

REZONING REPORT

▶ FILE #: 12-P-25-RZ **AGENDA ITEM #:** 7
 POSTPONEMENT(S): 12/11/2025 **AGENDA DATE:** 1/8/2026
▶ APPLICANT: QUALITY MACHINE AND WELDING CO., INC
 OWNER(S): Jeffrey Roth Quality Machine and Welding Co., Inc

TAX ID NUMBER: 82 H G 020, 021, 022, 023, 024 [View map on KGIS](#)
JURISDICTION: City Council District 4
STREET ADDRESS: 1609 NINTH AVE (1615, 1619, 1621, 1625 NINTH AVE)
▶ LOCATION: South side of Gillespie Ave, west side of Ninth Ave
▶ APPX. SIZE OF TRACT: 0.67 acres
SECTOR PLAN: Central City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Ninth Avenue, an unstriped local street with 26-29 ft of pavement width within a 52-ft right-of-way. Access is also via Gillespie Avenue, an unstriped local road with 25 ft of pavement width within a 51-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: RN-4 (General Residential Neighborhood)
▶ ZONING REQUESTED: I-G (General Industrial)
▶ EXISTING LAND USE: Transportation/Communications/Utilities, Single Family Residential, Office

▶ EXTENSION OF ZONE: Yes, it is an extension.
HISTORY OF ZONING: None noted.
SURROUNDING LAND USE AND ZONING: North: Transportation/communications/utilities - I-G (General Industrial)
 South: Office - I-G (General Industrial)
 East: Industrial - I-G (General Industrial)
 West: Single family residential - I-MU (Industrial Mixed-Use)

NEIGHBORHOOD CONTEXT: The subject property is in a neighborhood with single family houses and duplexes that is bounded by commercial uses along N Sixth Avenue to the west and industrial, wholesale, and commercial uses along the railroad to the south and east. The railroad runs approximately 300 ft to the south. First Creek and the First Creek Greenway lie 0.15 miles to the west. The Peters House and Old North Knoxville Historic District, which are listed on the National Register, lie 0.6 miles to the west.

STAFF RECOMMENDATION:

- ▶ **Approve the I-G (General Industrial) district because it is consistent with the land use plans and surrounding development.**

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. The subject property is in an area with established and active industrial uses, including the 3-acre campus directly across Ninth Avenue, which is owned by the applicant, Quality Machine and Welding Company Inc.
2. In 2025, the neighboring property across the alley to the west of the subject parcel was rezoned from RN-4 (General Residential) to I-MU (Industrial Mixed-Use), which is a zone that permits general industrial uses by right. Prior to the City's zoning code being updated in 2020, the neighboring property and the subject property were part of a much larger swath of I-3 (General Industrial) zoning along the Norfolk Southern Rail Line, which is nearby to the south.
3. The subject property has had single-family homes on it for many years, but for at least 15 years, it has also been utilized for outdoor storage of large metal beams and pipes that appear intended for more industrial and manufacturing purposes. In 2024, the backyard of the 1609 Ninth Avenue lot was converted into an employee or contractor vehicle parking lot. These lots have functioned in a more industrial manner for many years, and there is a plat in review now to merge the lots so that they meet the dimensional standards for the requested I-G (General Industrial) zone.
4. The legacy industrial uses surrounding the property, in addition to the industrial rezoning adjacent to the subject parcel, supports consideration of the I-G zone, which is a minor extension from the south and east.

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

1. The I-G district provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. As described above, this property is part of a longstanding and operational industrial corridor. While there are homes on site currently, these would be required to be demolished or renovated for other purposes before any industrial activity could be permitted on the site, since single-family dwellings are not permitted in the I-G zone. With a plat under review now to merge the lots, this property will meet the dimensional requirements for the I-G zone.

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. One distinction between the I-MU district and the I-G district is that I-MU permits almost all types of dwellings to be developed whereas I-G doesn't permit any dwellings. If the neighboring I-MU parcel were developed with more residences, and an industrial use was permitted on the subject parcel after rezoning, there would be no requirement that the industrial development include a landscape buffer or other measures to mitigate environmental impact on the neighboring residences because those protections only apply to residentially-zoned property. There is no new residential development currently being pursued on the neighboring property and proximity to legacy industrial activity is an apparent aspect of this city block, so staff do not consider this potential impact as one that warrants denial of rezoning. It is also worth noting that the definition of a general industrial use in the zoning code requires that such activity be conducted wholly within an enclosed building, which limits external impacts.

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 I-G zone is consistent with the LI (Light Industrial) land use classification for this property in the Central City Sector Plan and the One Year Plan.
2. This rezoning is aligned with the General Plan's Development Policy 1.3, to provide incentives for new industrial development and for redevelopment or rehabilitation of older industrial facilities. Expanding the industrial-zoned footprint is also consistent with Development Policy 1.11, to reserve an adequate supply of large sites for industrial growth.

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. The subject property is in an urbanized area with ample utility and transportation capacity for the I-G zone. The property's proximity to an active rail line is supportive of industrial activity.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.

Quality Machine and Welding Co., Inc.

