REZONING REPORT

▸ **FILE #:**	**11-L-26-RZ**	**AGENDA ITEM #:**	**7**
		AGENDA DATE:	**11/12/2026**
▸ **APPLICANT:**	**HEYOH ARCHITECTURE**		
OWNER(S):	Logan Higgins Heyoh, LLC		
TAX ID NUMBER:	69 E B 011	**View map on KGIS**	
JURISDICTION:	City Council District 4		
STREET ADDRESS:	2715 WHITE OAK LN		
▸ **LOCATION:**	**North side of White Oak Ln, east of Whittle Springs Rd**		
▸ **APPX. SIZE OF TRACT:**	**19033 square feet**		
SECTOR PLAN:	East City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via White Oak Lane, a minor collector with 28 ft of pavement width within a right-of-way that varies from 53-55 ft.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	First Creek		
▸ **CURRENT ZONING:**	**RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District)**		
▸ **REQUESTED ZONING:**	**O (Office)**		
▸ **EXISTING LAND USE:**	**Single Family Residential**		
▸			
EXTENSION OF ZONING:	Yes, it is an extension.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Multifamily residential - O (Office)		
	South: Public/quasi public land (school) - INST (Institutional), (C) (Previously Approved Planned District)		
	East: Single family residential - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)		
	West: Agriculture/forestry/vacant land - O (Office), (C) (Previously Approved Planned District)		
NEIGHBORHOOD CONTEXT:	The subject property is located within a transitional area, with residential development to the east and the N Broadway corridor to the west. Whittle Springs Middle School is located directly south of the property, while Whittle Springs Golf Course is approximately 0.35 miles to the east.		

STAFF RECOMMENDATION:

▸ **Approve the O (Office) district because it is consistent with the adopted plans and the surrounding mix of developments.**

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.
1. There has been a significant increase in residential intensity across the broader Whittle Springs neighborhood over the past two decades. Development trends in the surrounding area have featured a mix of uses, including single-family dwellings, multifamily developments, offices, civic uses (Whittle Springs Middle School, Whittle Springs Golf Course), and the commercial corridor along N Broadway and Walker Boulevard. The rezoning would be an extension of the district from the west and north sides.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The O zoning district is intended to provide for an environment of low intensity office and service uses mixed with residential uses. The O district would be appropriate here, as the area features a mix of residential, office, commercial, and civic uses.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The O zoning district has dimensional standards intended to mitigate adverse impacts of a nonresidential development abutting a residential district (Article 5.3.B). Any nonresidential use over 5,000 sq ft must maintain the privacy of adjacent residential lots through techniques such as decreased height, landscaping, screening measures, and increased setbacks. Additionally, a Class B buffer yard will be required for any nonresidential use, regardless of the building footprint (Article 12.8).
2. If a minor increase in residential intensity is pursued, it will provide a transition between the single-family dwellings to the east and the large O-zoned parcel to the west. The subject property could accommodate up to six multifamily or townhouse units.
3. For any new construction or addition exceeding 30% of the existing structure, there are building design requirements to incorporate pedestrian-scale features and site design requirements to ensure safe pedestrian access (Article 5.4).

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 subject property has the O (Office) land use classification in the City's One Year Plan and East City Sector Plan, which permits the O zoning district. Approval of this request will bring the zoning district into conformance with the adopted plans.
2. The proposed rezoning is consistent with the General Plan's Development Policy 8, to encourage growth in the existing urban area.

