

REZONING REPORT

▶ **FILE #:** 4-H-26-RZ

AGENDA ITEM #: 10

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** CHRISTY GEDELMAN

OWNER(S): Randy Winters

TAX ID NUMBER: 80 K B 019

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2018 FLAGLER RD

▶ **LOCATION:** East side of Flagler Rd, north of Pleasant Ridge Rd

▶ **APPX. SIZE OF TRACT:** 17026 square feet

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Flagler Road, an unstriped local street with 16-20 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **REQUESTED ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Single Family Residential

▶
EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is in a single family subdivision with multifamily developments to the south and southwest along Pleasant Ridge Road. Pleasant Ridge Greenway lies 0.3 miles to the south, and Victor Ashe Park and Apostolic Christian School lie 0.5 miles to the southwest. West Haven Elementary School is 0.3 miles to the southeast.

STAFF RECOMMENDATION:

▶ **APPROVE the RN-2 (Single Family Residential Neighborhood) district because it is compatible with**

surrounding development and infrastructure.

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, OF IN THE CITY GENERALLY.

1. Development in the area has been residential in nature, consisting of attached and detached residential dwellings.

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

1. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville.

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. There are no significant adverse impacts anticipated with this rezoning as the RN-2 district allows the same uses as the existing RN-1 district.

2. Based on the dimensional standards of the RN-2 district, subdivision and development of the subject site would be limited to one new lot created under the proposed zoning change.

3. The proposed rezoning is not expected to attract through-traffic to residential local streets as the subject property is accessed via a local street network which connects to Pleasant Ridge Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The proposed RN-2 district is consistent with the City's One Year Plan and the Northwest City Sector Plan Future Land Use designations of LDR (Low Density Residential).

2. The rezoning would support Development Policy 8.1 of the General Plan, to encourage growth in existing urban areas via development of infill housing. The RN-2 zoning district would allow infill development similar in scale to the surrounding neighborhood and in close proximity to schools and community amenities.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM 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. The subject site is in a developed area which has utility and community facility infrastructure to support a minor increase in residential development.

2. The subject site is within the Parental responsibility Zones for both West Haven Elementary School and West Middle School and the site is located approximately .5 miles from both Victor Ashe Park and West Haven Elementary School.

3. The Pleasant Ridge Greenway stretches from the I75/640 overpass past Pleasant Ridge Elementary School, providing pedestrian access to the amenities located off Pleasant Ridge Road and is in close proximity to the subject site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and Powell High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/12/2026 and 5/26/2026. 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

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Petitioner: Christy Gedelman

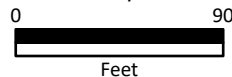


From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)

Map No: 80

Jurisdiction: City



Original Print Date: 3/2/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

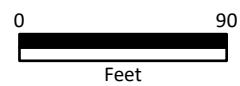
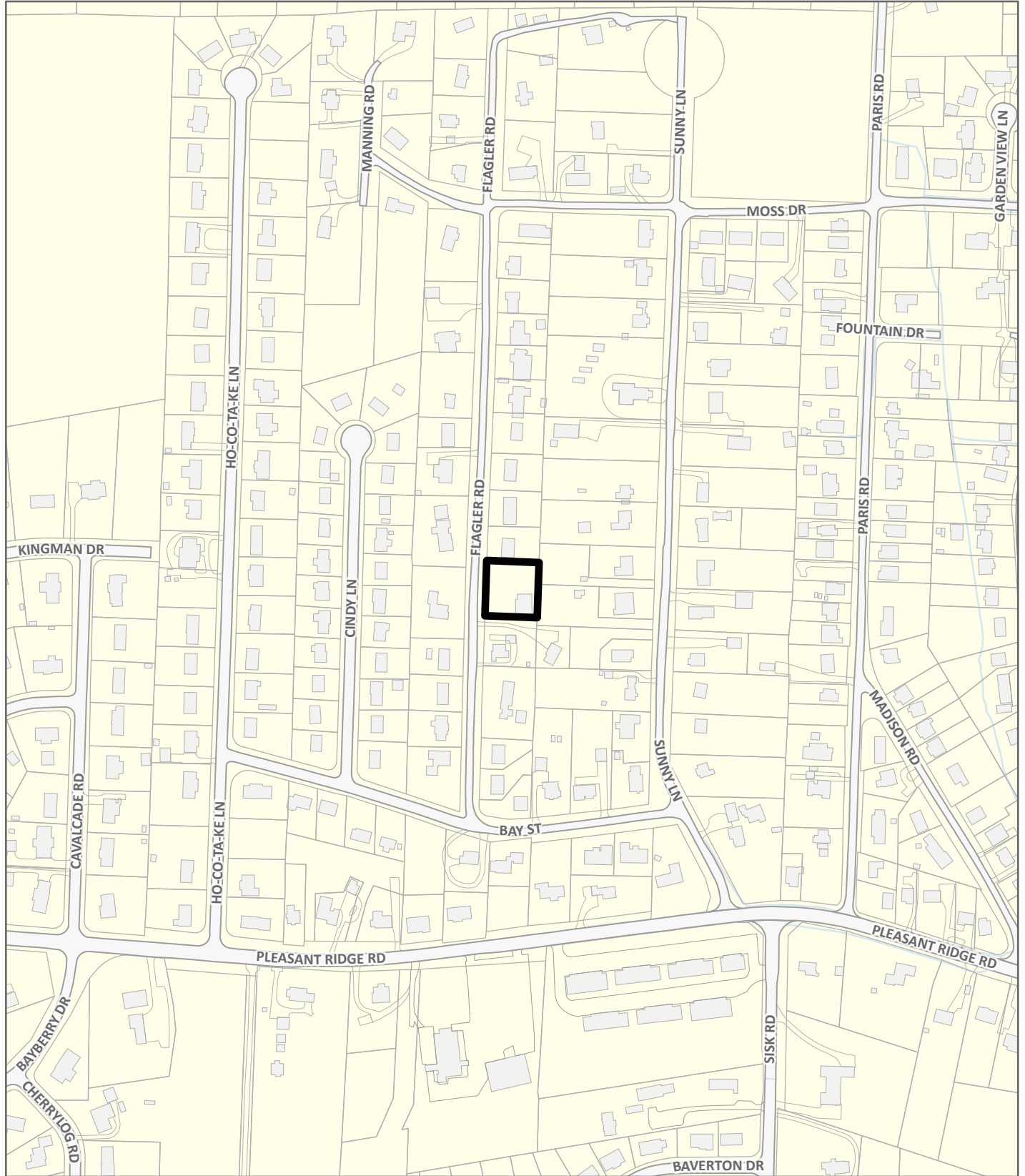


