CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 4-B-26-SP **Related File Number:**

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 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 meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No known new roads or utilities have been introduced to this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. There are no apparent errors or omissions in the Central City Sector 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.

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. 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.
2. While the 2014 sector plan anticipated that the hospital's operations could be relocated or scaled back, it did not include CI in its list of recommended alternative land uses. The requested CI classification is consistent with the recent development pattern and compatible with the adjacent Fulton Bicentennial Park and Fulton High School.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/26/2026

Other Ordinance Number References: O-45-2026

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: