



PLAN AMENDMENT REPORT

► **FILE #:** 10-C-26-SP

AGENDA ITEM #: 30

AGENDA DATE: 10/1/2026

► **APPLICANT:** HEYOH ARCHITECTURE
OWNER(S): Brighton Developers LLC

TAX ID NUMBER: 94 N H 00201, 002, 006

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1625 CLINCH AVE (0 CLINCH AVE; 1634 LAUREL AVE)

► **LOCATION:** North side of Clinch Ave, south side of Laurel Ave, west of Sixteenth St

► **APPX. SIZE OF TRACT:** 1.04 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Clinch Avenue, a minor collector with 20 ft of pavement width within a 52-ft right-of-way. Access is also via Laurel Avenue, an unstriped local street with 14-20 ft of pavement width within a right-of-way width that varies from 37-42 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek, Third Creek

► **CURRENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / RN-6 (Multi-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

► **REQUESTED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)

► **EXISTING LAND USE:** Multifamily Residential, Transportation/Communications/Utilities (Parking lot)

EXTENSION OF PLAN AND ZONING DESIGNATION: It is an extension of the zoning, but it is not an extension of the plan designation.

HISTORY OF REQUESTS: In 2000 the property was included in a large rezoning to add the Fort Sanders NC (Neighborhood Conservation Overlay) district (8-Q-00-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION,
North: Multifamily residential, public/quasi public land (student apartments) - MDR (Medium Density Residential), CI (Civic/Institutional) - RN-6 (Multi-Family Residential Neighborhood), INST (Institutional), NC (Neighborhood Conservation Overlay)

ZONING

South: Multifamily residential - MDR (Medium Density Residential) - O (Office), NC (Neighborhood Conservation Overlay)

East: Multifamily residential - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

	West: Multifamily residential - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood), H (Historic Overlay)
NEIGHBORHOOD CONTEXT	This section of Fort Sanders primarily features single family houses and multifamily residential developments that range in scale, interspersed with commercial uses and properties owned by the University of Tennessee. The subject property is within 0.2 miles of the Cumberland Avenue mixed-use corridor and the University of Tennessee campus, and Fort Sanders Hospital is 0.14 miles to the west.

STAFF RECOMMENDATION:

- **Approve the MDR/O (Medium Density Residential/Office) land use classification because is it consistent with changing conditions.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS, SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may include any of these):

INTRODUCTION TO SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.

1. There has not been an introduction of new roads or utilities that would make development more feasible at this site. However, the robust sidewalk infrastructure and nearby access to Knoxville Area Transit bus stops support consideration of the MDR/O (Medium Density Residential/Office) land use classification.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The existing MDR (Medium Density Residential) land use classification is consistent with the character of the surrounding area, which consists of a wide mix of housing types, and is not the result of an error or omission in the Central City Sector Plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known changes in government policy pertaining to this area.

TRENDS IN DEVELOPMENT, POPULATION, OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.

1. Since 2015, the Fort Sanders Neighborhood has experienced rapid medium and high-density residential development, including a 101-unit apartment complex and a 234-unit apartment complex built within 550 ft of the subject property.

2. The subject property is within 500 ft of the University of Tennessee Campus, which has seen six consecutive years of increased enrollment, experiencing the highest enrollment recorded for the 2026-2027 academic year.

3. An amendment to the MDR/O land use classification would more appropriately reflect the development pattern of this area, which consists of dense residential development interspersed with office and institutional uses.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-I-26-RZ
10-C-26-PA

AGENDA ITEM #: 30
AGENDA DATE: 10/1/2026

► **APPLICANT:** HEYOH ARCHITECTURE
OWNER(S): Brighton Developers LLC

TAX ID NUMBER: 94 N H 00201, 002, 006 [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 1625 CLINCH AVE (0 CLINCH AVE; 1634 LAUREL AVE)
► **LOCATION:** North side of Clinch Ave, south side of Laurel Ave, west of Sixteenth St
► **TRACT INFORMATION:** 1.04 acres.
SECTOR PLAN: Central City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Clinch Avenue, a minor collector with 20 ft of pavement width within a 52-ft right-of-way. Access is also via Laurel Avenue, an unstriped local street with 14-20 ft of pavement width within a right-of-way width that varies from 37-42 ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
FIRE DISTRICT: Knoxville Fire Department
WATERSHED: Second Creek, Third Creek

► **CURRENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)
► **REQUESTED PLAN AND ZONING DESIGNATION:** MDR/O (Medium Density Residential/Office) / RN-6 (Multi-Family Residential Neighborhood), NC (Neighborhood Conservation Overlay)
► **EXISTING LAND USE:** Multifamily Residential, Transportation/Communications/Utilities
►
EXTENSION OF PLAN AND ZONING DESIGNATION: It is an extension of the zoning, but it is not an extension of the plan designation.
HISTORY OF REQUESTS: In 2000 the property was included in a large rezoning to add the Fort Sanders NC (Neighborhood Conservation Overlay) district (8-Q-00-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION,
ZONING
North: Multifamily residential, public/quasi public land (student apartments) - MDR (Medium Density Residential), CI (Civic/Institutional) - RN-6 (Multi-Family Residential Neighborhood), INST (Institutional), NC (Neighborhood Conservation Overlay)
South: Multifamily residential - MDR (Medium Density Residential) - O (Office), NC (Neighborhood Conservation Overlay)
East: Multifamily residential - MDR (Medium Density Residential) - RN-5

(General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

West: Multifamily residential - MDR (Medium Density Residential) - RN-6 (Multi-Family Residential Neighborhood), H (Historic Overlay)

NEIGHBORHOOD CONTEXT: This section of Fort Sanders primarily features single family houses and multifamily residential developments that range in scale, interspersed with commercial uses and properties owned by the University of Tennessee. The subject property is within 0.2 miles of the Cumberland Avenue mixed-use corridor and the University of Tennessee campus, and Fort Sanders Hospital is 0.14 miles to the west.

