

# REZONING REPORT

▶ **FILE #:** 1-H-25-RZ

**AGENDA ITEM #:** 9

**AGENDA DATE:** 1/9/2025

▶ **APPLICANT:** **JIM HATFIELD**  
**OWNER(S):** Jim Hatfield Knoxville's Community Development Corporation

**TAX ID NUMBER:** 81 E H 006 [View map on KGIS](#)

**JURISDICTION:** City Council District 5

**STREET ADDRESS:** 1914 HURON ST

▶ **LOCATION:** **East Side of Huron St, south side of E Churchwell Ave, west of Saint Mary St**

▶ **APPX. SIZE OF TRACT:** **2.27 acres**

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Access is via Huron Street, a local street with a pavement width of 30 to 33 ft within a 50-ft right-of-way. Access is also via Saint Mary Street, a local street with a pavement width of 25 ft within a 52-ft right-of-way

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Second Creek

▶ **PRESENT ZONING:** **INST (Institutional), IH (Infill Housing Overlay)**

▶ **ZONING REQUESTED:** **RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)**

▶ **EXISTING LAND USE:** **Public/Quasi-Public Land, Right of Way/Open Space**

**EXTENSION OF ZONE:** No, this is not an extension.

**HISTORY OF ZONING:** Included in the IH Infill Housing Overlay) with the 2007 adoption of that zone (case # 2-Q-07-RZ).

**SURROUNDING LAND USE AND ZONING:** North: Single family residential, multifamily residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

South: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

East: Public/quasi-public land (public safety complex), office - INST (Institutional)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

**NEIGHBORHOOD CONTEXT:** This property is part of the former St. Mary's Hospital campus, which has been demolished and/or redeveloped for other institutional uses. It is situated in the Oakwood-Lincoln Park neighborhood, with single family residential uses to the north east and west of the subject property. Fulton High School and Fulton Bicentennial Park are nearby to the east, as is the N

**STAFF RECOMMENDATION:**

- ▶ **Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay) would be retained.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property was the parking lot for the former St. Mary's Hospital, which was established in 1930 and demolished in 2020. The abutting property where the hospital was located is the subject of a pending rezoning request to the RN-6 (Multi-Family Residential Neighborhood) district, which staff supports.
2. Parts of the former hospital campus closer to E Woodland Avenue have since become the site of a Public Safety Complex, a McNabb behavioral health and urgent care clinic, and a satellite campus for Lincoln Memorial University (LMU).
3. These significant changes to the land uses around the subject property supports consideration of a rezoning from the INST (Institutional) to the RN-4 (General Residential Neighborhood) district. This residential zoning district would provide an appropriate transition of land use intensity across from established single-family homes in the Oakwood-Lincoln Park neighborhood. It is also supported by recent pedestrian-oriented capital improvements. Sidewalks were added to Huron Street, providing a walkable connection from the subject parcel to E Woodland Avenue, a minor arterial street leading to service-oriented commercial amenities on N Broadway.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-4 district is intended to accommodate mixed medium density residential development including single-family, duplex, townhouse and small-scale multifamily development. This zoning district is designed for neighborhoods where such mixed development exists or is deemed suitable for the future.
2. This vacant property is served by transit, sidewalks, community and commercial services, parks and many other amenities. It is an appropriate location for consideration of more intensive residential development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. In the RN-4 district, townhouse and multi-family developments with more than 8 units would go through the Special Use process. The general public would have an opportunity to review and comment on proposed development plans, and the Planning Commission would determine whether the proposal is in harmony with adopted plans and the surrounding neighborhood.
2. The subject property is included in an IH (Infill Housing Overlay) district, which requires that future development be evaluated by the Design Review Board in accordance with the Heart of Knoxville Infill Housing Design Guidelines.
3. These review measures will help ensure that future development does not have an adverse impact on the surrounding neighborhood. Considering the intensive nature of the former hospital complex in terms of noise and traffic impacts, the proposed RN-4 district can be considered a down-zoning that is more compatible with abutting residential land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The RN-4 district is a recommended zone in the One Year Plan and Central City Sector Plan's TDR (Traditional Neighborhood Residential) land use classification.
2. The rezoning is consistent with the General Plan's Development Policy 8.1 to encourage growth in the existing urban area through infill housing on vacant lots and redevelopment parcels, in a manner that is compatible with neighboring residences in scale, design and site layout. Such compatibility will be enforced through the Design Review Board, and potentially through Special Use review as well.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This location is well-supported by existing infrastructure and community facilities. There is a KAT bus stop across Huron Street from the subject property with a well-marked crosswalk. In addition to new sidewalk infrastructure on Huron Street, there are existing sidewalks on Saint Mary Street leading to a service-oriented commercial node with a grocery store. Civil and social services, parks and educational institutions are all within close walking distance.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, and Fulton High.

