

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-C-26-PA Related File Number: 1-I-26-RZ
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-6 (Multi-Family Residential Neighborhood), IH (Infill Housing Overlay)
Previous Requests:
Extension of Zone: This would not be an extension of either.
History of Zoning: In 2007, the property was part of a larger rezoning to add the IH (Infill Housing Overlay) (10-V-07-RZ). In October 2025, a request to rezone the property from 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 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 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) can be considered here, as it would provide a transition in land use intensity between the MU-SD, EC-3 (Mixed Use Special District, Broadway, Washington Pike to I-640) land use classification to the west and TDR to the east.

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. There has been a steady increase in commercial, service-oriented uses, and multi-family development along N Broadway. However, development on the periphery and in residential neighborhoods east of N Broadway has remained stable, consisting of a mix of less intensive office, civic, and residential uses.

2. The MDR/O land use classification would be appropriate here, as the subject property is within a transitional area of the neighborhood that abuts the N Broadway Corridor, which can be reached via sidewalks along Bill Williams Avenue and Edgewood Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in government policy pertaining to this area. However, a shortage in housing is widely acknowledged. The requested zoning supports the addition of housing and provides a transition in intensity from the commercial uses along N Broadway to the office and single family residential uses to east and south.

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 has been no new information or studies produced that reveal the need for a plan amendment.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References:

Disposition of Case, Second Reading: Withdrawn

If "Other":

Amendments:

Effective Date of Ordinance: