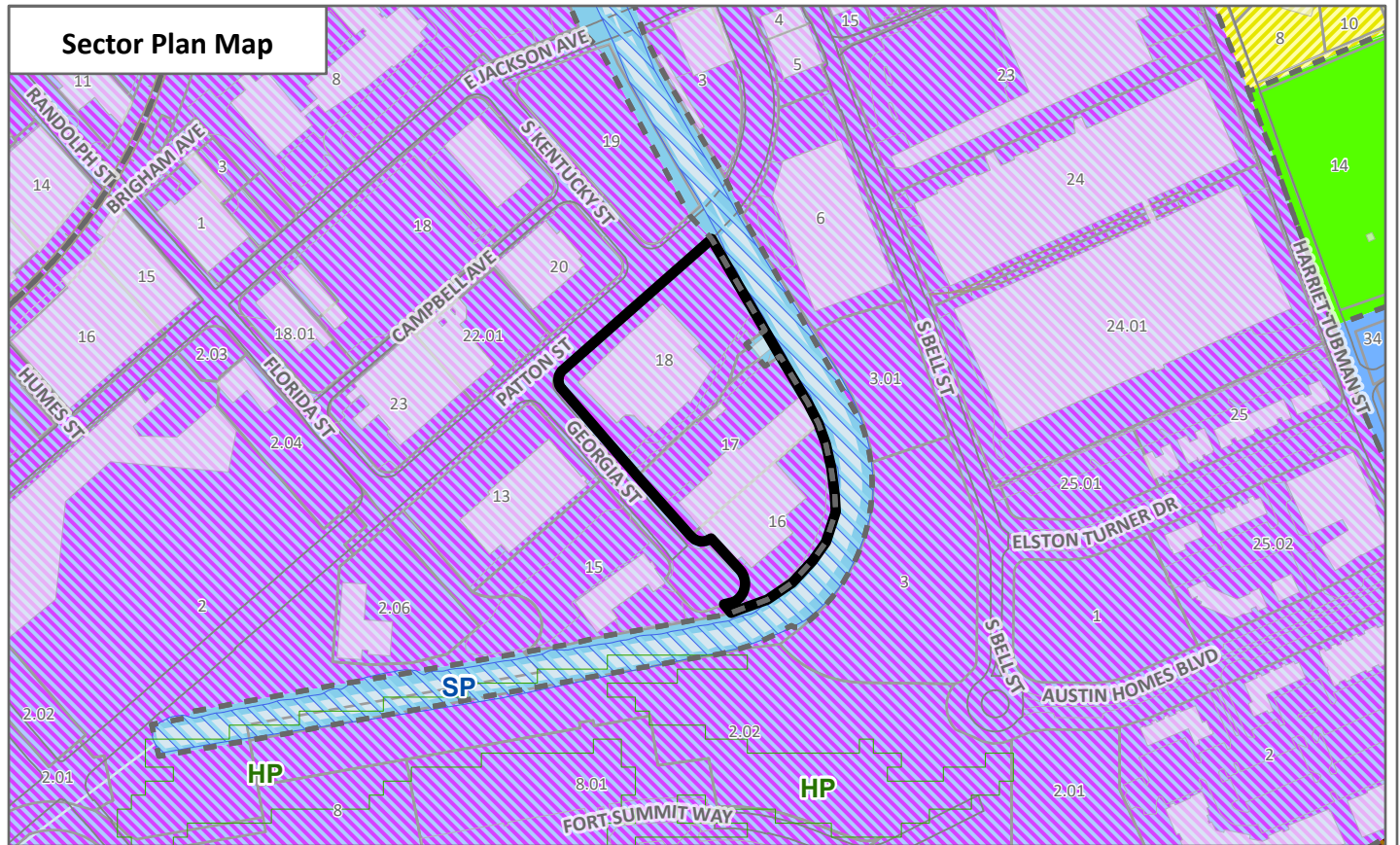