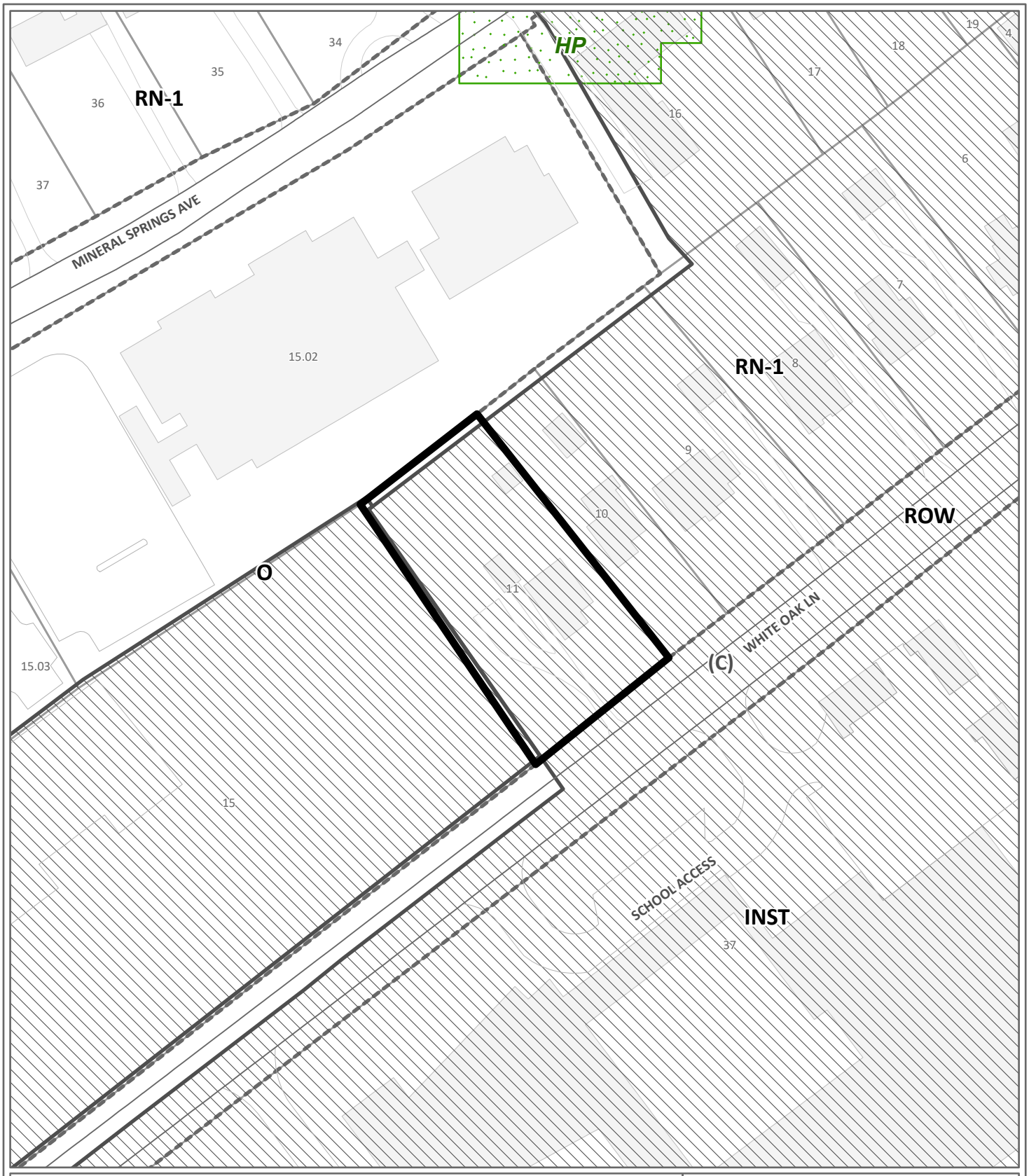
WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE, INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.
1. This is an urbanized area with ample utility and facility infrastructure to support rezoning of this site.
2. The subject property is directly across from Whittle Springs Middle School, with sidewalk connections from the school to nearby streets. A transit stop on White Oak Lane is within 500 ft to the southwest.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 1/5/2027 and 1/19/2027. 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 **11-L-26-RZ**

Petitioner: Heyoh Architecture

From: RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District)
To: O (Office)

Map No: 69
Jurisdiction: City

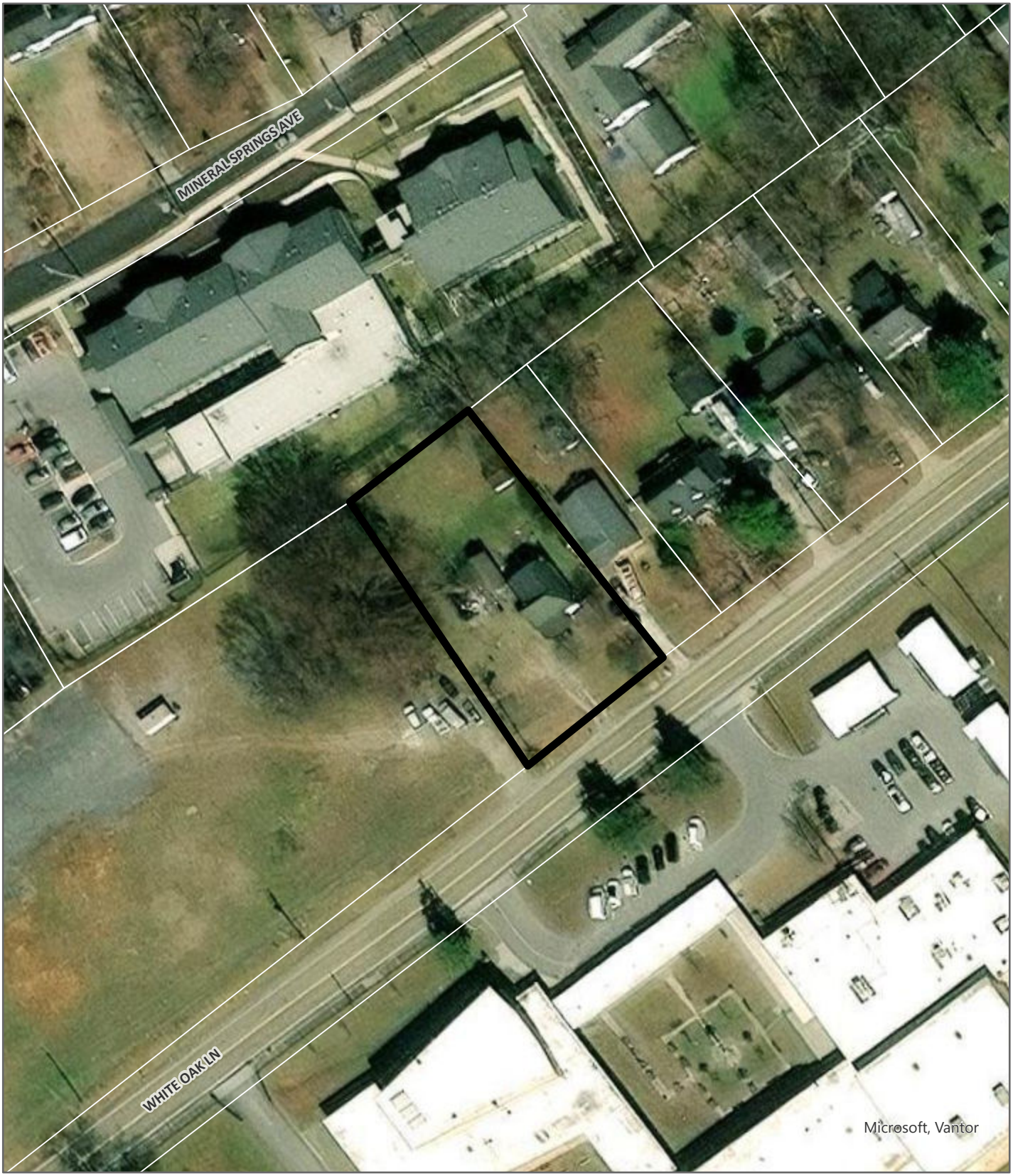
0 90
Feet

N

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

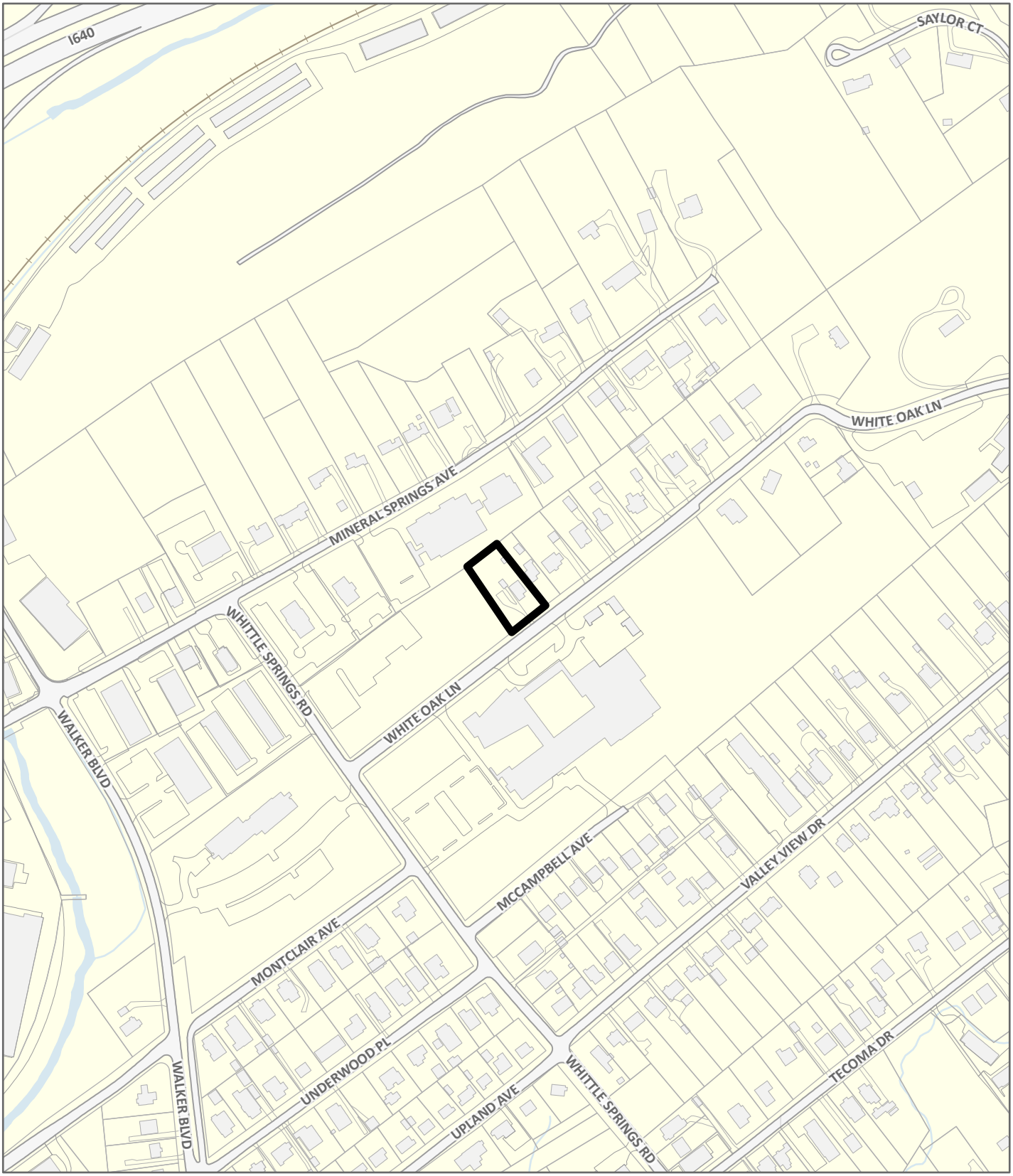
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-L-26-RZ**

Case boundary

0 360

Feet

N

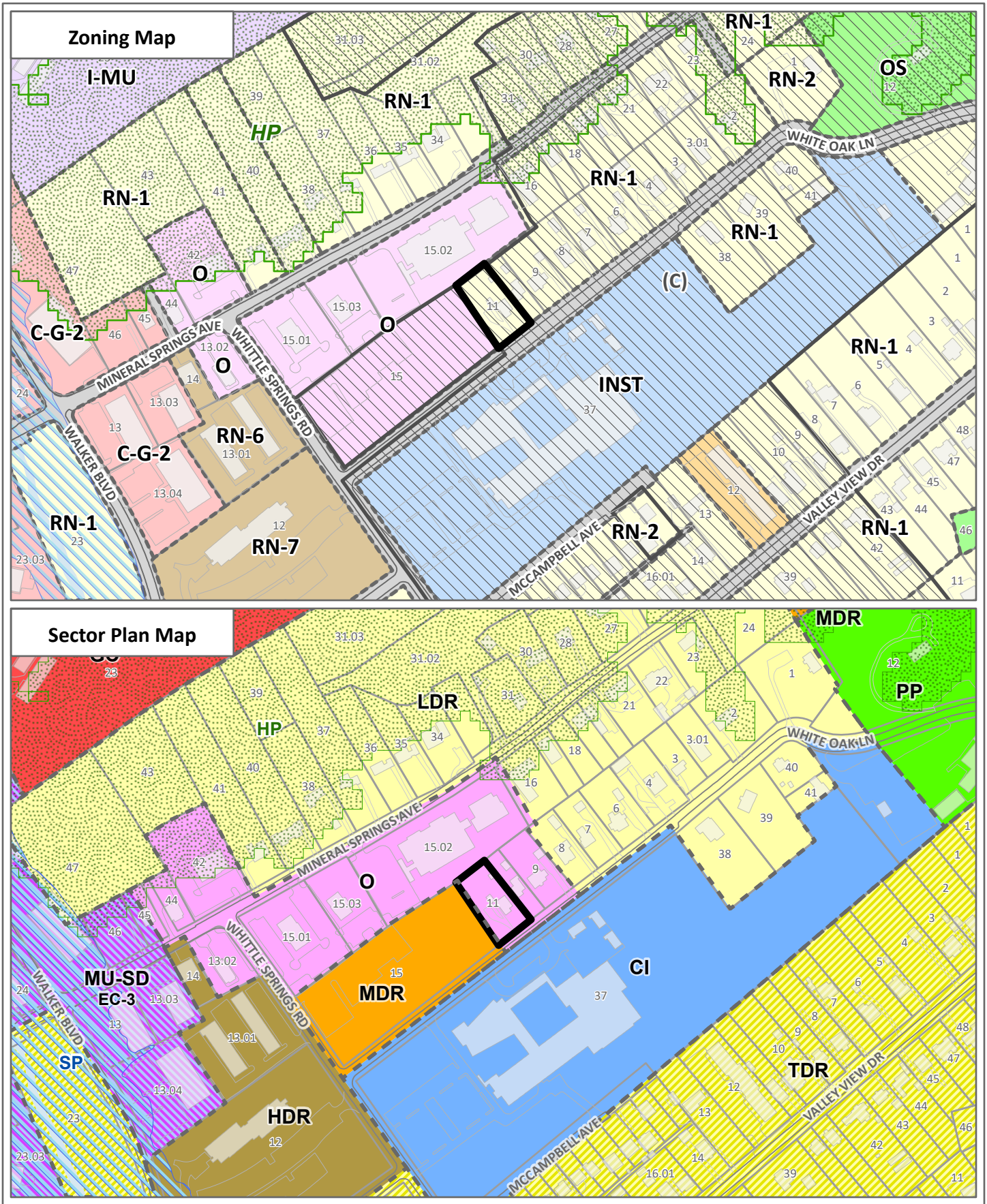


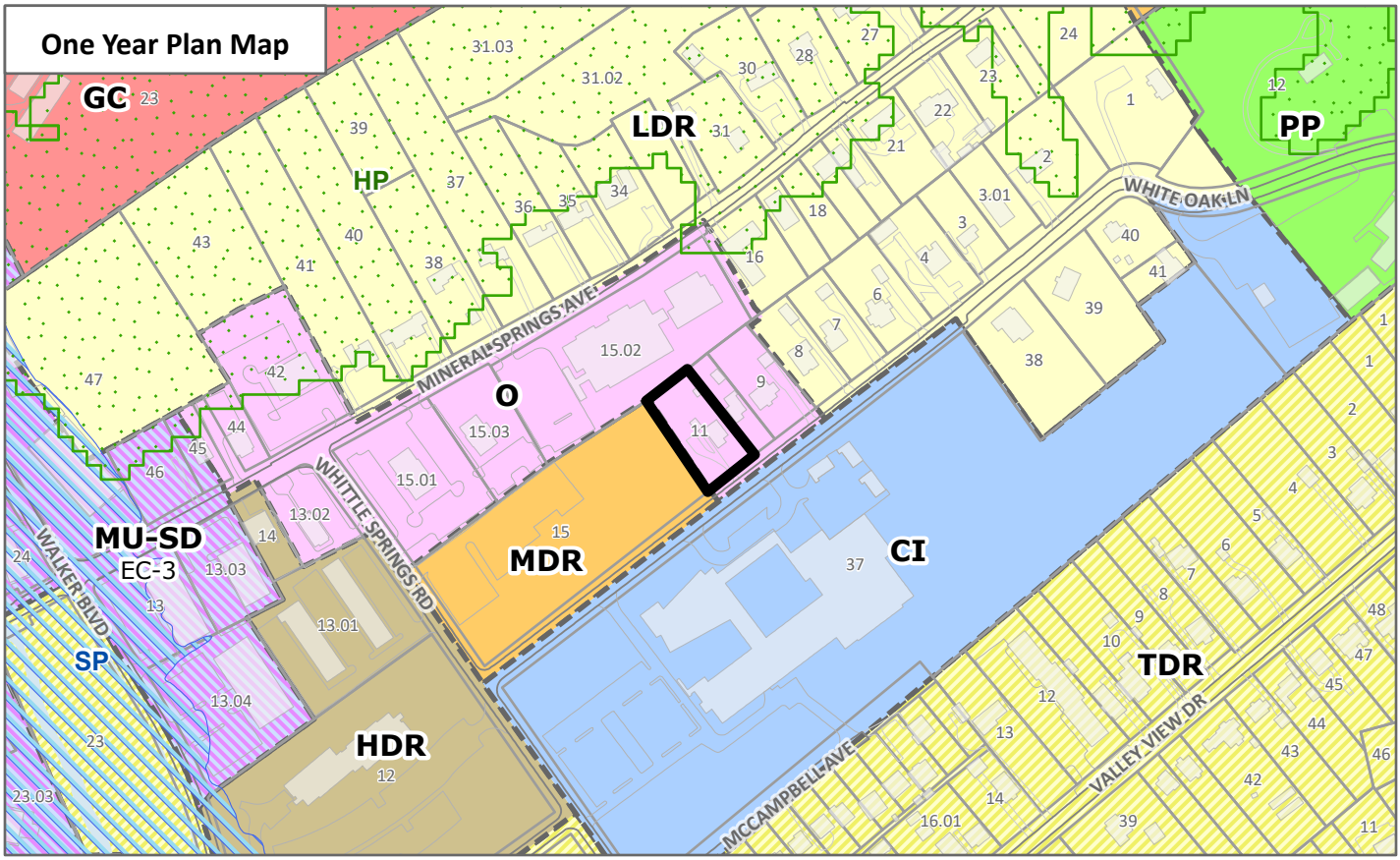
EXHIBIT A, CONTEXTUAL MAPS 11-L-26-RZ

Case boundary

0 360

Feet

N



