

REZONING REPORT

► **FILE #:** 11-G-24-RZ

AGENDA ITEM #: 14

AGENDA DATE: 11/14/2024

► **APPLICANT:** JIM HATFIELD

OWNER(S): Knoxville's Community Development Corporation

TAX ID NUMBER: 81 E H 01604

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 0 SAINT MARY ST

► **LOCATION:** Southwest side of Saint Mary St, northeast side of Huron St, across from its intersection with E Oak Hill Ave

► **APPX. SIZE OF TRACT:** 3.25 acres

SECTOR PLAN: Central City

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

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

► **ZONING REQUESTED:** RN-6 (Multi-Family Residential Neighborhood)

► **EXISTING LAND USE:** Public/Quasi Public Land (permanently closed hospital)

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public/quasi-public land (parking lot), single family residential - INST (Institutional), IH (Infill Housing Overlay), RN-2 (Single-Family Residential Neighborhood)

South: Office, public/quasi-public land (LMU) - INST (Institutional)

East: Office, single family residential - RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay), O (Office)

West: Transportation/communications/utilities, agriculture/forestry/vacant land - O (Office), RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This property is part of the former St. Mary's Hospital complex, which has been demolished and/or redeveloped for other institutional uses. It is situated in the Oakwood-Lincoln Park neighborhood. Fulton High School is nearby to the northeast.

STAFF RECOMMENDATION:

- **Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans and compatible with surrounding development.**

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 is the site of the former St. Mary's Hospital, which was established in 1930. Most of the hospital was 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 (LMU). The subject property is now vacant except for the original hospital building, which was intentionally preserved to be repurposed.
2. This significant change to the use of the property supports consideration of a rezoning from the INST (Institutional) district to the RN-6 (Multi-Family Residential Neighborhood) zoning district.
3. Multifamily residential development under RN-6 is also supported by capital improvements to the sidewalk infrastructure completed this year. New sidewalks were added to this section of Huron Street, providing a pedestrian connection from the subject parcel to the minor arterial street of E Woodland Avenue.

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

1. The intent of the RN-6 district is to accommodate high density neighborhoods characterized by a mixture of all housing types, including single-family, two-family, townhouse and multifamily forms.
2. The subject property is located between the predominantly single-family residential neighborhood of Oakwood-Lincoln Park and several social service or academic campuses. Moving further north and east, Fulton High School and the commercial corridor of E Woodland Avenue and N Broadway continue a transition of increasing land use intensity. Higher density residential development provides an appropriate buffer that fits within this context of changing land uses.

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. The previous use of a hospital campus can have significant external impacts, including traffic congestion, noise and building scale/massing. A rezoning to RN-6 would be a lateral transition in land use intensity, with impacts that should be no more noxious than what has historically occurred on this site.

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-6 zoning district is consistent with the Central City Sector Plan's land use classification of MU-SD, CC8 (Mixed Use Special District, Medical Center Mixed Use District), which permits consideration of Medium Density Residential/Office land uses.
2. This rezoning is compatible with the General Plan's Development Policy 8.1 to develop infill housing on vacant lots and redevelopment parcels.

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:

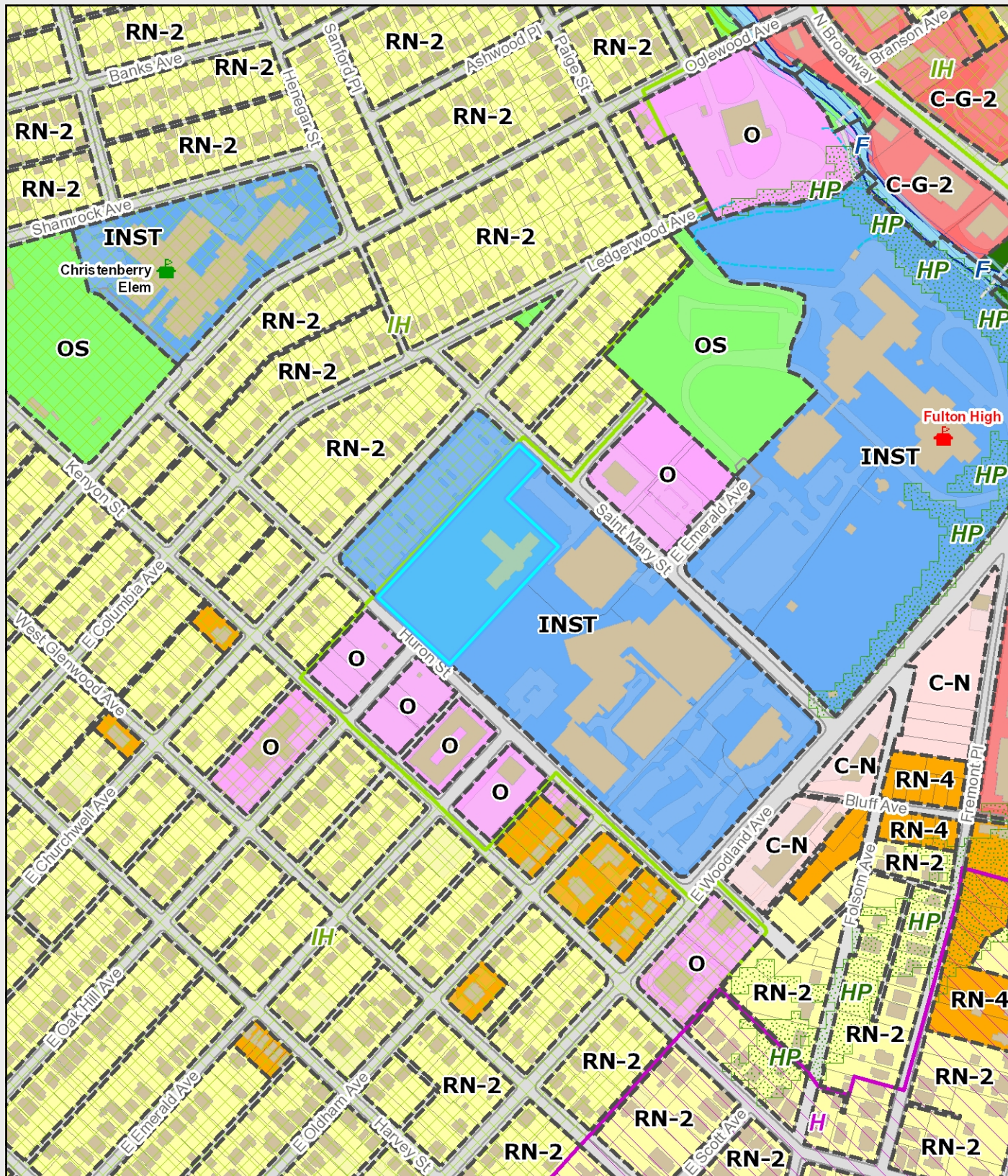
1. This location is well supported by existing infrastructure and community facilities. There is a KAT bus stop directly across Huron Street from the subject property with a well-marked crosswalk. There is sidewalk infrastructure on both Huron Street and Saint Mary Street, which leads to a service-oriented 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 12/10/2024 and 1/7/2025. 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.