11/24/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

12/11/2025

File Number(s)

Scheduled Meeting Date

12-P-25-RZ

POSTPONE

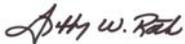
POSTPONE: To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 daysPostpone the above application(s) until the January Planning Commission Meeting.**WITHDRAW**

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION*By signing below, I certify I am the property owner, and/or the owners authorized representative.*Digitally signed by Jeff Roth
DN: cn=Jeff Roth, o=Quality Machine and Welding, ou,
email=jwroth@qmwkx.com, c=US
Date: 2025.11.24 12:56:37 -0500

Jeffrey Roth

Applicant Signature

Please Print

865-389-2162

jwroth@qmwkx.com

Phone Number

Email

STAFF ONLY

Jessie Hillman

Staff Signature

Please Print

Date Paid

 No FeeEligible for Fee Refund? Yes No

Amount:

Approved by:

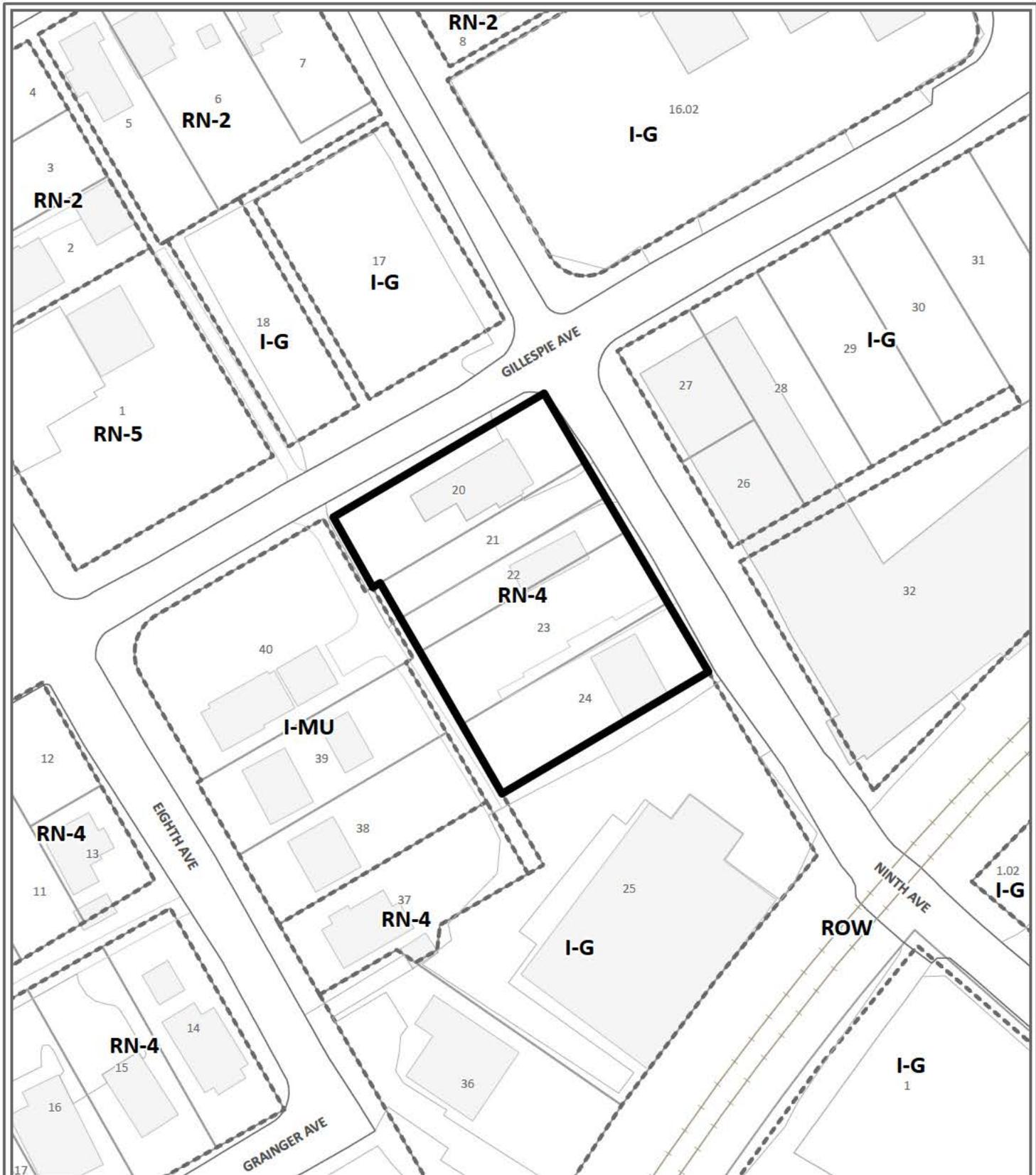
Date:

Payee Name

Payee Phone

Payee Address

August 2025



REZONING

12-P-25-RZ

Petitioner: Quality Machine and Welding CO., INC

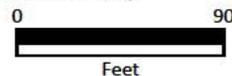


From: RN-4 (General Residential Neighborhood)

To: I-G (General Industrial)

Map No: 82

Jurisdiction: City

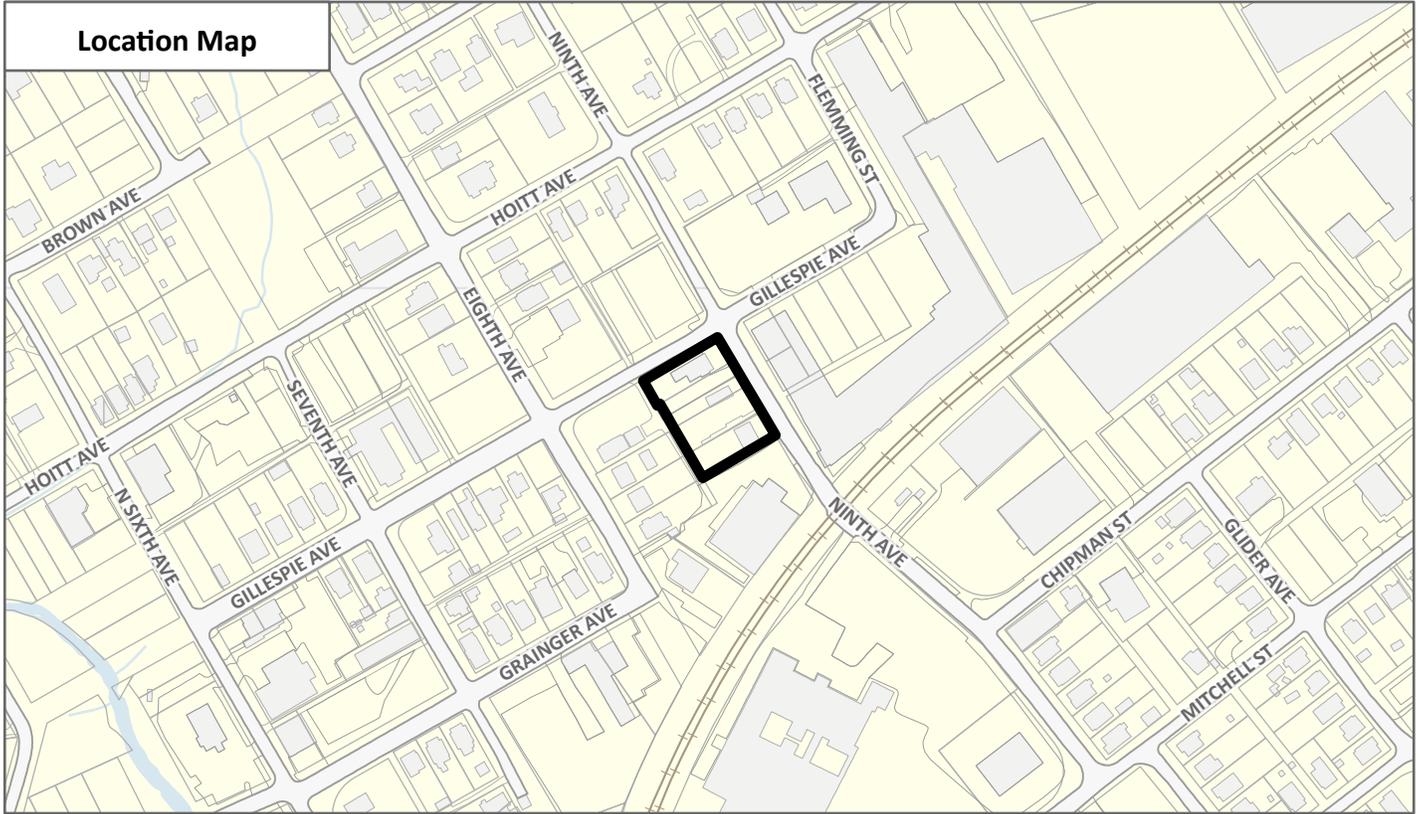


Original Print Date: 11/3/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map

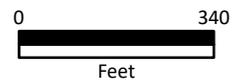


CONTEXTUAL MAPS 1

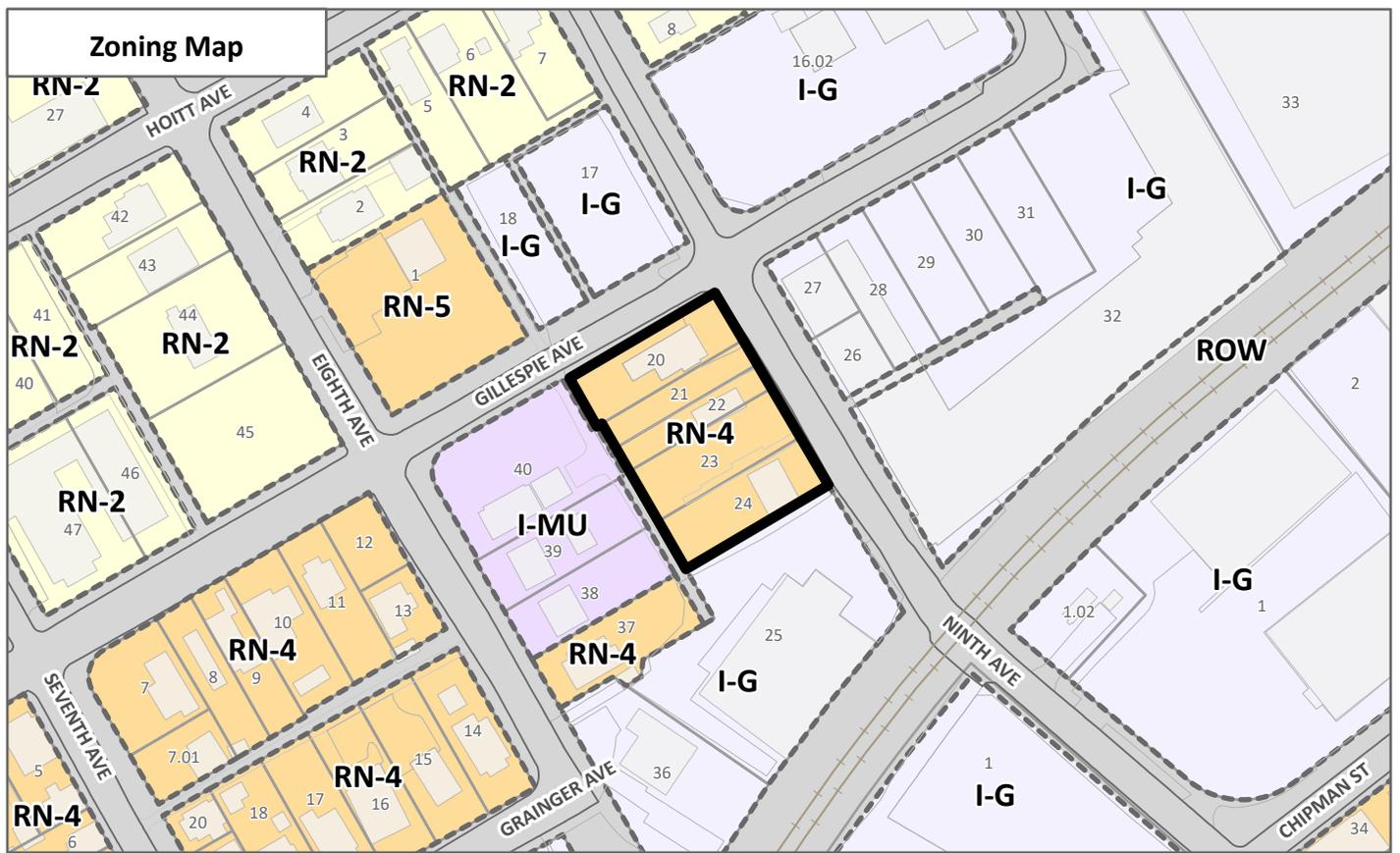
12-P-25-RZ



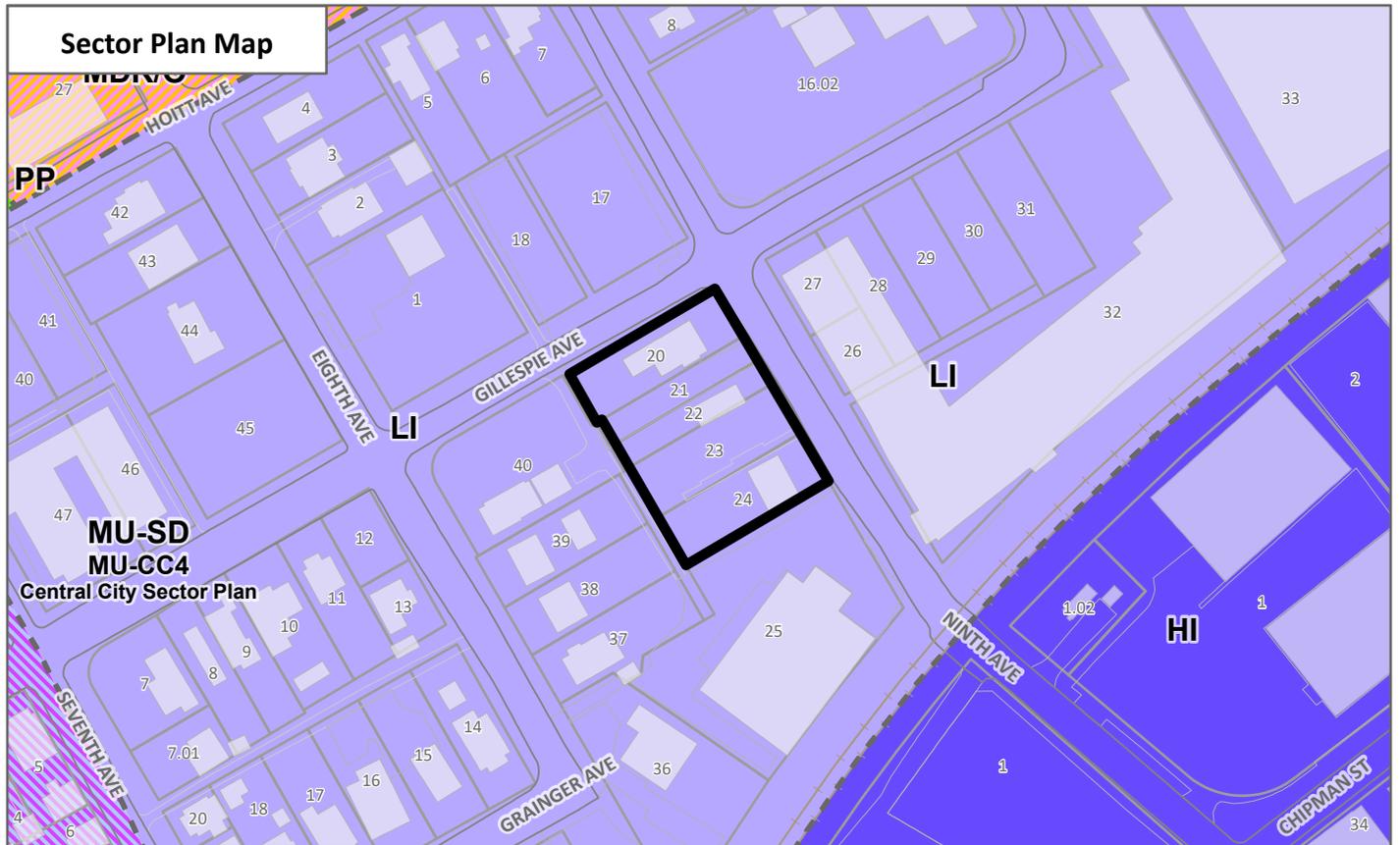
Case boundary



Zoning Map



Sector Plan Map

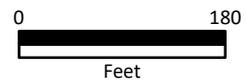


CONTEXTUAL MAPS 2

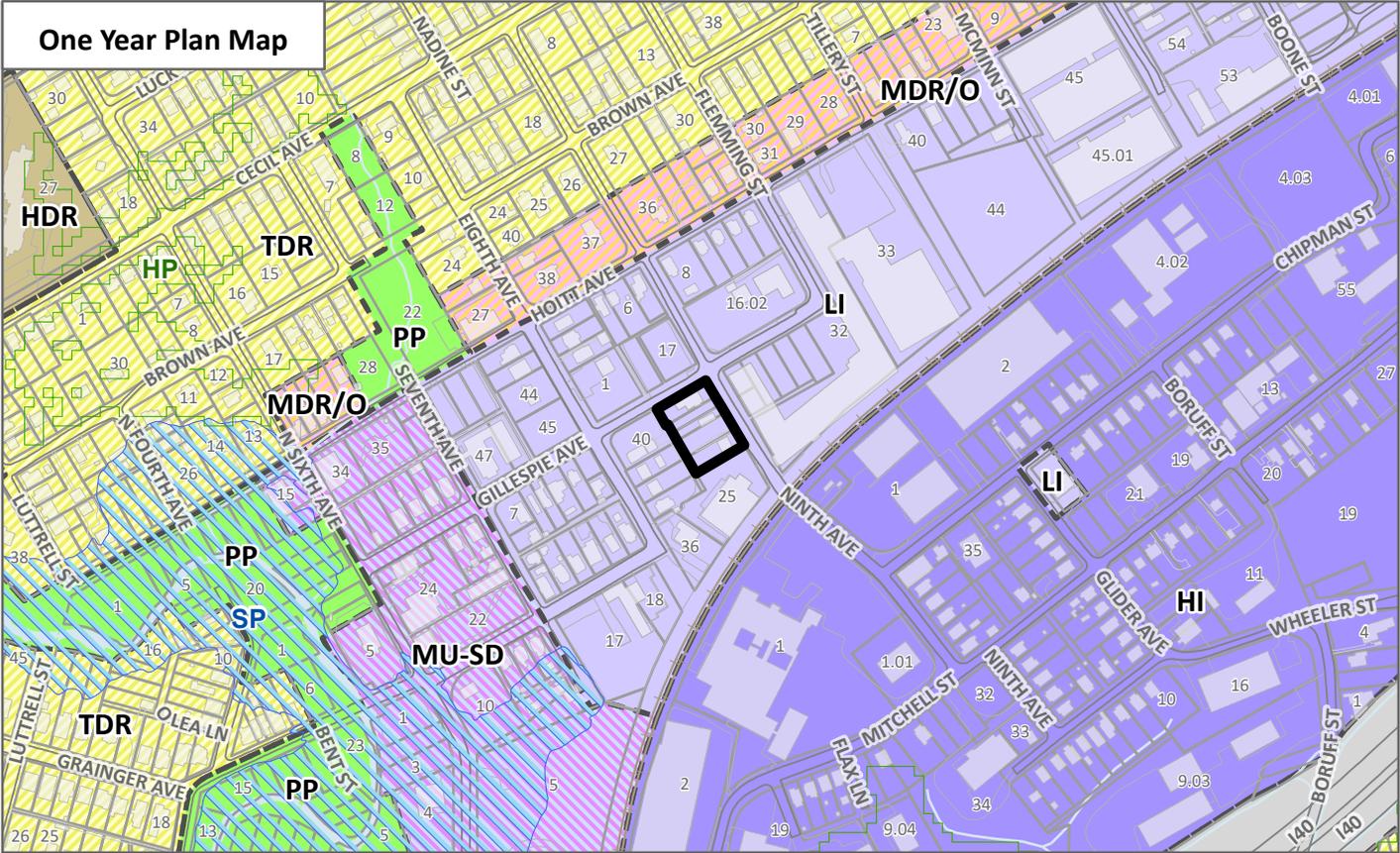
12-P-25-RZ



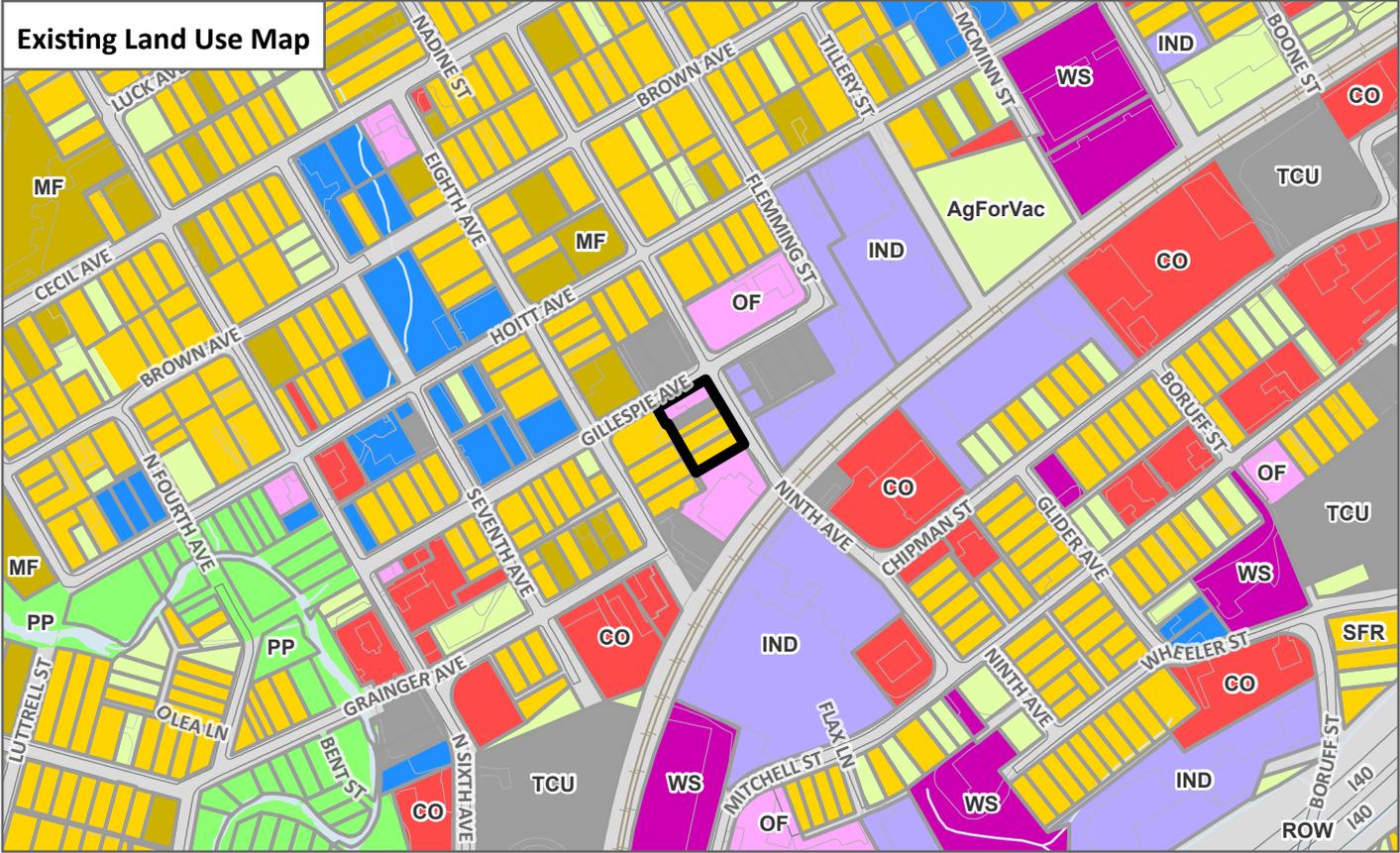
Case boundary



One Year Plan Map



Existing Land Use Map

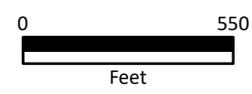


CONTEXTUAL MAPS 3

12-P-25-RZ



Case boundary



Certification of Ownership and Assessed Value
 I, the undersigned owner(s) of the property shown herein, hereby adopt this as true and correct and declare the same as shown in the public use survey and hereby certify that I am, or we are, the owner(s) in fee simple of the property, and as property owner(s) have an unimpaired right to exclude right-of-way and/or great easement as shown on this plat.

Owner(s) Printed Name: QUALITY MACHINE AND WELDING COMPANY
 Signature: _____
 Date: _____

Terms and Assurances
 This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: _____ Date: _____
 Max County Trustee: _____ Date: _____

City of Knoxville Department of Engineering
 The Department of Engineering hereby approves this plat on this the _____ day of _____, 2021.

Where my hand and sealed seal, this the day and year above.

Witness: _____ History: _____
 By Correlation Expires: "Ind"

Owner Certification for Public Sewer and Water System-Other Subdivision
 (URS) the undersigned owner(s) of the property shown herein understand that it is their responsibility to verify with the USFS Provider the availability of public water and water systems in the vicinity of the lot(s) and to pay for the installation of the required sewerage.