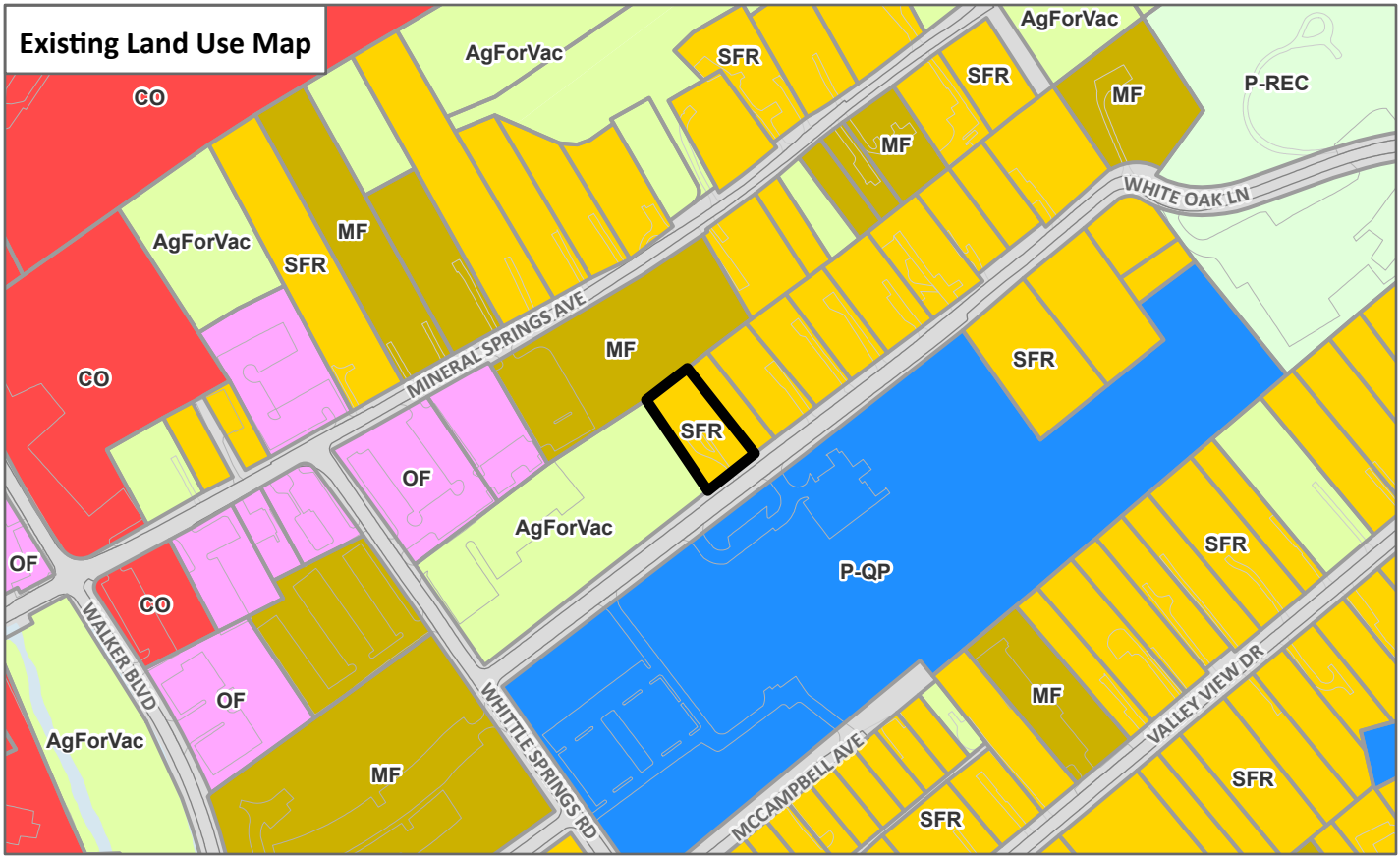


EXHIBIT A, CONTEXTUAL MAPS **11-L-26-RZ**

Case boundary

0 360

Feet

N

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.*

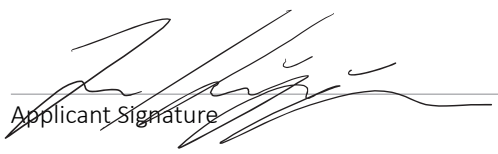
10/31/2026
Date to be Posted

11/13/2026
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



Applicant Signature

Logan Higgins
Applicant Name

9/21/26
Date