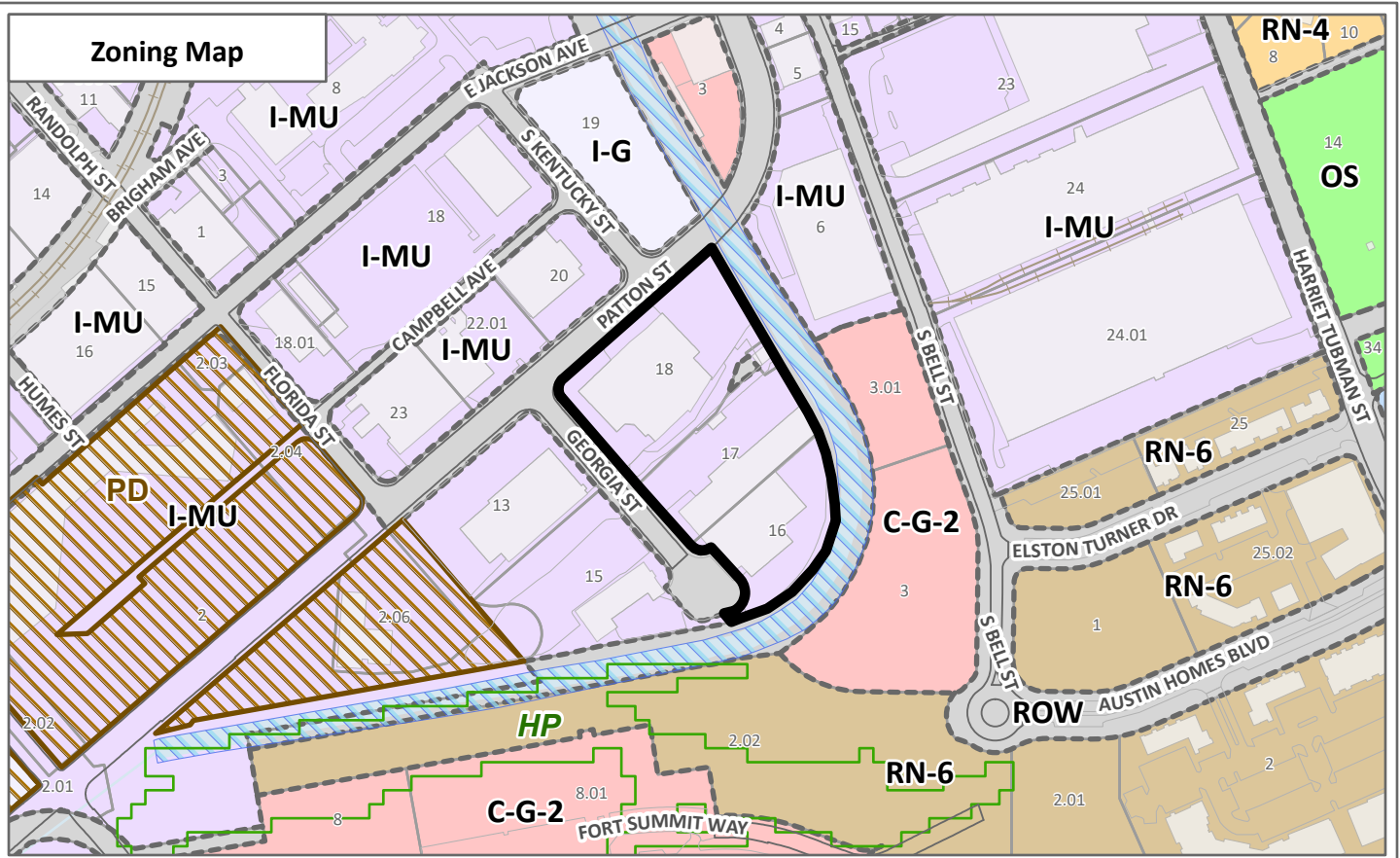


