

REVISIONS TO ZONING MAP
APPROVED BY CITY COUNCIL ON JULY 30, 2019
UPDATED AUGUST 4, 2019

#	Proponent	Address/Location	Draft 4 Zone	Requested Zone	Comment(s)	Council Action
1	Rider	1006 -1226 Bluff Ave.	RN-2, RN-4, & CG-2	RN-4	Undeveloped properties provide housing opportunities next to commercial	Approved 7/30/19 9-0
2	Rider	1620 - 1722 Fremont	RN-2	RN-4	Undeveloped properties provide housing opportunities next to commercial	Approved 7/30/19 9-0
3	Rider	1335 Armstrong	RN-4	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
4	Rider	1411 Armstrong	RN-4	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
5	Rider	1424 Armstrong	RN-4	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
6	Rider	200 - 250 E. Anderson	RN-3	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
7	Rider	110 E. Scott	RN-4	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
8	Rider	116 E. Scott	RN-4	RN-2	Neutral zoning - single family home	Approved 7/30/19 9-0
9	Rider	1306 N. Broadway	CG-2	CG-2 at front & O at rear	Office zoning will provide buffer to residential uses on Luttrell	Approved for portion 7/30/19 9-0 (see map)
10	Rider	825, 827, & 829 Gratz	RN-4	RN-3	4 th & Gill neighborhood request	Approved 7/30/19 9-0
11	Rider	4 th & Gill, Glenwood to Lovenia <i>Update: multiple parcels bounded by E. Glenwood, N. Broadway, Lovenia, and Fourth Ave.</i>	RN-3	RN-2	Neutral zoning - 4 th & Gill neighborhood request	Approved 7/30/19 9-0
12	Rider	2802 N. Broadway	RN-4	CG-2	Neutral zoning	Approved 7/30/19 9-0
13	Rider	3817 Kincaid	O	RN-4	Neutral zoning	Approved 7/30/19 9-0

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14	Rider	2802 - 2846 Mineral Springs	RN-2	RN-1	Owner Request/Feedback	Approved 7/30/19 9-0
15	Rider	Sanders, Crawford, & Adair south of Conner Dr. <i>Update: multiple parcels bounded by Conner Dr, N. Broadway, and Jacksboro/Tazewell Pike</i>	RN-2	RN-1	Neutral zoning	Approved 7/30/19 9-0
16	Rider	o Sanders (Parcel 058 MB 02201)	O	RN-4	Neutral zoning	Approved 7/30/19 9-0
17	Planning	5965, 6015 Western	RN-6	C-G-1	Owner request (KUB)	Approved 7/30/19 9-0
18	Planning	804 - 817 N. Fourth	RN-4	C-G-2	Per owners and neighborhood, to allow for more uses than residential	Approved 7/30/19 9-0
19	Planning	5110 - 5310 Marguerite	O	C-H-1	Neutral zoning (permits existing uses)	Approved 7/30/19 9-0
20	Planning	6010 Easton	C-G-2	C-H-2	C-H-2 matches rest of area. Major difference between CG-2 and CH is the requirement for a build to zone for CG and this property does not abut a street.	Approved for portion 7/30/19 9-0 (see map)
21	Planning	820 N. Fourth	RN-4	C-N	Per owners and neighborhood, to allow for more uses than residential	Approved 7/30/19 9-0
22	Planning	3914 Papermill	I-MU	I-G	Per owner request, to match adjoining parcels	Approved 7/30/19 9-0
23	Planning	7040 Strawberry Plains	I-MU	I-G	This sliver polygon should be I-G to match the adjoining parcel to the north. <i>Update: spelling error corrected</i>	Approved 7/30/19 9-0
24	Planning	4026 Wayne	RN-1	I-G	Per owner request; neutral zoning	Approved for portion 7/30/19
25	Planning	120 W. Oklahoma	C-G-2	I-MU	Typo in existing zoning map (should be I-2 on current zoning map). This parcel should be changed to I-MU to match existing use.	Approved 7/30/19 9-0
26	Planning	1301 E. Weisgarber	I-G	I-MU	Owner request	Approved 7/30/19 9-0