0 Saint Mary Street
Parcel ID 081EH01604



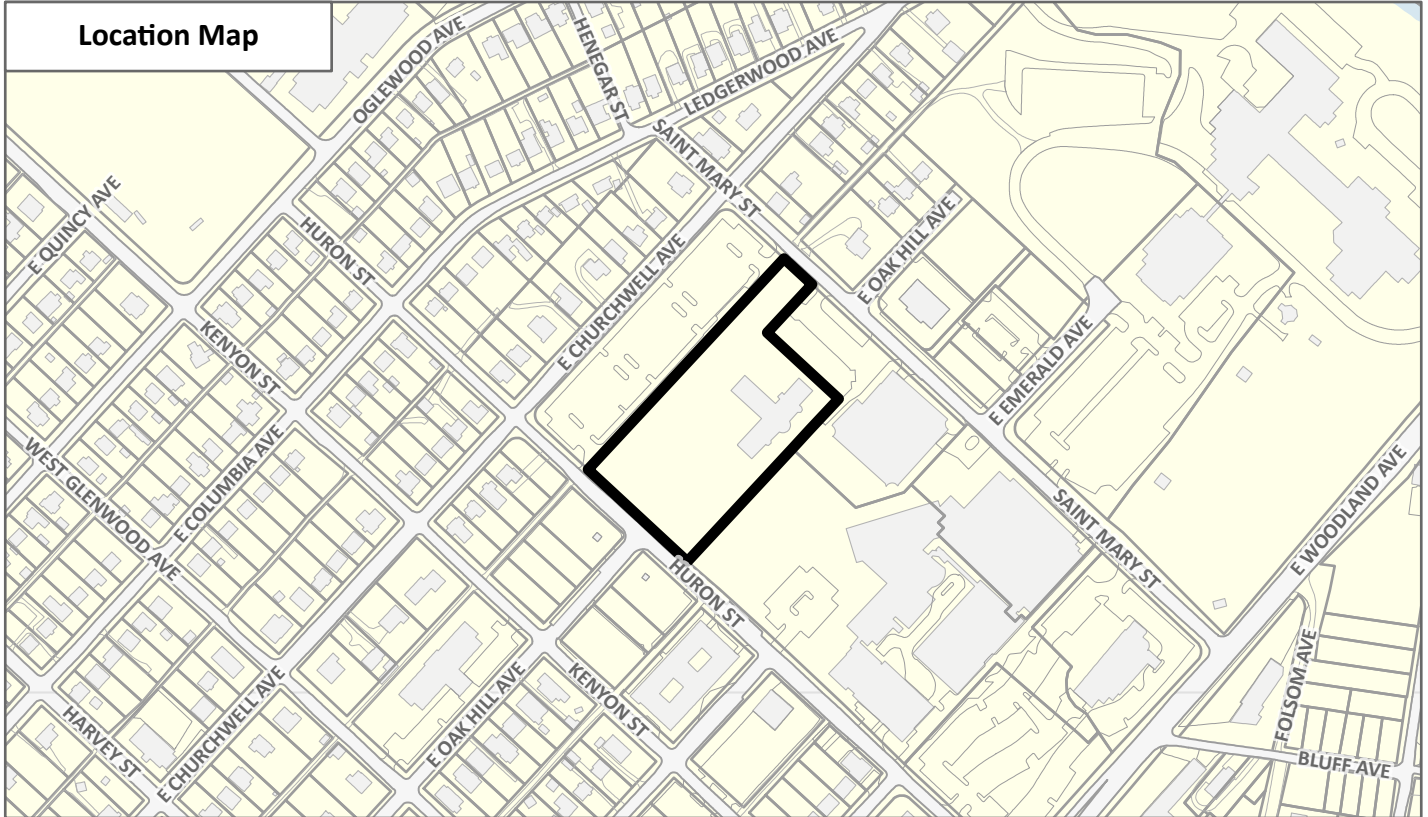
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Exhibit A. Contextual Images