If approved, this item will be forwarded to Knoxville City Council for action on 2/4/2025 and 2/18/2025. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**REZONING**

**1-H-25-RZ**

**Petitioner:** Jim Hatfield



**From:** INST (Institutional), IH (Infill Housing Overlay)

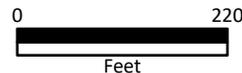
**To:** RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

**Map No:** 81

**Jurisdiction:** City

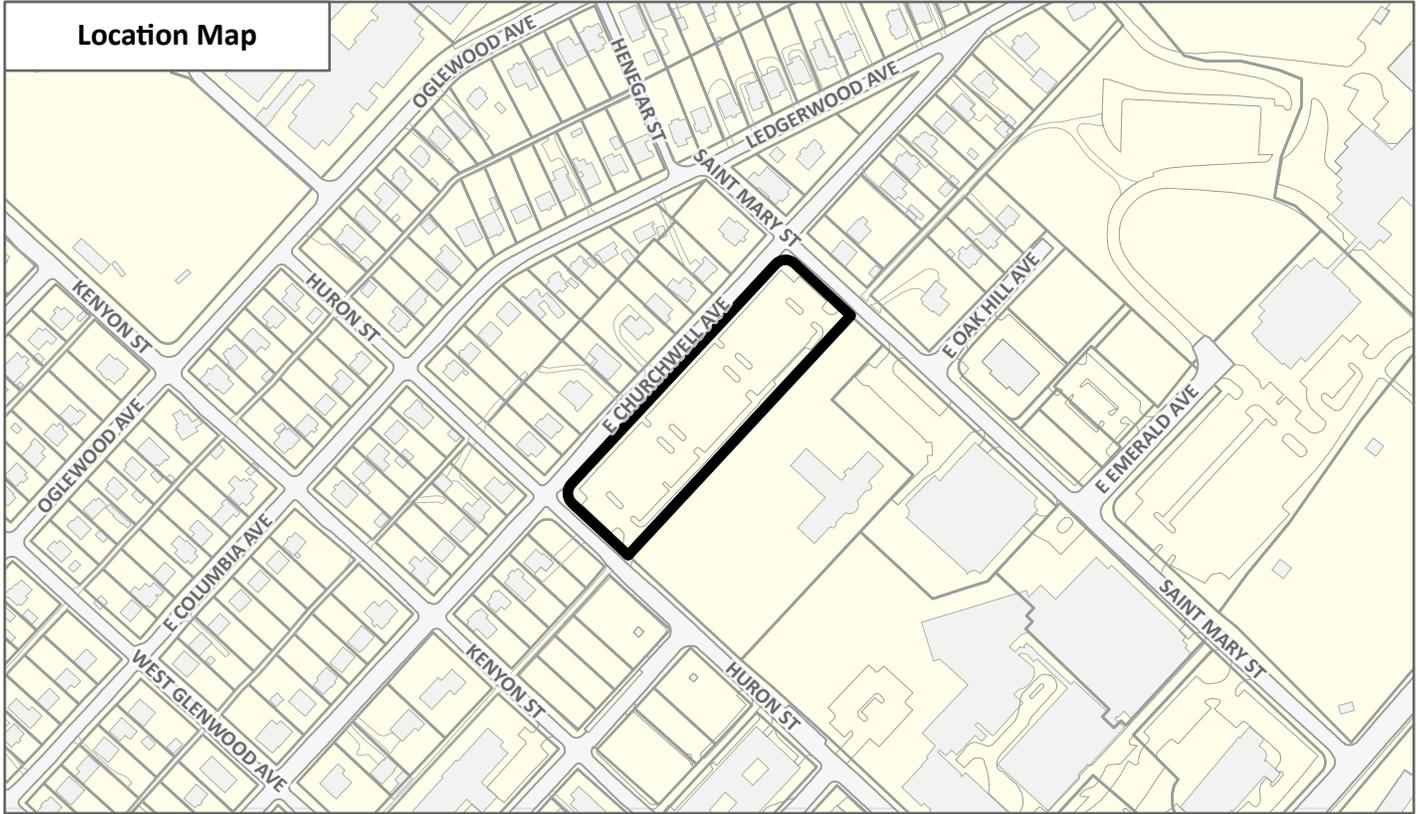
**Original Print Date:** 12/3/2024

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

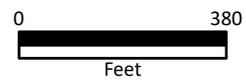


CONTEXTUAL MAPS 1

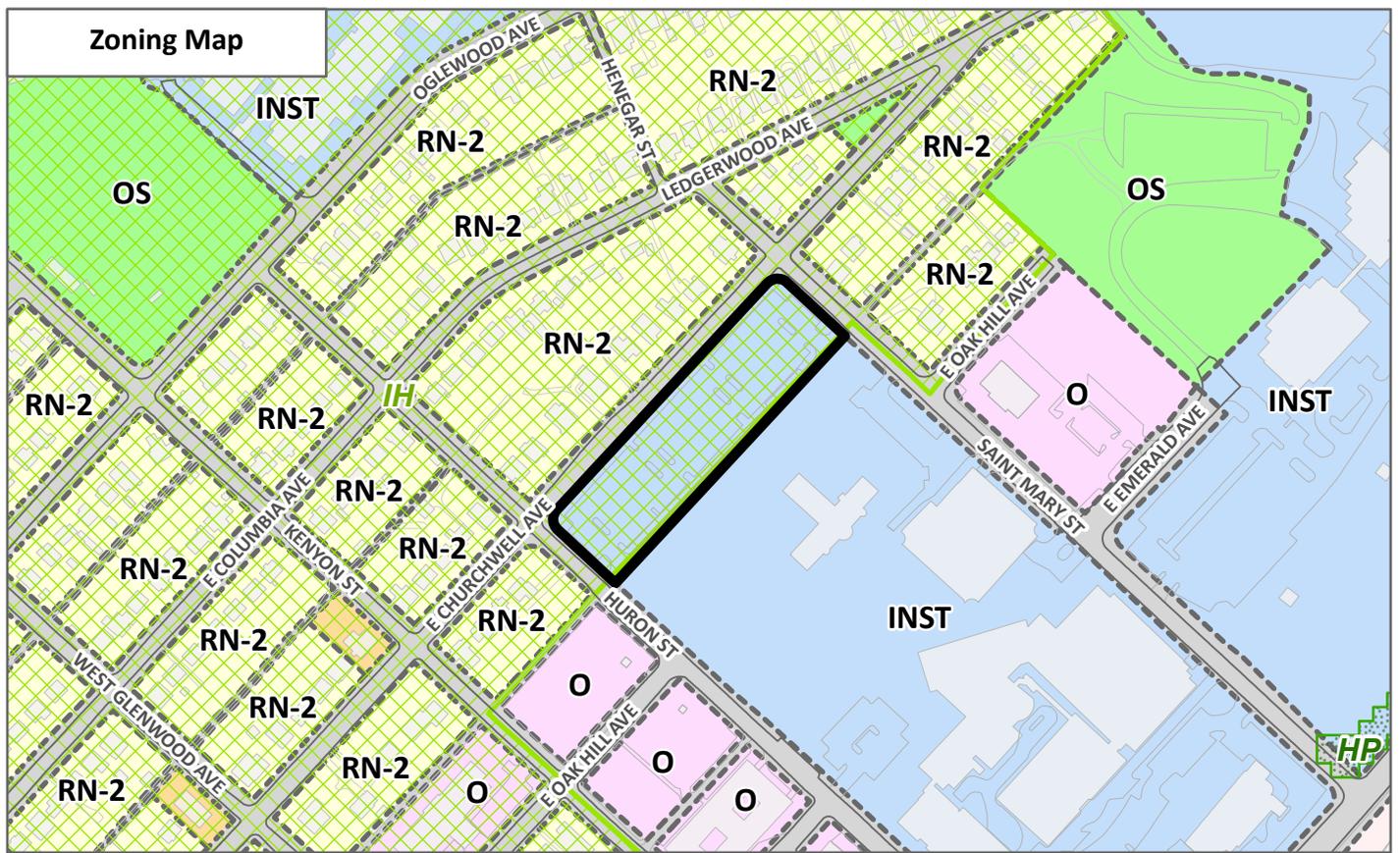
1-H-25-RZ



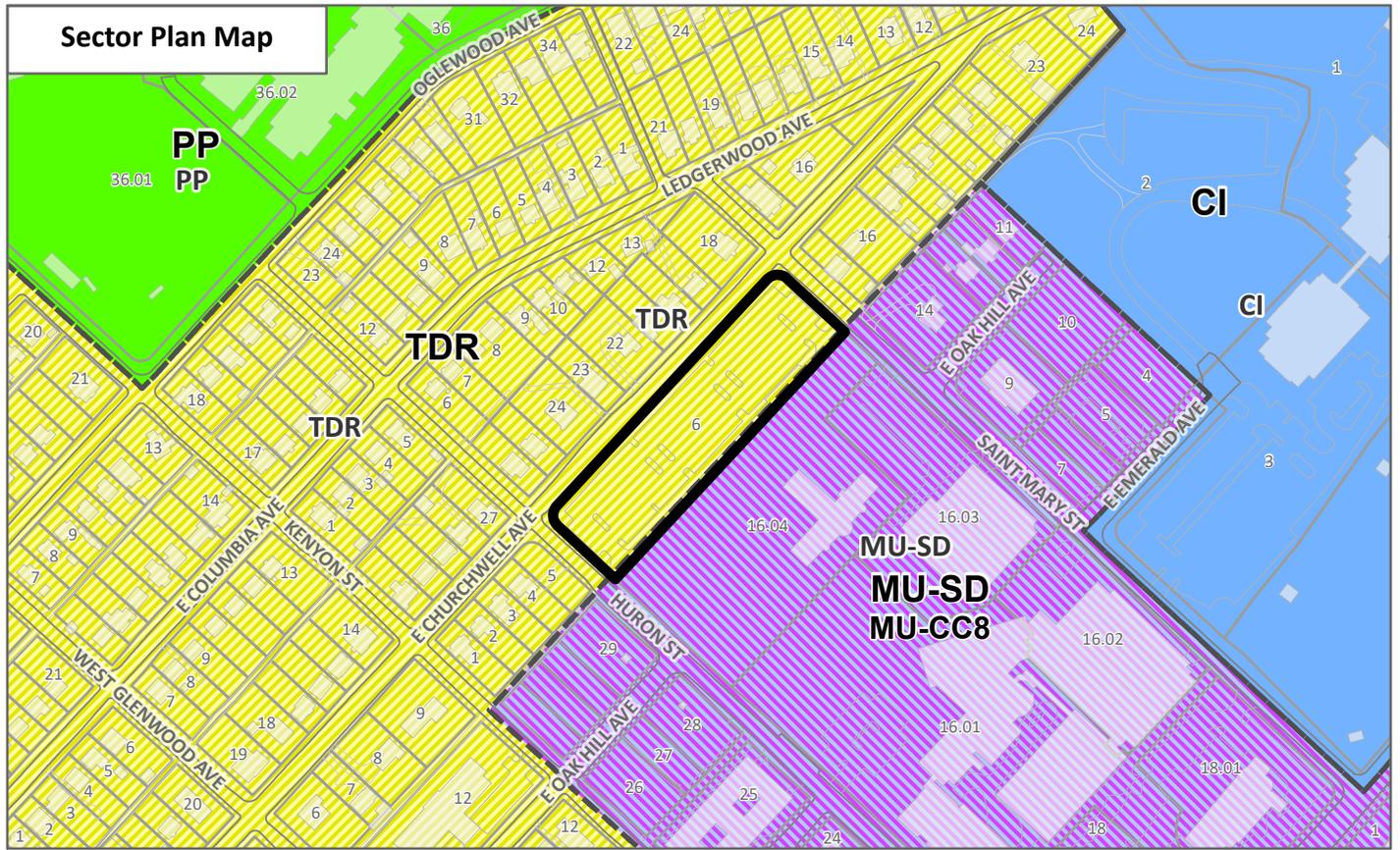
Case boundary



**Zoning Map**



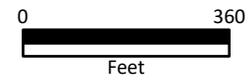
**Sector Plan Map**



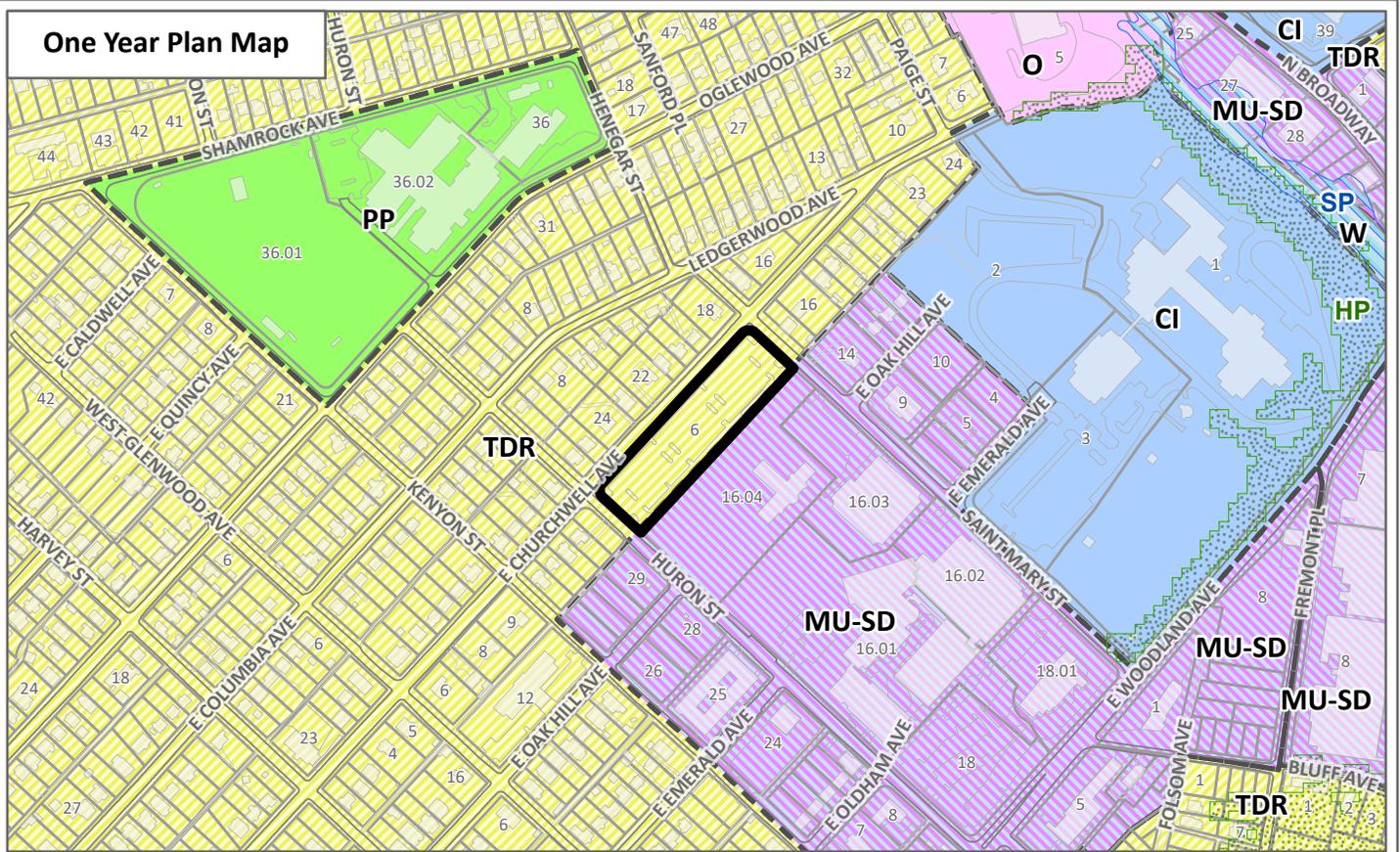
**CONTEXTUAL MAPS 2**

**1-H-25-RZ**

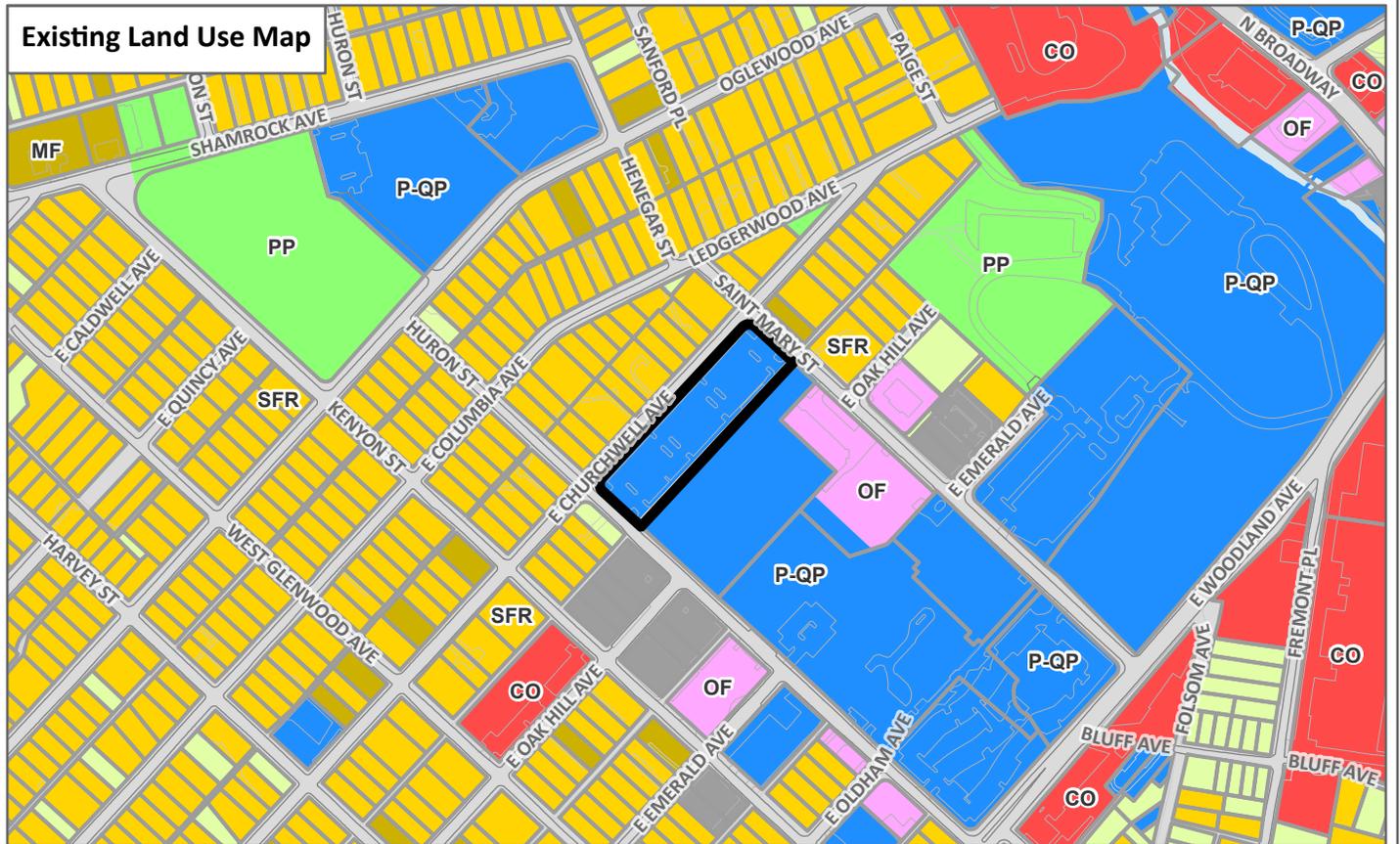
 Case boundary



**One Year Plan Map**



**Existing Land Use Map**

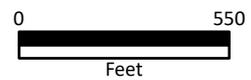


**CONTEXTUAL MAPS 3**

**1-H-25-RZ**



Case boundary



The Planning Commission met in regular session on January 9, 2025, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson		✓	
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams	✓		
Tim Hill, Chair	✓		

### CONSENT ITEMS READ

1. MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10 AND #17.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

### 9. JIM HATFIELD

1914 Huron Street / Parcel ID 081EH006, Council District 5. Rezoning from INST (Institutional), IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay).

1-H-25-RZ

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

### Jim Hatfield

Applicant Name Affiliation

**11/25/2024**

**1/9/2025**

**1-H-25-RZ**

Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant     Owner     Option Holder     Surveyor     Engineer     Architect

### Jim Hatfield Knoxville's Community Development Corporation

Name / Company

**901 N Broadway Knoxville TN 37917**

Address

**865-403-1169 / jhatfield@kcdc.org**

Phone / Email

### CURRENT PROPERTY INFO

**Jim Hatfield Knoxville's Community Deve**    **901 N Broadway Knoxville TN 37917**    **865-403-1169 / jhatfield@kcdc.**

Owner Name (if different)    Owner Address    Owner Phone / Email

**1914 HURON ST**

Property Address

**81 E H 006**

**2.27 acres**

Parcel ID    Part of Parcel (Y/N)?    Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider    Water Provider    Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood), IH (Infill Housing) overlay</b>	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

*By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.*

Applicant Signature: **Jim Hatfield**    Please Print    Date: **11/25/2024**

Phone / Email \_\_\_\_\_

Property Owner Signature: **Jim Hatfield Knoxville's Community Development Corporation**    Please Print    Date: **11/25/2024**



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

**Jim Hatfield**

**Owner's Rep**

Applicant Name

Affiliation

**11/15/2024**

**January 9th 2025**

File Number(s)

Date Filed

Meeting Date (if applicable)

**1-H-25-RZ**

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

**Jim Hatfield**

**Knoxville's Community Development Corp**

Name

Company

**901 N Broadway**

**Knoxville**

**TN**

**37917**

Address

City

State

ZIP

**865-403-1169**

**jhatfield@kcdc.org**

Phone

Email

## CURRENT PROPERTY INFO

**Knoxville's Community Development Corp 901 N Broadway**

**865-403-1169**

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

**1914 Huron Street**

**081EH006**

Property Address

Parcel ID

**KUB**

**KUB**

**N**

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice & Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change   
 Proposed Zoning **RN-4**

Pending Plat File Number

Plan Amendment Change   
 Proposed Plan Designation(s)

Proposed Density (units/acre)      Previous Rezoning Requests

Other (specify) *Request removed from Overlay JH 12.18.24*

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	<b>\$650.00</b>
Fee 3	

## AUTHORIZATION

**By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

*James Hatfield*  
Applicant Signature

James Hatfield, Owner's Rep

11/14/24

Print Name / Affiliation

Date

865-403-1169

jhatfield@kcdc.org

Phone Number

Email

11/25/2024, SG

Property Owner Signature

Please Print

Date Paid

# Public Notice and Community Engagement

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**12/27/24**

~~1/11/25~~ **1/10/2025**

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

**James Hatfield** Digitally signed by James Hatfield  
Date: 2024.11.14 21:34:00 -05'00'

**Jim Hatfield**

**11/15/24**

Applicant Signature

Applicant Name

Date

**1-H-25-RZ**

**FILE NUMBER**

**THANK YOU for your submission!**

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS
<b>Order Number:</b> LOKR0221857
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 157.72
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 676064

ACCOUNT INFORMATION
Knoxville-Knox County Planning 400 W Main ST # 403 DALLAS DEARMOND Knoxville, TN 37902-2427 865-215-3810 dallas.dearmond@knoxplanning.org Knoxville-Knox County Planning Contract ID: GOVT

TRANSACTION REPORT
<b>Date</b> January 13, 2025 9:18:16 AM EST
<b>Amount:</b> 157.72

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02218570
January 15, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02218570
The following items will be considered by the Knoxville City Council on February 4, 2025, at 6:00 p.m. in the Small Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit <a href="http://knoxplanning.org/agenda">knoxplanning.org/agenda</a> . If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.
<b>REZONINGS</b>
<u>1-A-25-RZ - NORTH AMERICAN ISLAMIC TRUST INC.-</u> 1316 GRAND AVE. Proposed rezoning. Planning Commission Action: Approve C-G-2 (General Commercial)
<u>1-B-24-SP, 1-B-25-PA AND 1-B-25-RZ - ANTHONY BRYANT-</u> 6721, 6727 CAMPBELL LN. Proposed Sector Plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve plan amendments to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) and rezoning to C-G-1 (General Commercial)
<u>1-H-25-RZ - JIM HATFIELD-</u> 1914 HURON ST. Proposed rezoning. Planning Commission Action: Approve RN-4 (General Residential Neighborhood)
<u>1-J-25-RZ - KINGSTON COURT, LLC-</u> 0 KINGSTON CT. Property located northwest corner of the intersection of Kingston Pike and Kingston Court. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)
<u>1-K-25-RZ - FRANCO IRAKOZE -</u> 0 WALLWOOD RD. Property located west side of Wallwood Rd., south of Ridgefield Rd., north of Clinton Hwy. Proposed rezoning. Planning Commission Action: Approve RN-2 (Single-Family Residential Neighborhood)
<b>STREET NAME CHANGE</b>
<u>1-A-25-SNC - REBEKAH JANE JUSTICE/CITY OF KNOX-VILLE-</u> Street name change of Willow Avenue to Patton Street from Florida Street to McCalla Avenue. Planning Commission Action: Approve name change to Patton Street. January 15 2025 LOKR0221857

[<< Click here to print a printer friendly version >>](#)