CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-H-26-OB **Related File Number:**

Application Filed: 7/23/2026 **Date of Revision:**

Applicant: R. BENTLEY MARLOW

PROPERTY INFORMATION

General Location: North of Fifth Ave., west of James Ave.

Other Parcel Info.:

Tax ID Number: 94 F C 021 **Jurisdiction:** City

Size of Tract: 2325 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential), HP (Hillside Ri

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

Neighborhood Context:

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

Street: 1415 W FIFTH AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Appeal of an administrative determination for a Middle Housing application. (1415 W Fifth Ave / Parcel 094FC021)

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

Variances Requested:

Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Appeal of an administrative determination for a Middle Housing application. (1415 W Fifth Ave / Parcel 094FC021)

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Denied **Meeting Date:** 8/13/2026

Details of Action: Deny the appeal and affirm the planning staff's determination finding on the evidence presented the proposed structure does not meet the middle housing standards of article 4.6 specifically the type and scale compatibility standards of article 4.6.a, townhouse orientation standard, 4.6.e.5.c, and the intent of the neighborhood compatibility standards of article 4.6.g. It is injurious to the surrounding neighborhood including and because together with the adjacent identical structure it presents from the street as a three story building and is not comparable in scale to the surrounding housing.

Summary of Action: Deny the appeal and affirm the planning staff's determination finding on the evidence presented the proposed structure does not meet the middle housing standards of article 4.6 specifically the type and scale compatibility standards of article 4.6.a, townhouse orientation standard, 4.6.e.5.c, and the intent of the neighborhood compatibility standards of article 4.6.g. It is injurious to the surrounding neighborhood including and because together with the adjacent identical structure it presents from the street as a three story building and is not comparable in scale to the surrounding housing.

Date of Approval: **Date of Denial:** 8/13/2026 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 8/18/2026

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/15/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Appeal approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**