

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 1-B-26-SP **Related File Number:**

Application Filed: 11/25/2025 **Date of Revision:**

Applicant: HEYOH ARCHITECTURE

PROPERTY INFORMATION

General Location: South side of Bill Williams Ave, east of N Broadway

Other Parcel Info.:

Tax ID Number: 81 D E 005, PART OF 001 **Jurisdiction:** City

Size of Tract: 0.68 acres

Accessibility: Access is via Bill Williams Avenue, a local street with a pavement width which varies between 25 ft and 30 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: East City **Plan Designation:** MU-SD / EC-3 (Mixed Use-Special District, Broadway (Was

Growth Policy Plan: N/A (Within the City limits)

Neighborhood Context: The subject property is within the Edgewood Park neighborhood and lies across from the WBIR-TV broadcasting studio and east of N Broadway, a major commercial corridor. First Creek Greenway lies to the north along Edgewood Avenue, and Fulton High School and the Public Safety Complex are nearby to the southwest.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2802 N BROADWAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial), O (Office), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2007, the property was part of a larger rezoning to the add the IH (Infill Housing Overlay) (10-V-07-RZ). In October 2025, a request to rezone the property from the O (Office), IH to C-G-2 (General Commercial), IH was denied by the Planning Commission (10-A-25-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: MDR/O (Medium Density Residential/Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the MDR/O (Medium Density Residential/Office) land use classification because it would provide a transition in land use intensity and is supported by available amenities.

Staff Recomm. (Full):

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 are no significant new roads or utilities, but the Broadway Advanced Traffic Management System Project is planned along N Broadway, west of the subject property. This project will install various major traffic signal components to improve the efficiency of signalized intersections and traffic flow. Though this improvement project is notable, the subject property is not accessed off of N Broadway, and does not necessarily make new development more feasible.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The TDR (Traditional Neighborhood Residential) land use classification is consistent with the neighborhood's primarily residential character and is not the result of an error or omission in the East City Sector Plan. However, the MDR/O (Medium Density Residential/Office) land use classification is also appropriate here, as the subject property is near community activity centers such as Edgewood Park, the North Knoxville Public Library, and Larry Cox Senior Center. These community amenities can be accessed via sidewalks along Bill Williams Avenue and Edgewood Avenue, which connect to the Upper First Creek Greenway.

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. The subject property is accessed off of Bill Williams Avenue, a transitional area between the more intense commercial uses along N Broadway and the residential neighborhood to the east. Development primarily consists of less intense nonresidential uses such as labor union halls and a TV broadcasting facility. As such, an amendment to the MDR/O land use classification would more appropriately reflect the development pattern of this area.

Action: Approved

Meeting Date: 2/12/2026

Details of Action:

Summary of Action: Approve the MDR/O (Medium Density Residential/Office) land use classification because it would provide a transition in land use intensity and is supported by available amenities.

Date of Approval: 2/12/2026

Date of Denial:

Postponements: 1/8/2026

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/17/2026

Date of Legislative Action, Second Reading: 4/14/2026

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Withdrawn

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: