CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-B-26-PA **Related File Number:** 4-I-26-RZ

Application Filed: 2/18/2026 **Date of Revision:**

Applicant: OHM ADVISORS

PROPERTY INFORMATION

General Location: Southeast side of E Oak Hill Ave, northwest side of E Emerald Ave, northwest of E Woodland Ave

Other Parcel Info.:

Tax ID Number: 81 E B 010 **Jurisdiction:** City

Size of Tract: 0.94 acres

Accessibility: Access is via E Emerald Avenue, an unstriped local street with 20 ft of pavement width within a right-of-way width that varies from 61-71 ft. Access is also via E Oak Hill Avenue, an unstriped local street with 30 ft of pavement width within a 47-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** MU-SD / MU-CC8 (Mixed Use-Special District, Medical Cent

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The property is located in the eastern part of the Oakwood-Lincoln Park neighborhood and is bounded by the Fulton High School to the south and Fulton Bicentennial Park to the east. The Public Safety Complex is to the west, and the N Broadway commercial corridor and First Creek Greenway lie 0.4 miles to the east.

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

Street: 1019 E EMERALD AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)

Former Zoning:

Requested Zoning: INST (Institutional)

Previous Requests:

Extension of Zone: Yes, it is an extension of both the plan designation and the zoning.

History of Zoning: In 2000 the property was rezoned from R-1 (Single Family Residential) and R-2 (General Residential) to O-1 (Office, Medical, and Related Services) (4-C-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / MU-CC8 (Mixed Use-Special District, Medical Center)

Requested Plan Category: CI (Civic and Institutional)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the CI (Civic Institutional) land use classification because it is compatible with the surrounding development and is an extension of this classification.

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. There are no apparent errors or omissions in the One Year Plan with regard to the subject property. However, the proposed CI land use will be a will be an extension of this classification from the northeast and southeast sides.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:
1. There are significant changes to development trends in this area since the closure of the former St. Mary's Hospital to the west in 2018. Most of the hospital buildings were demolished in 2020, and parts of the broader campus have since become a Public Safety Complex, a McNabb Center behavioral health and urgent care clinic, and a satellite campus for Lincoln Memorial University (LMU). The requested CI classification is consistent with the recent development pattern and compatible with the adjacent Fulton Bicentennial Park and Fulton High School.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public 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 studies or plans specific to this area or the CI land use classification that apply to this request.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the CI (Civic Institutional) land use classification because it is compatible with the surrounding development and is an extension of this classification.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:	5/12/2026	**Date of Legislative Action, Second Reading:**	5/26/2026
Ordinance Number:		**Other Ordinance Number References:**	O-46-2026
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	