STAFF RECOMMENDATION:

- **Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with changing conditions.**

- **Approve the RN-6 (Multi-Family Residential Neighborhood) zoning district because it is consistent with changing conditions. The NC (Neighborhood Conservation Overlay) district would be retained.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. The existing MDR (Medium Density Residential) land use classification is consistent with the residential character of the surrounding area and is not the result of an error or omission

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENTS (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.

1. The Fort Sanders Neighborhood has experienced rapid infill development over the last 10 years, primarily consisting of medium and large-scale multi-family dwellings.
2. The proximity to the University of Tennessee campus and existing commercial/office nodes interspersed throughout the Fort Sanders Neighborhood and along Cumberland Avenue to the southwest support an amendment to the MDR/O (Medium Density Residential/Office) land use classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in government policy pertaining to this area.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.

1. There are no new plans or studies that reveal the need for a plan amendment at this location. However, the MDR/O land use classification would more appropriately reflect the development pattern of this area, which consists of dense residential development interspersed with office and institutional uses.

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. In 2021, the Fort Sanders Hospital expansion was completed approximately 750 ft west of the subject property, expanding the hospital's emergency and intensive critical care capacity.
2. The subject property is within 500 ft of the University of Tennessee Campus, which has experienced a significant increase in student enrollment over the past few years.

3. The proximity to the university campus and access to multi-modal amenities such as an extensive sidewalk network and Knoxville Area Transit bus stops support increased residential density in this area.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-6 (Multi-Family Residential Neighborhood) zoning district is intended to accommodate high density neighborhoods characterized by a mixture of all housing types. Limited nonresidential uses that are compatible with the character of the district may also be permitted. The subject property meets the intent of the RN-6 district, as this area features dense residential development with a mix of institutional, civic, and office uses.
2. Rezoning 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 rezoning would be an extension of the RN-6 district and is compatible with the surrounding RN-5 (General Residential Neighborhood) and O (Office) zoning.

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 proposed rezoning is not anticipated to negatively impact the surrounding area, which consists of medium and high-density residential development bordering the University of Tennessee campus.

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 RN-6 district supports the intent of the recommended amendment to the MDR/O land use classification of the One Year Plan and Central City Sector Plan.
2. The rezoning is consistent with the Fort Sanders Neighborhood Plan, which recommends medium and high-density residential development for this area (pg. 5).
3. The proposed rezoning is consistent with the General Plan's Development Policy 8.1: Develop infill housing on vacant lots and redevelopment parcels. Infill housing should be compatible with neighboring residences in scale, design, and site layout. The rezoning would be an extension of the RN-6 district from the north and south in an area with a wide range of housing types.

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.

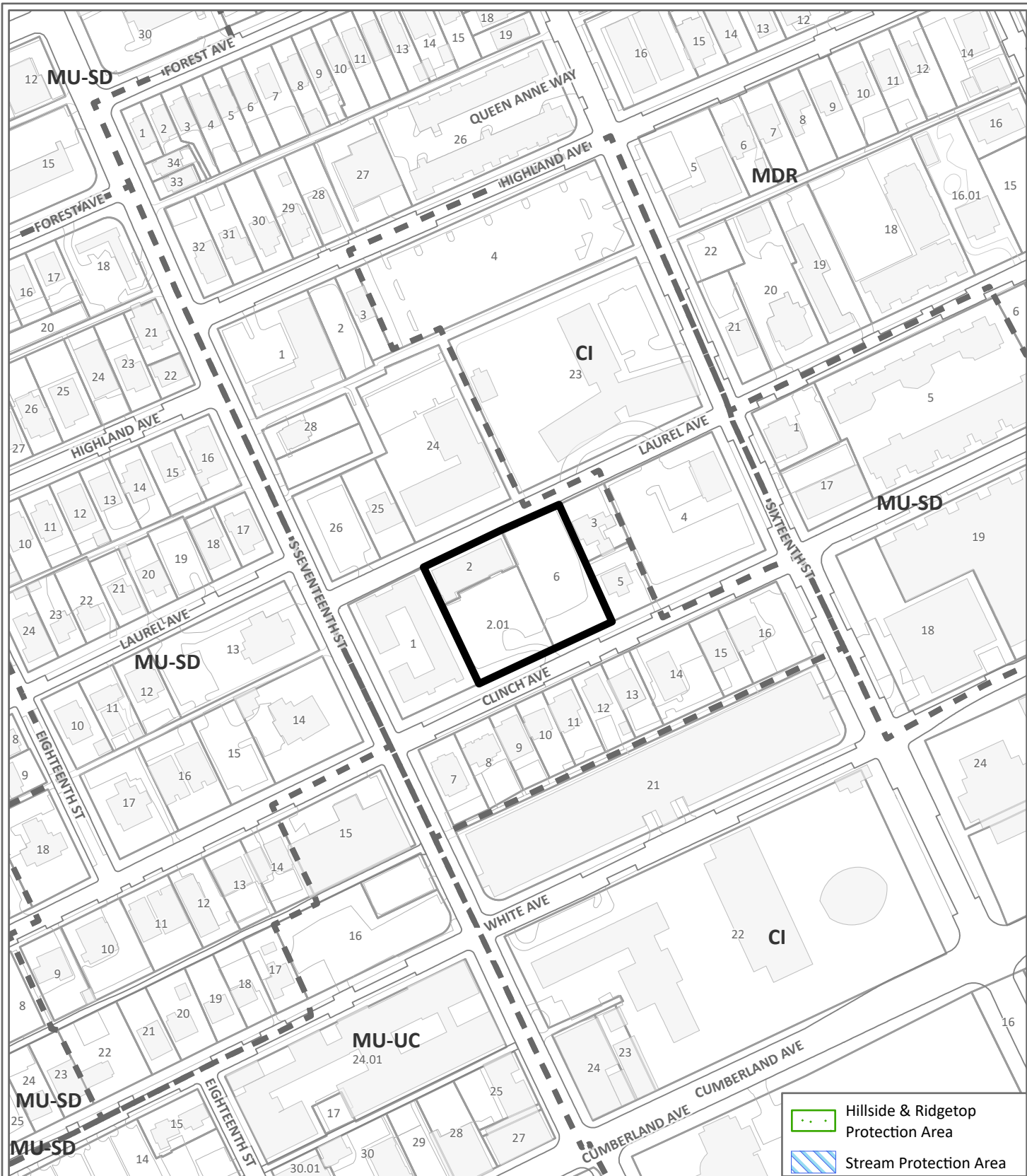
1. The subject property is within 0.25 miles of eight Knoxville Area Transit bus stops, which are all accessible via a connected sidewalk network.
2. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2026 and 11/24/2026. 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.



Hillside & Ridgetop Protection Area

Stream Protection Area

**10-C-26-SP
CENTRAL CITY SECTOR PLAN MAP**

From: MDR (Medium Density Residential)

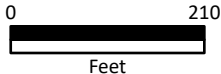
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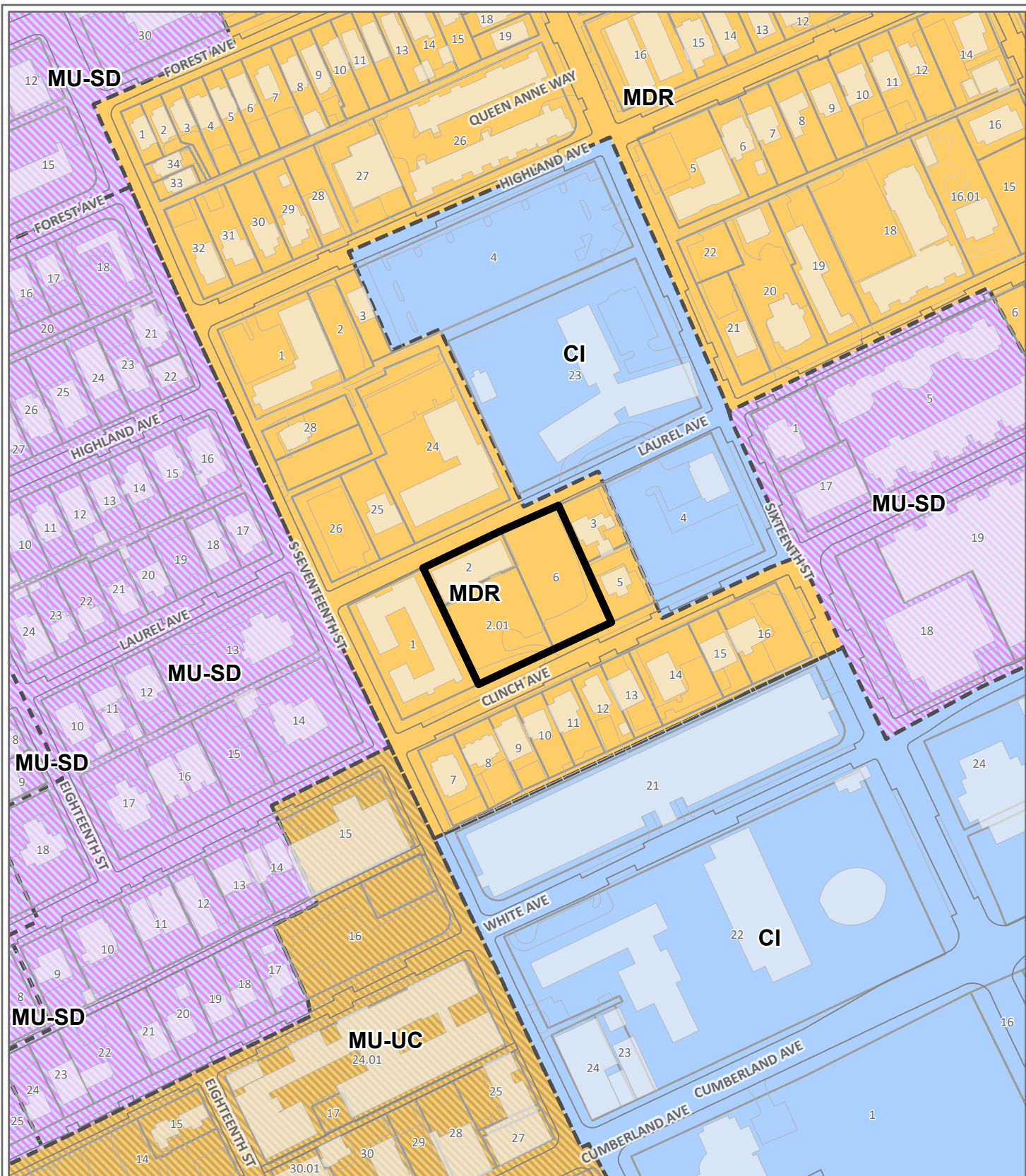
Original Print Date: 8/20/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Heyoh Architecture

