CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	1-I-26-RZ	**Related File Number:**	1-C-26-PA
Application Filed:	11/25/2025	**Date of Revision:**	1/21/2026
Applicant:	HEYOH ARCHITECTURE		

PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 81 001 (), 005 **Jurisdiction:** City

Size of Tract: 0.68 acres

Accessibility:

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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640)), TDR (Traditional Neighborhood Residential)

Requested Plan Category:

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 RN-5 (General Residential Neighborhood) zoning district because it is consistent with the recommended land use classification and compatible with the surrounding area. The IH (Infill Housing Overlay) would be retained.

Staff Recomm. (Full):

Comments:

The applicant has amended their request from the RN-5 (General Residential Neighborhood) zoning district to the RN-6 (Multi-Family Residential Neighborhood) zoning district. However, the staff recommendation has not changed and maintains that the RN-5 district would be appropriate here.

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 are no changes to conditions in this area, 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 along N Broadway.
2. Development along N Broadway has primarily consisted of commercial, office, and civic uses, with limited multi-family developments. Development trends east of N Broadway have remained stable, consisting primarily of office, single-family, and multi-family developments, and civic uses interspersed throughout the neighborhoods.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.
1. The requested RN-6 (Multi-Family Residential Neighborhood) is intended to accommodate high-density neighborhoods characterized by a mixture of all housing types, including single-family, two-family, townhouse, and multi-family. The subject property is not in a high-density neighborhood but is in an area with a mix of housing types.
2. The recommended RN-5 (General Residential Neighborhood) zoning district is intended to accommodate medium density residential neighborhoods comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 district may also serve as a functional transition between traditionally single-family and two-family neighborhoods and more intensely developed residential or commercial areas. The subject property meets the intent of the RN-5 district and would support increased residential density that is more in scale with the surrounding area.
3. 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 allowable uses in the RN-5 district are compatible with the surrounding commercial, office, and residential 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 recommended RN-5 zoning district would support the established transition in land use intensity between the commercial development along N Broadway to the west and the office and residential

uses to the east.
2. The RN-5 zoning district dimensional standards were updated in November 2025 to allow a maximum building height of 55 ft for multi-family dwellings, unless adjacent to a single-family dwelling, then 45 ft (10-A-25-OA). Since this property abuts single family dwellings to the south, the maximum height that could be constructed here is 45 ft. The requested RN-6 district permits a maximum building height of 65 ft for multi-family dwellings and does not restrict height based on neighboring dwellings. The allowable height in the RN-5 district is more similar to the neighboring O (Office) zoning fronting Bill Williams Avenue, which is 45 ft.
3. The subject property is located within the IH (Infill Housing Overlay), which is intended to promote infill residential development and encourage harmonious, orderly, and efficient growth and redevelopment in older Knoxville neighborhoods. All residential development in the IH overlay will be reviewed by the Design Review Board (DRB) for compatibility with the Infill Housing Guidelines and the surrounding neighborhood character.

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 property at 2802 N Broadway has two land use classifications. The proposed rezoning would be consistent with the recommended MDR/O (Medium Density Residential/Office) land use classification amendment of the One Year Plan and East City Sector Plan on the eastern portion of the site and 0 Bill Williams Avenue. The western portion of 2802 N Broadway is designated as MU-SD, EC-3 (Mixed Use Special District, Broadway, Washington Pike to I-640). The EC-3 special district permits consideration of the RN-5 and RN-6 districts, as it recommends the MDR (Medium Density Residential) land use class and encourages residential development with multiple stories and smaller setbacks designed to enhance the pedestrian experience.
2. The recommended RN-5 district is consistent with the General Plan's Development Policy 8.1: Develop infill housing on vacant lots and redevelopment parcels and Development Policy 10.10: Once transitional zoning patterns are in place, keep them intact. The subject properties are currently vacant lots on the edge of a residential area that abut the N Broadway corridor.

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 0.20 miles of the North Knoxville Library and Edgewood Park, which are accessible via sidewalk along Bill Williams Avenue and Edgewood Avenue.
2. Access to the Upper First Creek Greenway is available roughly 340 ft north of the site, which connects to Fulton High School and extends 1.5 miles south along N Broadway to First Creek Park.
3. There are two Knoxville Area Transit bus stops within 0.25 miles of the subject property that are accessible via sidewalks along N Broadway.

Action: Approved **Meeting Date:** 2/12/2026

Details of Action: Approve the RN-6 (Multi-Family Residential Neighborhood) zoning district because it is consistent with the recommended land use classification and compatible with the surrounding area. The IH (Infill Housing Overlay) would be retained.

Summary of Action: Approve the RN-6 (Multi-Family Residential Neighborhood) zoning district because it is consistent with the recommended land use classification and compatible with the surrounding area. The IH (Infill Housing Overlay) would be retained.

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:**