CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-I-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 020 **Jurisdiction:** City

Size of Tract: 2134 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: 1409 W FIFTH AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Appeal of an administrative determination for a Middle Housing application. (1409 W Fifth Ave / Parcel 094FC020)

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. (1409 W Fifth Ave / Parcel 094FC020)

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 decision based on the type, scale, and neighborhood compatibility standards of article 4.6.a.

Summary of Action: Deny the appeal and affirm the planning staff's decision based on the type, scale, and neighborhood compatibility standards of article 4.6.a.

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Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 8/18/2026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