Map No: 94

Jurisdiction: City





ONE YEAR PLAN MAP

10-C-26-PA

Petitioner: Heyoh Architecture



From: MDR (Medium Density Residential)

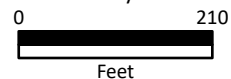
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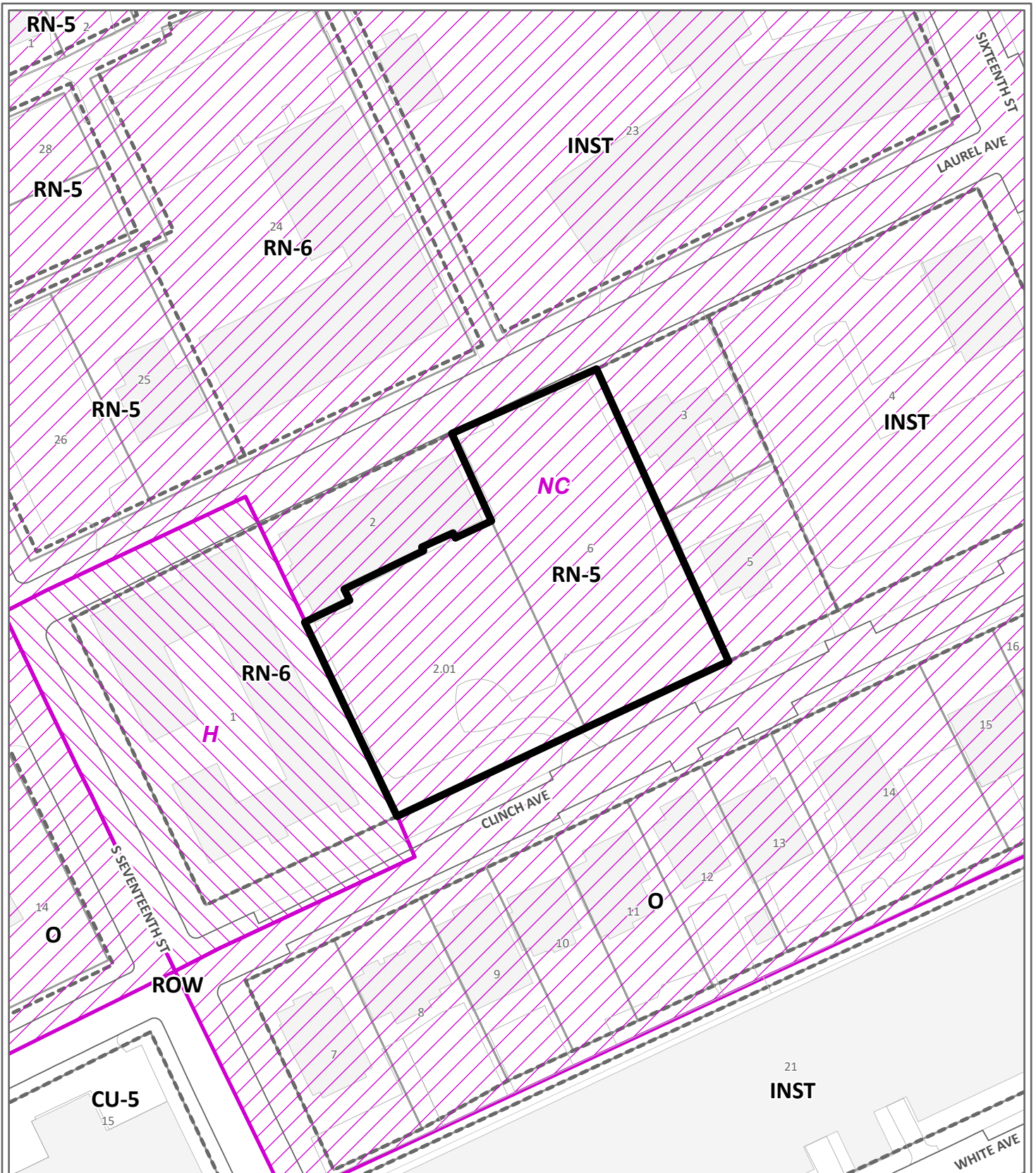
Original Print Date: 8/20/2026

