



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: February 18, 2025
DEPARTMENT: Knoxville-Knox County Planning
DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY

An Ordinance to change the base zoning classification of property located at 1914 Huron Street from INST (Institutional) District to RN-4 (General Residential Neighborhood) District, leaving all special purpose and overlay districts unchanged, Jim Hatfield, Applicant. (Planning Commission Approved 13-0 Consent) (File No. 1-H-25-RZ) (Council District 5)

COUNCIL DISTRICT(S) AFFECTED

5th

BACKGROUND

The applicant requested to change the base zoning of property located at 1914 Huron Street from INST (Institutional) to RN-4 (General Residential Neighborhood). The property has the special purpose/overlay district of IH (Infill Housing Overlay). No changes to the special purpose/overlay district are included in the application, Planning staff recommendation, or the Planning Commission recommendation.

ESTIMATED PROJECT SCHEDULE

This item was considered and recommended for approval by the Planning Commission on January 9, 2025. Therefore, the one hundred and twenty day deadline for final Council action on this item is May 9, 2025 per the City Zoning Ordinance, Appendix B, Article 16.1 - Zoning Text and Map Amendment.

PRIOR ACTION/REVIEW

The Planning Commission recommended approval of changing the base zone to the RN-4 (General Residential Neighborhood) district because it provides an appropriate transition of land use intensity and is supported by residential amenities, by a vote of 13-0 Consent. The IH (Infill Housing Overlay) would be retained.

Planning Commission Meeting	1/9/2025	Published ad on 12/6/2024
Knoxville City Council	2/4/2025	Published ad on 1/15/2025

This item was approved on First Reading 8 to 0 at the February 4, 2025 City Council Meeting.

FISCAL INFORMATION

N/A