Owner(s) Printed Name: QUALITY MACHINE AND WELDING COMPANY
 Signature(s): _____
 Date: _____

Certification of the Proposed Easement
 This is to certify that there are no known recorded easements or utility easements as set forth being introduced on this subdivision plat.

Registered Land Surveyor
 Tennessee License No. 2021
 Date: _____

Certification of Final Plat - All Indicated Notations, Measurements and Measurements Set
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Sevier County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, and for references and notes which have been approved as identified on this final plat. The indicated referenced reference systems and measurements, benchmarks and property measurements were in place on the 18th day of November, 2021.

Registered Land Surveyor
 Tennessee License No. 2021
 Date: _____

Certification of Category and Accuracy of Survey
 I hereby certify that this is a Category 1 survey and the results of this survey are as shown on the survey map as shown herein and that said survey was prepared in compliance with the current edition of the State of Tennessee State Board of Standards for Land Surveyors - Standards of Practice.

Registered Land Surveyor
 Tennessee License No. 2021
 Date: _____

Utilities
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map as shown by the Planning Commission as follows:
 Zoning shown on Official Map: _____
 Date: _____
 By: _____

Certification of Assent of Public Water System-Other Subdivision
 This is to certify that the subdivision shown herein is proposed subject to the installation of a public water system, and that such installation is the responsibility of the property owner(s) and registered land surveyor.

If it is the responsibility of the property owner to verify with the USFS Provider the availability of water return in the vicinity of the lot(s) and to pay for the installation of the required sewerage.

Utility Provider: _____ Date: _____
 Authorized Signature for Utility: _____

Certification of Assent of Public Sewer System-Other Subdivision
 This is to certify that the subdivision shown herein is proposed subject to the installation of a public sewer system, and that such installation is the responsibility of the property owner(s) and registered land surveyor.

If it is the responsibility of the property owner to verify with the USFS Provider the availability of water return in the vicinity of the lot(s) and to pay for the installation of the required sewerage.

Utility Provider: _____ Date: _____
 Authorized Signature for Utility: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names contained in the Knoxville or Sevier County Street Naming and Addressing Ordinances, the Addressing Ordinance and Procedures, and these regulations.

Street: _____
 Date: _____

Planning Commission Certification of Assent for Description - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Sevier County, Tennessee, and with zoning district plans, with the exception of any variances and notes noted on this plat, and that the correct plat is being approved as provided by the City of Sevier County Mayor of Sevier County, Tennessee, and the City of Sevier County, Tennessee, the approval of this plat by the Planning Commission shall not be deemed to constitute or affect in any way the rights of the Sevier County of the subdivision of any parcel or parcels.

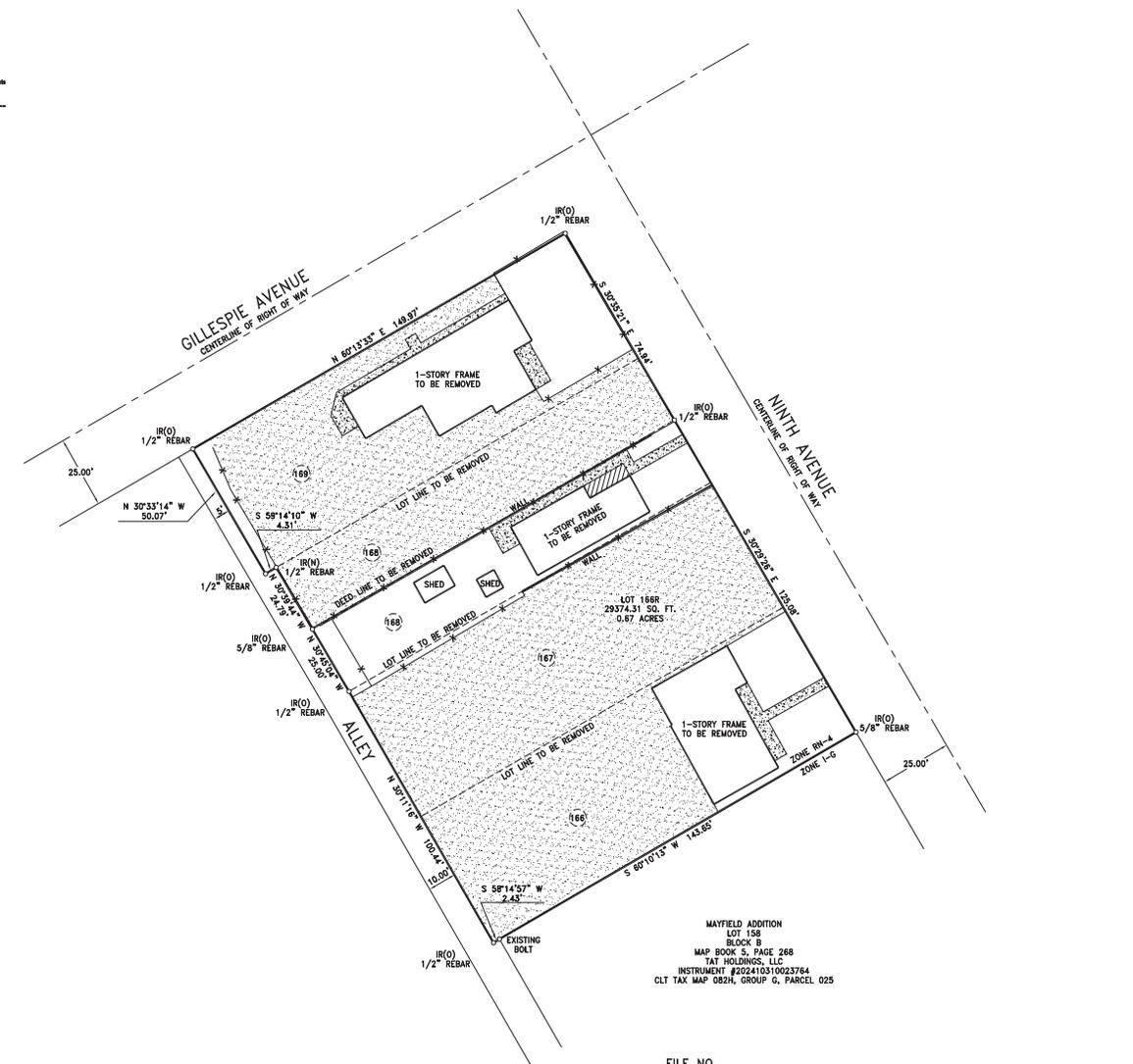
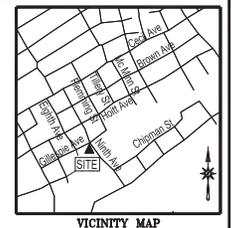
Street: _____
 Date: _____