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

Map No: 94

Jurisdiction: City





REZONING

10-I-26-RZ

Petitioner: Heyoh Architecture

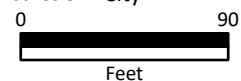


From: RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

To: RN-6 (Multi-Family Residential Neighborhood); NC (Neighborhood Conservation Overlay)

Map No: 94

Jurisdiction: City



Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

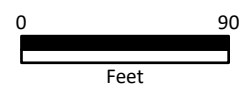
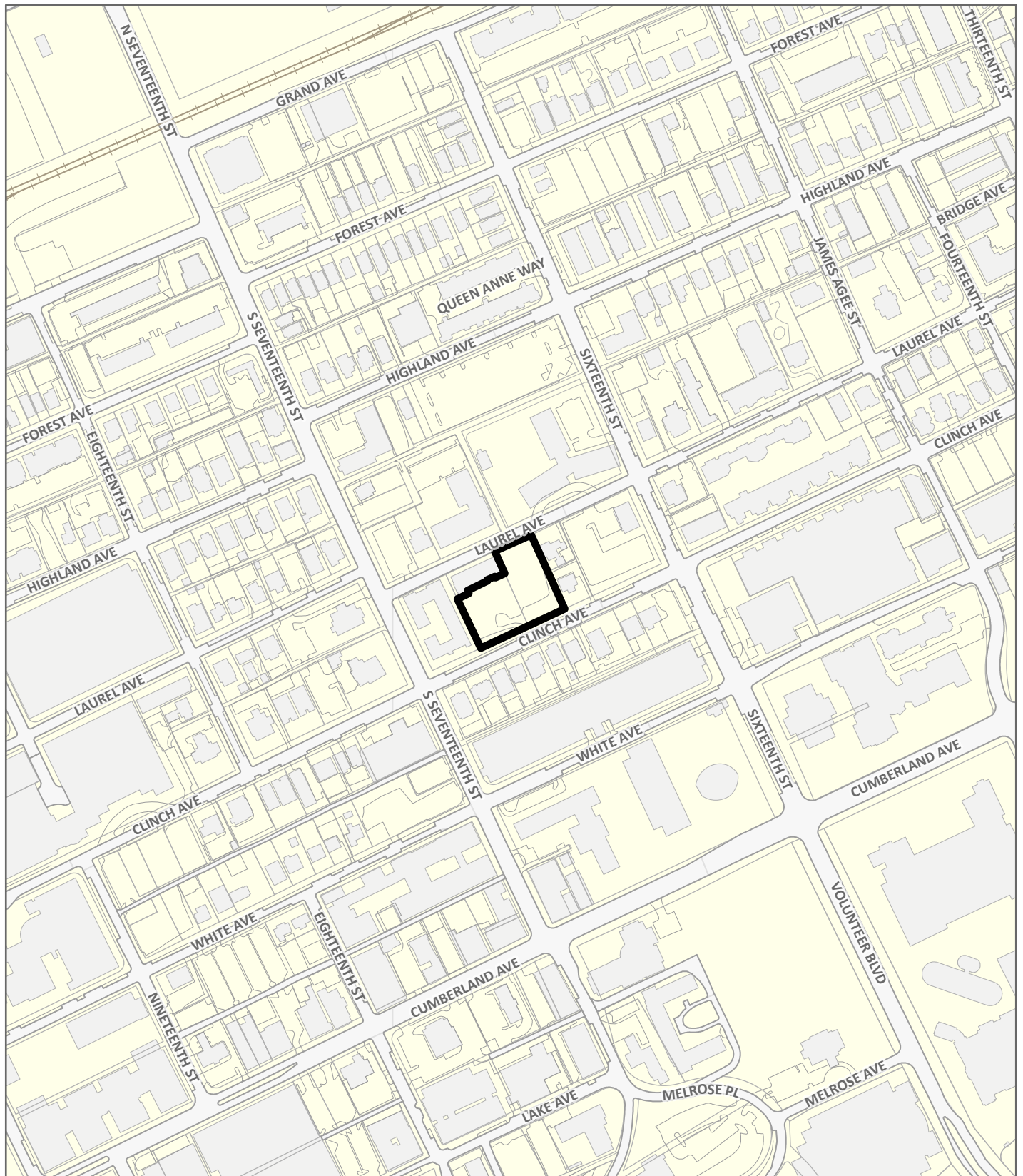