Location Map



Aerial Map

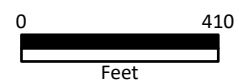


CONTEXTUAL MAPS 1

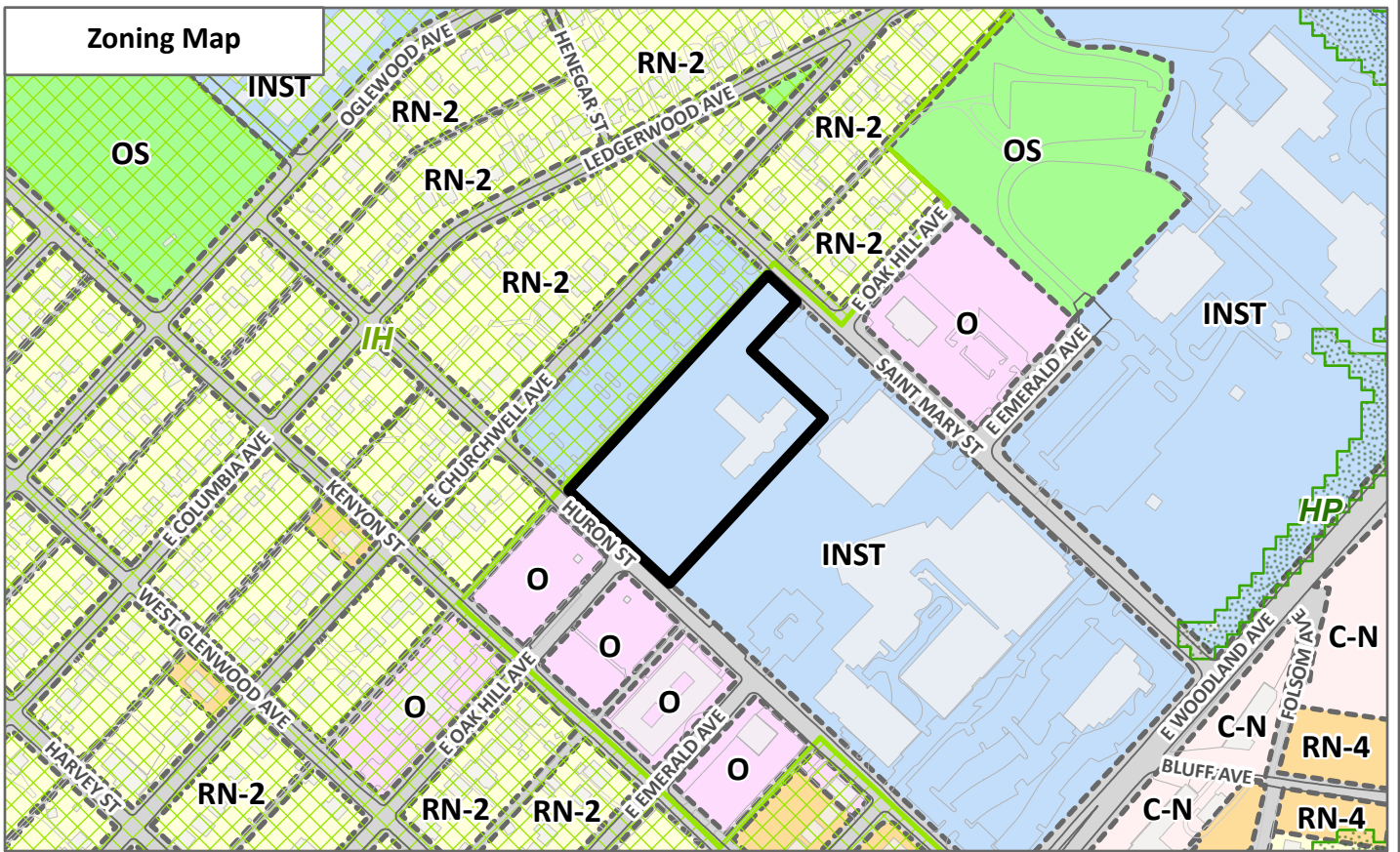
11-G-24-RZ



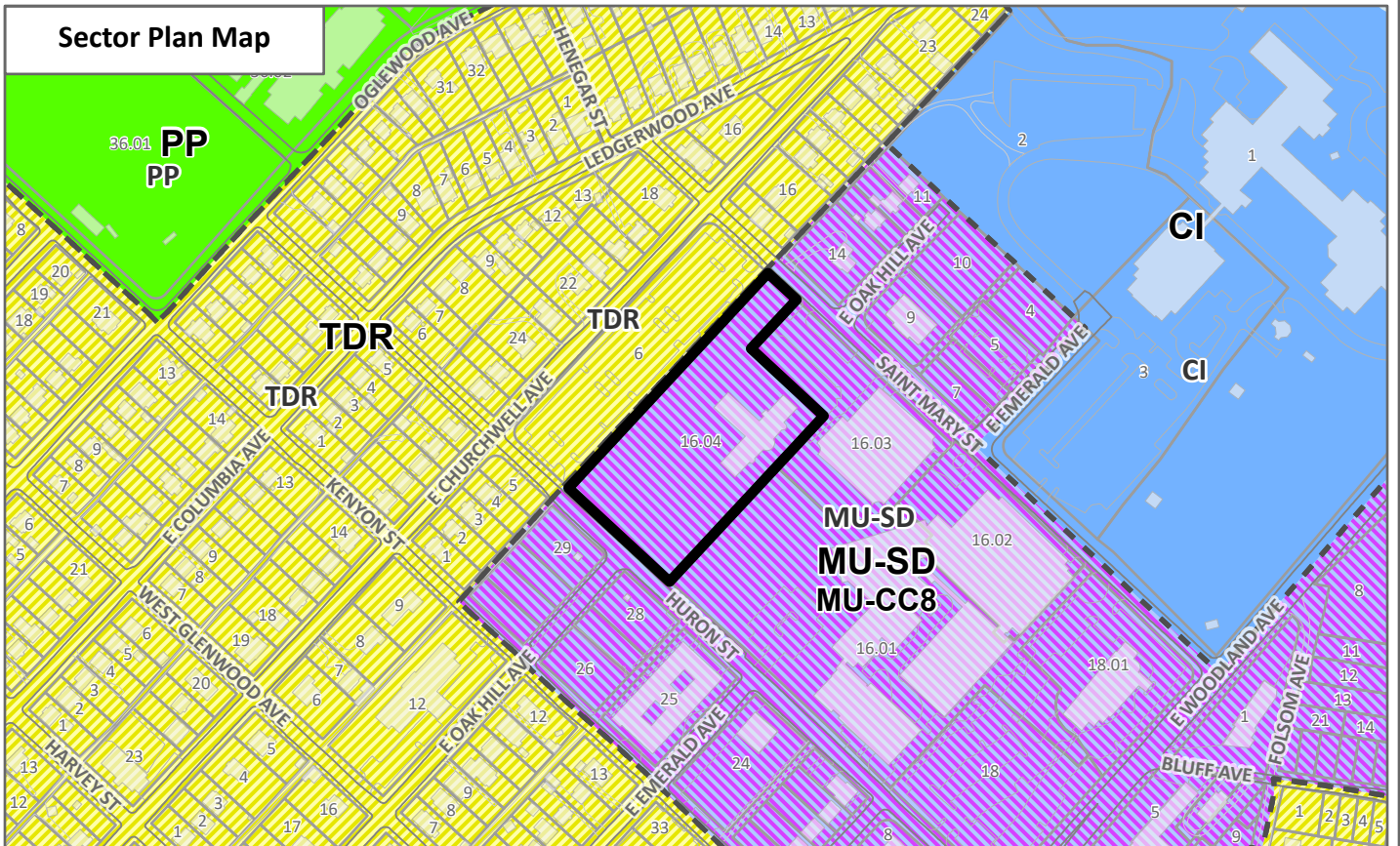
Case boundary



Zoning Map



Sector Plan Map

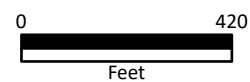


CONTEXTUAL MAPS 2

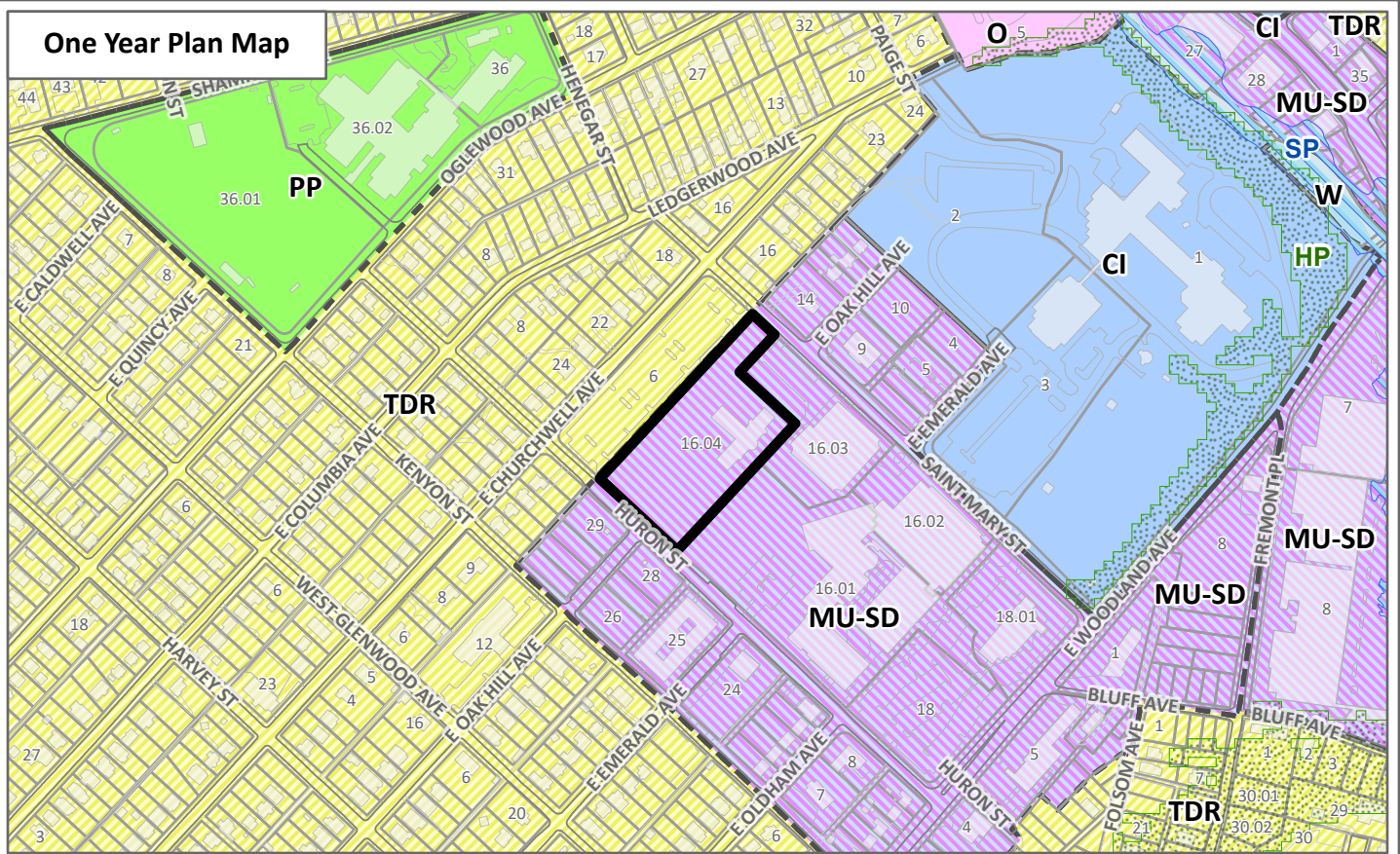
11-G-24-RZ



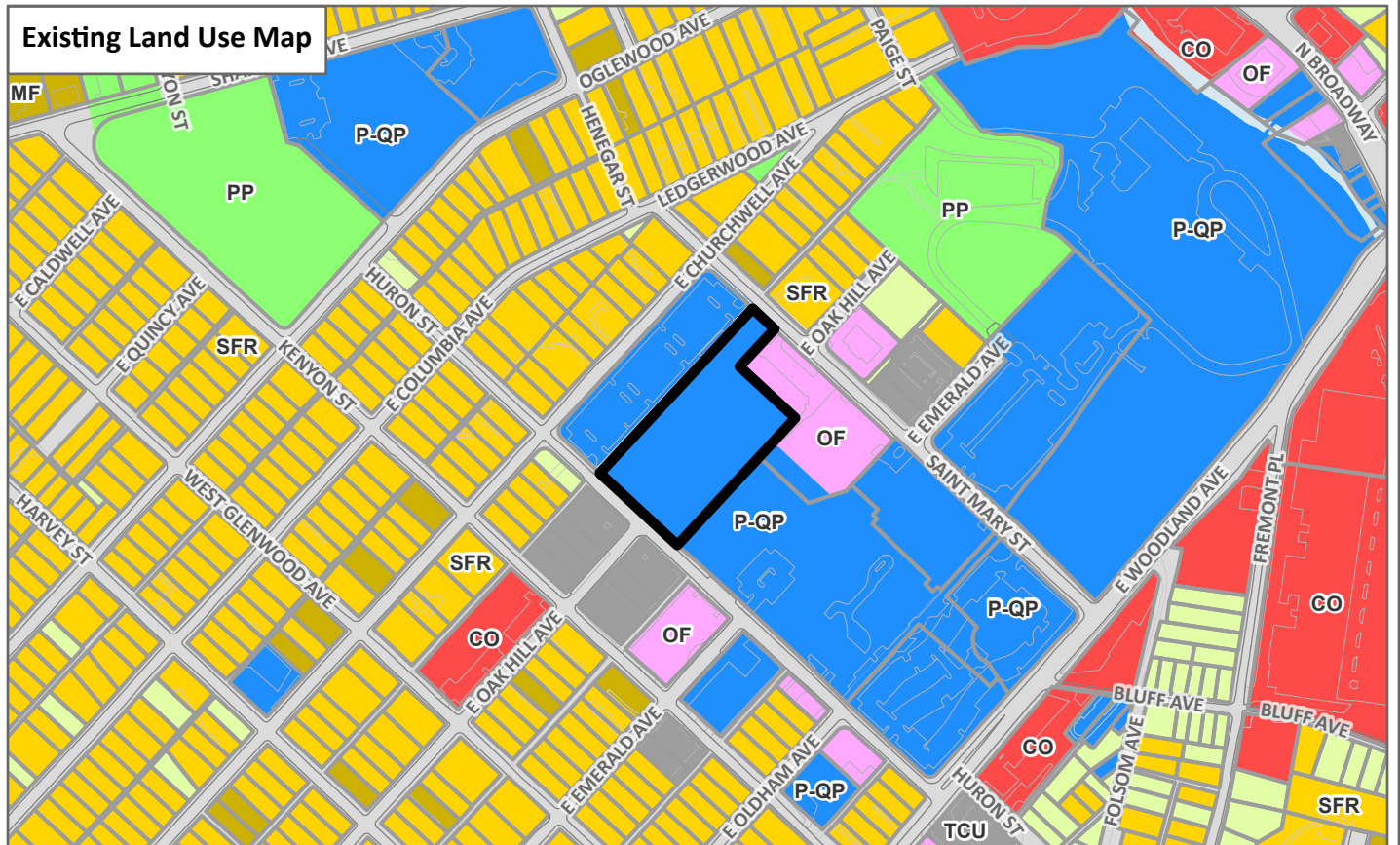
Case boundary



One Year Plan Map



Existing Land Use Map

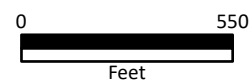


CONTEXTUAL MAPS 3

11-G-24-RZ



Case boundary



November 14, 2024
Planning Commission meeting

Public Comments

7 Comments for 11-G-24-RZ

Kevin (37918), November 10, 2024 at 12:15 PM

A Historic Zoning Overlay should be considered as well for this property since it has the original St Mary's Hospital on it. That would ensure that historic compatibility is maintained for development, regardless of who the owner or developer of the property is.

Neil (37917), November 10, 2024 at 9:57 PM

I urge the board to approve this zoning request. I live a few blocks from this site and would love to see it developed as multi-family housing. Especially if that housing is going to serve low income residents.

Debbie (37917), November 10, 2024 at 10:34 PM

I have attached questions about 200 units proposed on the Saint Mary site. I would like the Planning Commission to address these issues

[View Attachment](#)

Joan (37917), November 11, 2024 at 12:01 PM

The attached pdf are the questions that concern me, my family, and the neighbors who live very close to this project. I request the Planning Commission address these questions and consider the impact this project will make . I have been living with construction for the last 4+ years from the Public Safety Complex and LMU. And now this project makes me feel like I'm being squeezed out of the neighborhood I love. If nothing else, please consider decreasing the number of units from 200 to 100 .

[View Attachment](#)

David (37917), November 12, 2024 at 3:07 PM

I enthusiastically recommend that the board approve this rezoning request. I am a renter who lives a few blocks from the proposed development. Like many other cities in the US, Knoxville desperately needs a greater supply of housing, especially for low-income and working-class people. I left Knoxville for two years and when I returned, rents were about double what they were before. One way to address this is to build more housing, particularly dense and multi-family housing, which this development will do. I would welcome new neighbors with open arms to the neighborhood. Thank you for considering my input.

Whitney (37920), November 13, 2024 at 1:30 PM

I would like to second the call for a Historic Zoning Overlay to be added to the property as part of the approval. This will guarantee some protections for the Historic Building as well as compatibility of new construction with the surrounding area.

Amelia (37917), November 13, 2024 at 2:54 PM

Hello! I have some questions regarding this potential development in our neighborhood. My primary concerns are that good information gathering is being done on the front end, and that the development design is holistic and progressive for the greater OLP neighborhood. Our neighborhood is very housing-dense with limited to no walkable options for (affordable, safe to access) groceries, pharmacies (since our CVS closed and became an auto parts store), cafes and restaurants, parks (since the green space around Christenberry was fenced off), and social gathering areas. I'm attaching a document, but I'm curious if this development is considering any mixed-use real estate, such as live/work or retail lower levels with housing upper levels.

[View Attachment](#)

November 14, 2024

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on November 14, 2024, 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

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis*	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, *Left early

14. JIM HATFIELD

11-G-24-RZ

0 Saint Mary Street / Parcel ID 081EH01604, Council District 5. Rezoning from INST (Institutional) to RN-6 (Multi-Family Residential Neighborhood).

Speakers:

Jim Hatfield, 901 N Broadway, Knoxville, TN 37917

Drew Harper, 4318 Washington Pike, Knoxville, TN 37917

Amelia Bartlett, 1214 Ashwood Place, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans and compatible with surrounding development.

2. MOTION (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED



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

9/23/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-G-24-RZ

File Number(s)

CORRESPONDENCE

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

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

Owner Name (if different)

Owner Address

865-403-1169 / jhatfield@kcdc.

Owner Phone / Email

0 SAINT MARY ST

Property Address

81 E H 01604

Parcel ID

Part of Parcel (Y/N)?

3.25 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

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	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-6 (Multi-Family Residential Neighborhood)	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
\$650.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ 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.

Applicant Signature	Jim Hatfield	9/23/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Jim Hatfield Knoxville's Community Development Corporation	9/23/2024
	Please Print	Date



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
Applicant Name

Owner's Rep.
Affiliation

9/20/24
Date Filed

11/14/24
Meeting Date (if applicable)

File Number(s)

11-G-24-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
Name

Knoxville's Community Development Corporation
Company

901 N Broadway
Address

Knoxville
City

TN
State

37917
ZIP

865 403 1169
Phone

Jhatfield@kcdco.org
Email

CURRENT PROPERTY INFO

Knoxville's Community Development Corp
Property Owner Name (if different)

901 N Broadway, Knoxville TN
Property Owner Address

865-403-1169
Property Owner Phone

0 Saint Mary Street
Property Address

081EH01604
Parcel ID

KUB
Sewer Provider

KUB
Water Provider

N
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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change RN-6
Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

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 \$650.00
0801	
Fee 2	
Fee 3	

AUTHORIZATION

☒ 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

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

09/23/2024, SG



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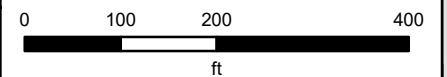
© KGIS

0 Saint Mary's

Knoxville - Knox County - KUB Geographic Information System



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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.

11/01/2024

11/15/2024

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: 2024.09.23 08:56:29 -04'00'

James Hatfield

9/23/2024

Applicant Signature

Applicant Name

Date

11-G-24-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

Order Number:

LOKR0193788

Order Status:

Changed

Classification:

Public Notices

Package:

General Package

Total payment:

161.78

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

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

Date

November 15, 2024 10:26:19 AM EST

Amount:

161.78

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR01937880

November 22, 2024

Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR01937880

PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on December 10, 2024, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit knoxplanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

PLAN AMENDMENTS/REZONINGS

11-F-24-RZ - SHARON THURNER- 7057 PINE GROVE RD. Proposed rezoning. Planning Commission Action: Approve C-H-2 (Highway Commercial) district.

11-G-24-RZ - JIM HATFIELD- 0 SAINT MARY ST. Property located on southwest side of St Mary St, northeast side of Huron St, southeast of E Churchwell Ave. Proposed rezoning. Planning Commission Action: Approve RN-6 (Multi-Family Residential Neighborhood) district.

11-U-24-RZ - HEYOH DESIGN & DEVELOPMENT - 4017, 4011, 4025, 4013 MILTON ST. Proposed rezoning. Planning Commission Action: Approve RN-5 (General Residential Neighborhood) district.

11-P-24-RZ - TIM GRAHAM- 901 KERMIT DR. Proposed rezoning. Planning Commission Action: Approve C-H-2 (Highway Commercial) district.

7-A-24-SP, 7-A-24-PA AND 7-C-24-RZ - MADDOX CONSTRUCTION COMPANY INC.- 100 E INSKIP DR. Proposed sector plan and One Year Plan amendment, proposed rezoning. Planning Commission Action: Approve the GC (General Commercial) land use classification and rezoning to C-G-1 (General Commercial) district.

STREET NAME CHANGE

11-A-24-SNC - REBEKAH JANE JUSTICE/CITY OF KNOXVILLE - Change Patton Street to "Willow Avenue" between Willow Avenue and E Summitt Hill Drive. Planning Commission Action: Approve the street name change to Willow Avenue.

November 22 2024

LOKR0193788

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