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27	Planning	o Decatur, S. of Brownairs (Parcel 109 JE 01301)	RN-1	INST	Owner is Knox County; should be INST	Approved 7/30/19 9-0
28	Planning	405 Erin	I-G	O	Per owner request; match existing use; change of area	Approved 7/30/19 9-0
29	Planning	o Hinton, W. of 4405 Hinton (Parcel 093 BB 030)	RN-1	O	Neutral zoning; match existing use	Approved 7/30/19 9-0
30	Planning	S. of Manis Ln. and o Webb School (Parcel 119 01825)	RN-1	OS	Sliver near city limits which do not match parcel	Approved 7/30/19 9-0
31	Planning	W. Side of Mars Hill (Parcels 119 DD 00302, 119 DD 00303, 119 DD 00304, and 119 DD 00305)	RN-1	RN-2	Owner request	Approved 7/30/19 9-0
32	Planning	2311 S. Haven	RN-1	RN-5	Neutral zoning (owner request)	Approved 7/30/19 9-0
33	Planning	122 E. Columbia	RN-2	RN-4	Neutral zoning (owner request)	Approved 7/30/19 9-0
34	Planning	o Alcoa Hwy. (Parcel 135BA032) and 3022 Alcoa Hwy. (Parcel 135BA028)	C-G-2	C-G-1	Constraints due to parcel configuration	Approved 7/30/19 9-0
35	Council	“Crown Point Plaza” (Bounded to the east by Old Callahan Dr., to the west by Callahan Dr., and north of Clinton Hwy.)	C-R-2	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
36	Council	“Merchants Town Square” (E. of Fredonia Rd.; bounded by McClain Rd., Merchant Dr., and Clinton Hwy.)	C-H-1	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
37	Council	“Merchant Corner” 5400, 5412, 5414, and 5418 Clinton Hwy.	C-H-1	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
38	Council	“Scenic Wood” 720 Merchant Dr. and 807-823 Kermit Dr.	C-H-1	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0

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39	Council	“Northwest Plaza” 4419, 4423, 4425 Western Ave.	C-H-1	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
40	Council	“Isaiah’s Landing and East Town Crossing” (Bounded by Washington Pike, Millertown Pike, and S. Mall Rd.)	C-R-2/C-N	C-H-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
41	Council	“South Grove” (Bounded by Mountain Grove Rd., Gov. John Sevier Hwy., W. Marine Rd. and City limits)	C-R-1	C-R-2	Neutral zoning (owner request)	Approved 7/30/19 9-0
42	McKenzie	2402 and 2404 E. Fifth Ave.	RN-4	RN-2	Neighborhood Request	Approved 7/30/19 9-0
43	McKenzie	2354 E. Fifth Ave.	RN-4	RN-2	Neighborhood Request	Approved 7/30/19 9-0
44	McKenzie	N. 1400 Block of Woodbine Ave. (o (Parcel 082PE032), 1407, o (Parcel 082PE030), 1411,1419, 1423, 1425, 1429, and 1431 Woodbine Ave.)	RN-4	RN-2	Neighborhood Request	Approved 7/30/19 9-0
45	McKenzie	1701-1716 E. Fifth Ave.	RN-4	RN-2	Neighborhood Request	Approved 7/30/19 9-0
46	McKenzie	2410, 2420, 2432, 2436, 2440 E. Fifth Ave. Parcels 082JN004, 082JN006, 082JN007	RN-4	RN-3	Neighborhood Request	Approved 7/30/19 9-0
47	Rider	Portion of Lot 23 at the corner of McCamey Rd. & Forestal Dr. (Parcel 058MC023)	CN	RN-4	Neutral Zoning	Approved 7/30/19 9-0