Exhibit A. Contextual Images



LOCATION MAP

10-I-26-RZ / 10-C-26-PA



Case boundary



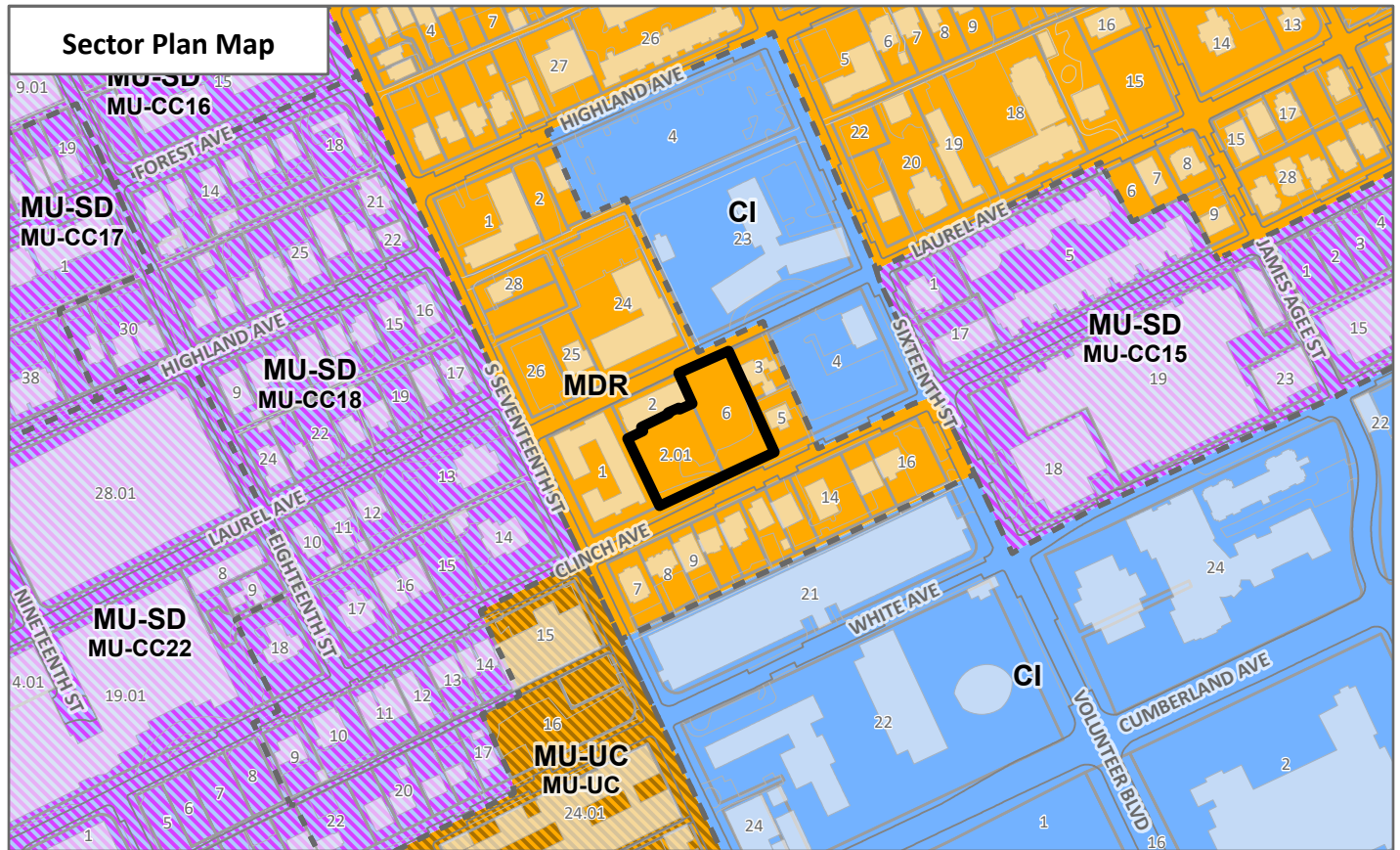
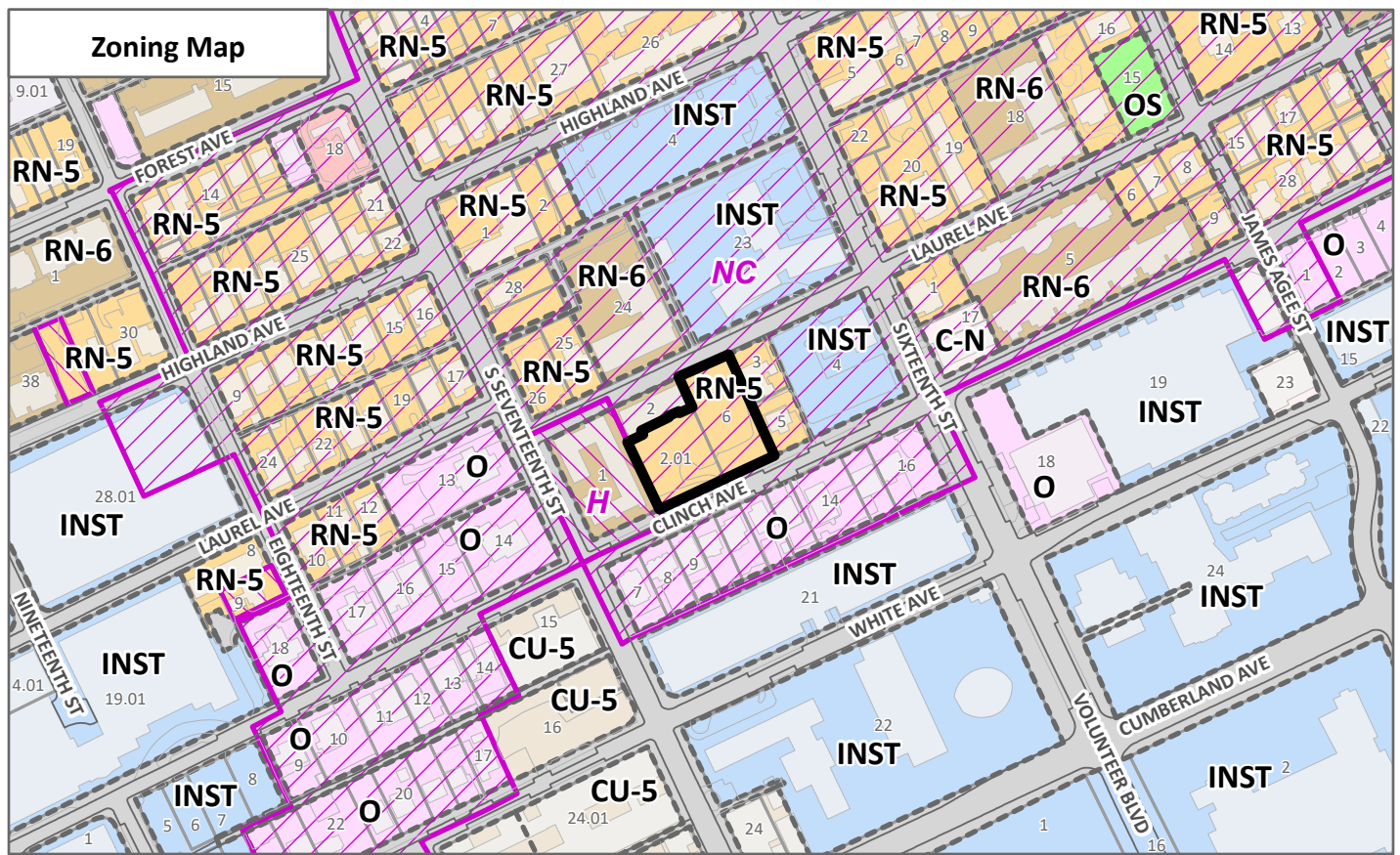