AERIAL MAP



Case boundary





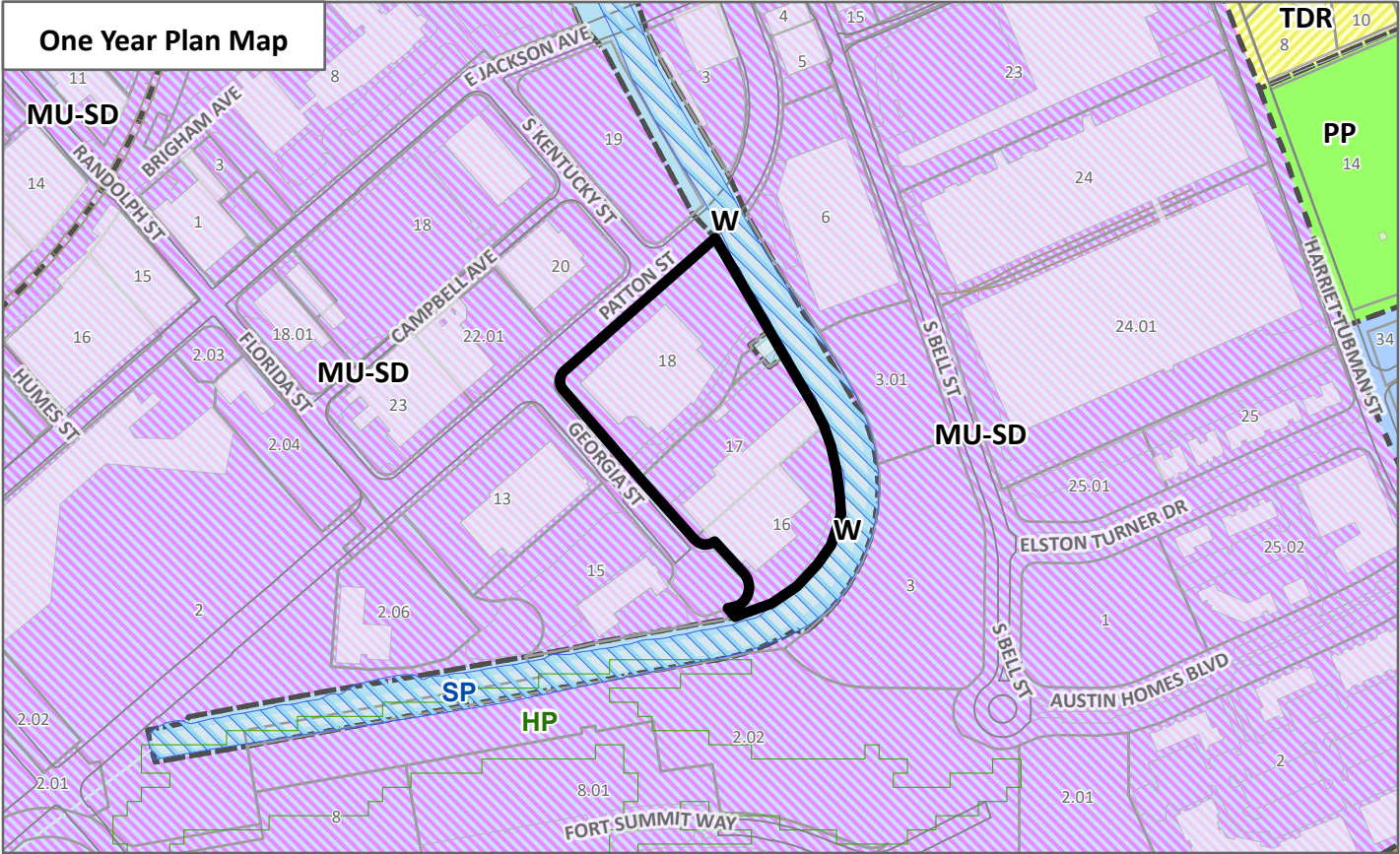
CONTEXTUAL MAPS 2 **1-H-26-RZ**

Case boundary

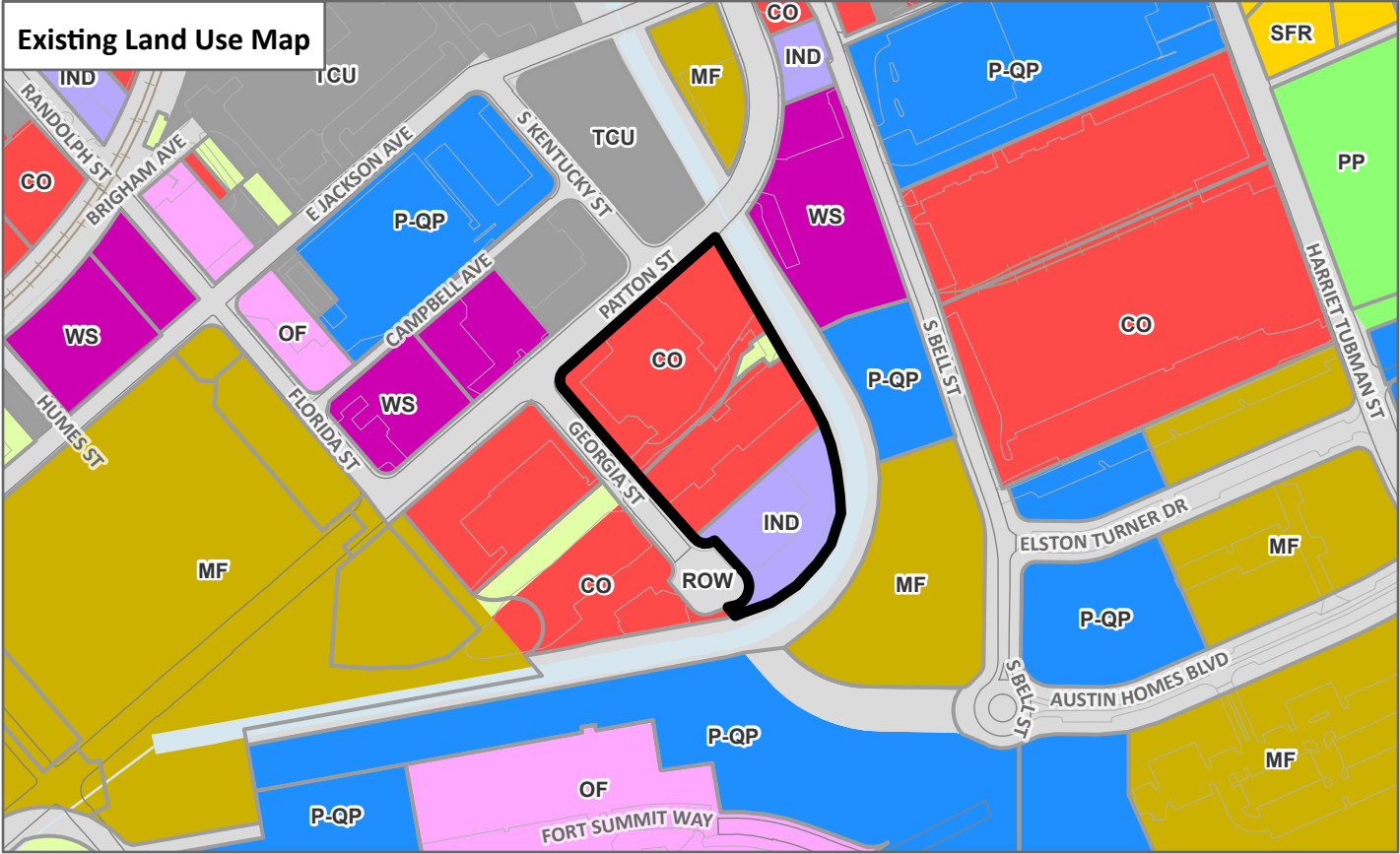
0 360
Feet

N

One Year Plan Map



Existing Land Use Map

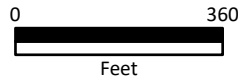


CONTEXTUAL MAPS 3

1-H-26-RZ



Case boundary



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

12/26/2025

01/09/2025

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

Taylor D.
Forrester

Digitally signed by Taylor D. Forrester
DN: cn=Taylor D. Forrester, o=United States of America, ou=United States of America, postalCode=37603, email=Tforrester@knox.gov, c=US
Reason: I am the author of this document
Location:
Date: 2025.11.19 10:20:05 -05'

Taylor D. Forrester

11/24/2025

Applicant Signature

Applicant Name

Date