Surveyor's Certification
 I hereby certify that this is a Category 4 Survey with a software generated positional accuracy of not more than 0.15' horizontally and 0.15' vertically as shown herein.
 E.P.S. - real-time (IRIS) Trimble 812
 E.P.S. survey type: real-time (IRIS) Trimble 812
 Elevation datum: NAVD83
 Base info: TD01 CORS Base ID 7H15
 Published State Position: NAD83(2011) Epoch020100
 Latitude = 36° 00' 08.22814" N
 Longitude = 82° 48' 13.62228" W
 Date collected on November 18, 2025

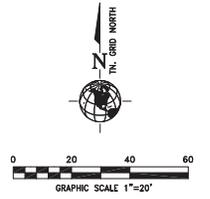
I hereby certify that this survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

GARY L. ROTH, JR. INC. RLSP2051
 GARY L. ROTH, JR. INC. RLSP2051

Mayfield Addition
 LOT 158
 MAP BOOK 5, PAGE 268
 TAT HOLDINGS, LLC
 INSTRUMENT #202410310023764
 CLT TAX MAP 082H, GROUP G, PARCEL 025



- NOTES:**
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER DOCUMENTATION IS NOTED ON DRAWING.
 - CLT TAX MAP 082H, GROUP G, PARCELS 020, 021, 022, 023 AND 024.
 - PLAT REFERENCE PLAT CASEBET A, SLURF 170-B AND INSTRUMENT #2024120001020.
 - PLAT REFERENCE PLAT CASEBET A, SLURF 170-B.
 - SUBJECT PROPERTY IS ZONED "RM-4".
 - PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY SHOWN/NOT SHOWN BY THE PUBLIC RECORDS.
 - PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT WAS FURNISHED TO SURVIVOR PRIOR TO SURVEY.
 - NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - BOUNDARY EASEMENT LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT INDEQ COUNTY/CITY OF KNOXVILLE ZONING STANDARDS.
 - IT IS THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT SIZE, DEPTH, LOCATION AND INVERT ELEVATION OF ALL UTILITIES BEFORE ANY FURTHER PLANNING OR FIELD CONSTRUCTION IS STARTED.
 - TOTAL NUMBER OF LOTS = 1, TOTAL ACRES = 0.67 ACRES (29374.31 SQ. FT.).
 - THE REQUIRED EASEMENT AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE ROADS-OF-WAY INCLUDING JOINT FURNISH EASEMENTS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXISTING LOT LINES AND ON THE INSIDE OF ALL OTHER EXISTING LOT LINES.



FILE NO. 25-144

PROJECT NO.	25-144
FILENAME	25-144.DWG
DRAWN BY	GRS
DATE OF FIELD SURVEY	11/18/25
SCALE	1" = 20'
DATE	11/18/25

RESUBDIVISION OF MAYFIELD ADDITION BLOCK B LOT 158-168	
CITY BLOCK NO. 18627	
2ND CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHIN THE 16TH WARD OF THE CITY OF KNOXVILLE	
OWNER	QUALITY MACHINE AND WELDING COMPANY 500-902, TN, 37627 865-524-2162

ROTH LAND SURVEYING
 Gary L. Roth, Jr., RLS
 5715 Kern Road
 Knoxville, TN 37918
 PH: (865) 689-8186
 FAX: (865) 687-3231

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.

11/28/2025

12/12/2025

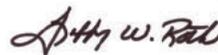
Date to be Posted

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



Digitally signed by Jeff Roth
DN: cn=Jeff Roth, o=Quality Machine and
Welding, ou, email=jwroth@qmwknox.com, c=US
Date: 2025.10.27 15:23:17 -0400

Jeffrey W. Roth, VP

10/27/25

Applicant Signature

Applicant Name

Date