EXHIBIT A, CONTEXTUAL MAPS

10-I-26-RZ / 10-C-26-PA

Case boundary

0
360

Feet

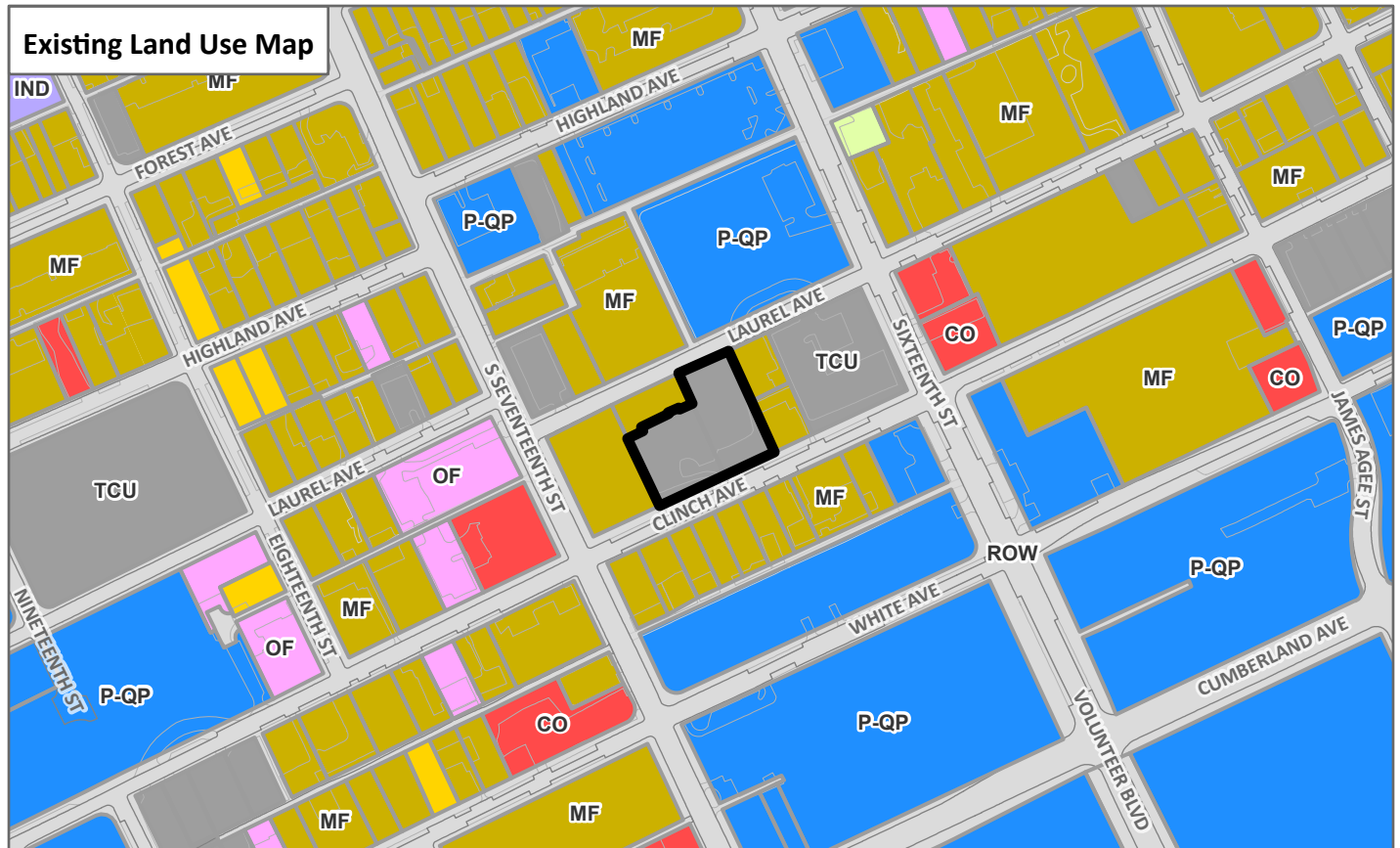
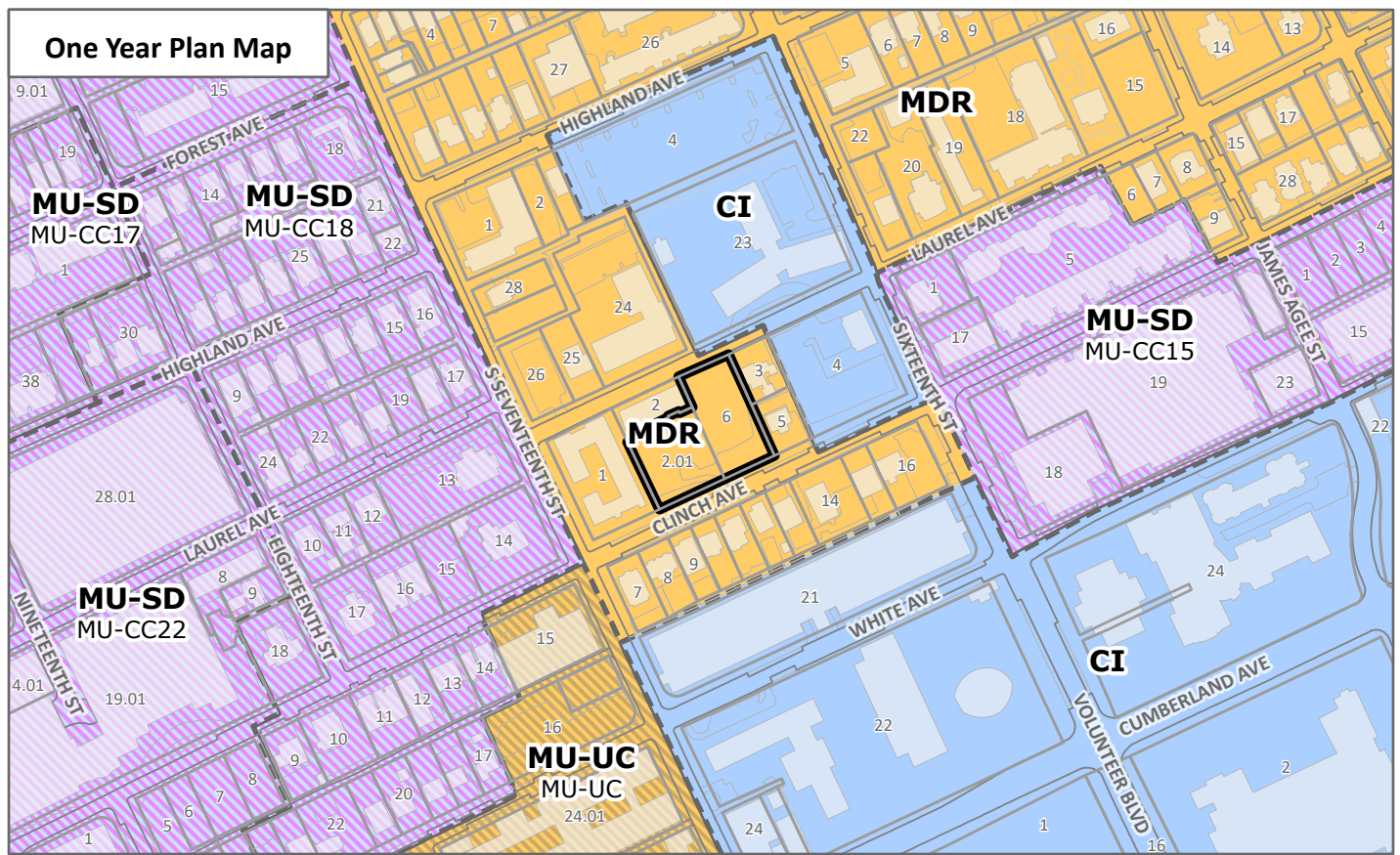


EXHIBIT A, CONTEXTUAL MAPS

10-I-26-RZ / 10-C-26-PA

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.

9/19/2026

Date to be Posted

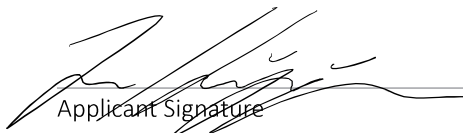
10/2/2026

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

8/17/2026

Date