Exhibit A. Contextual Images

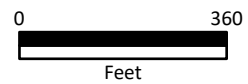


LOCATION MAP

4-H-26-RZ



Case boundary



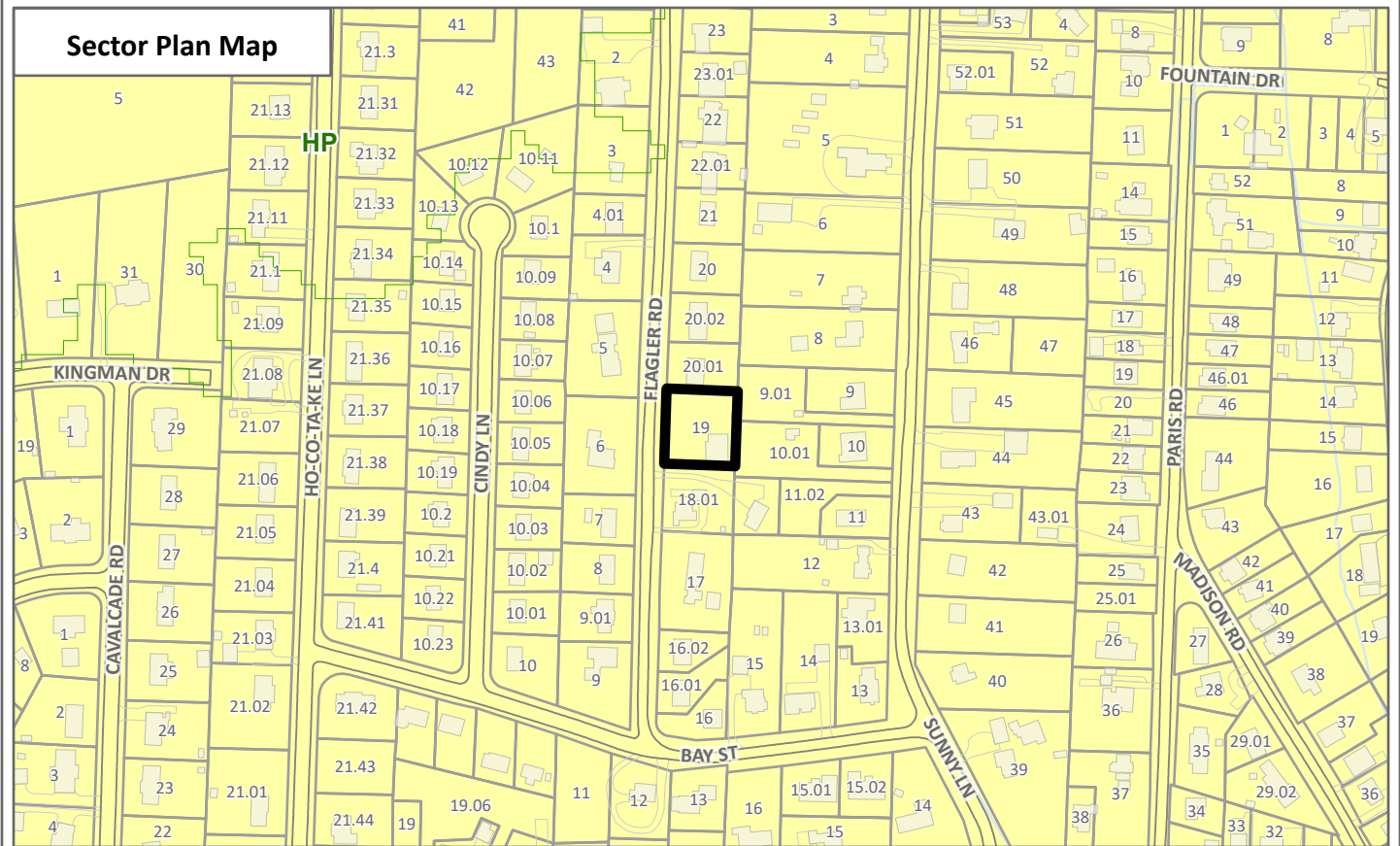
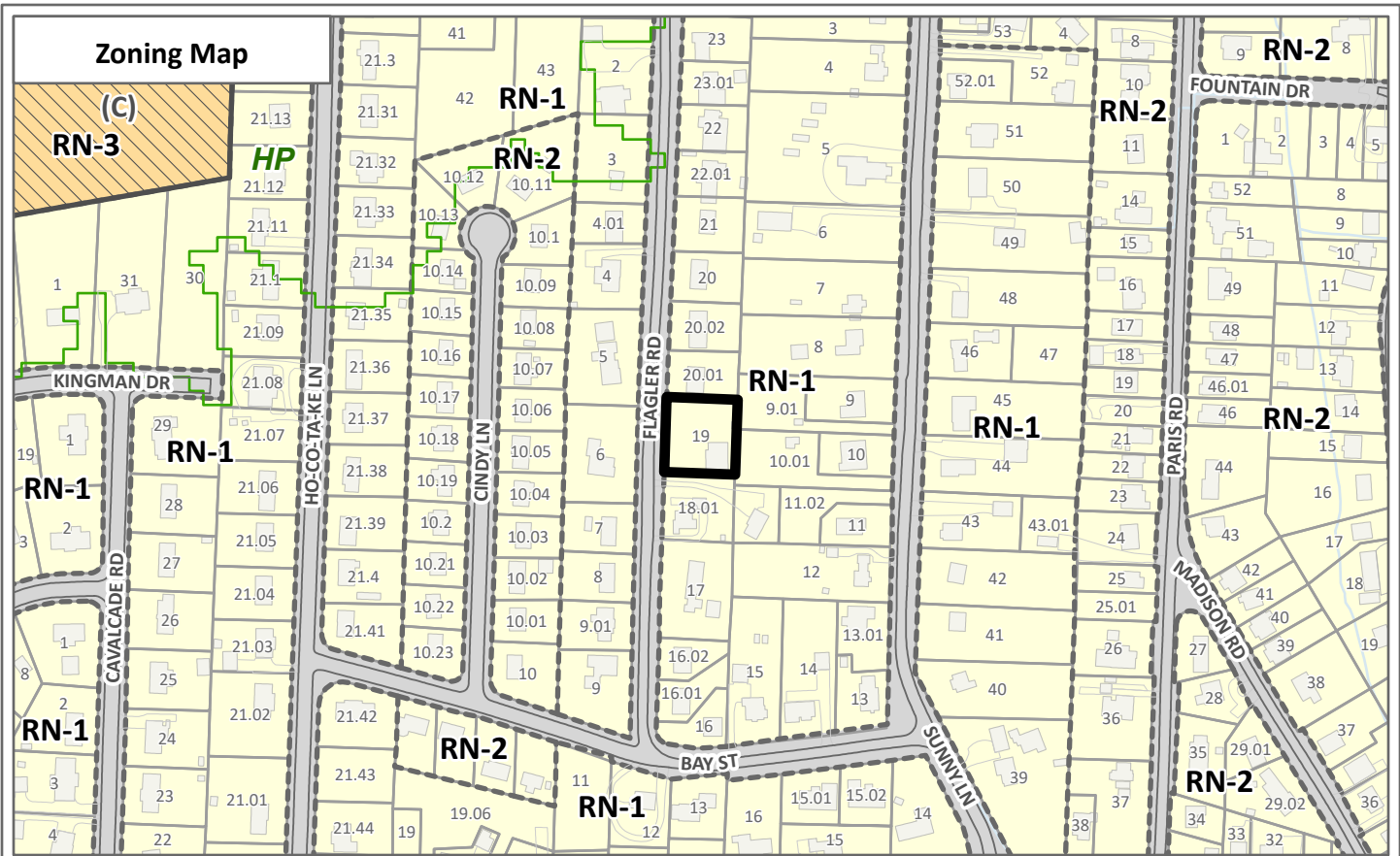
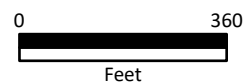


EXHIBIT A, CONTEXTUAL MAPS

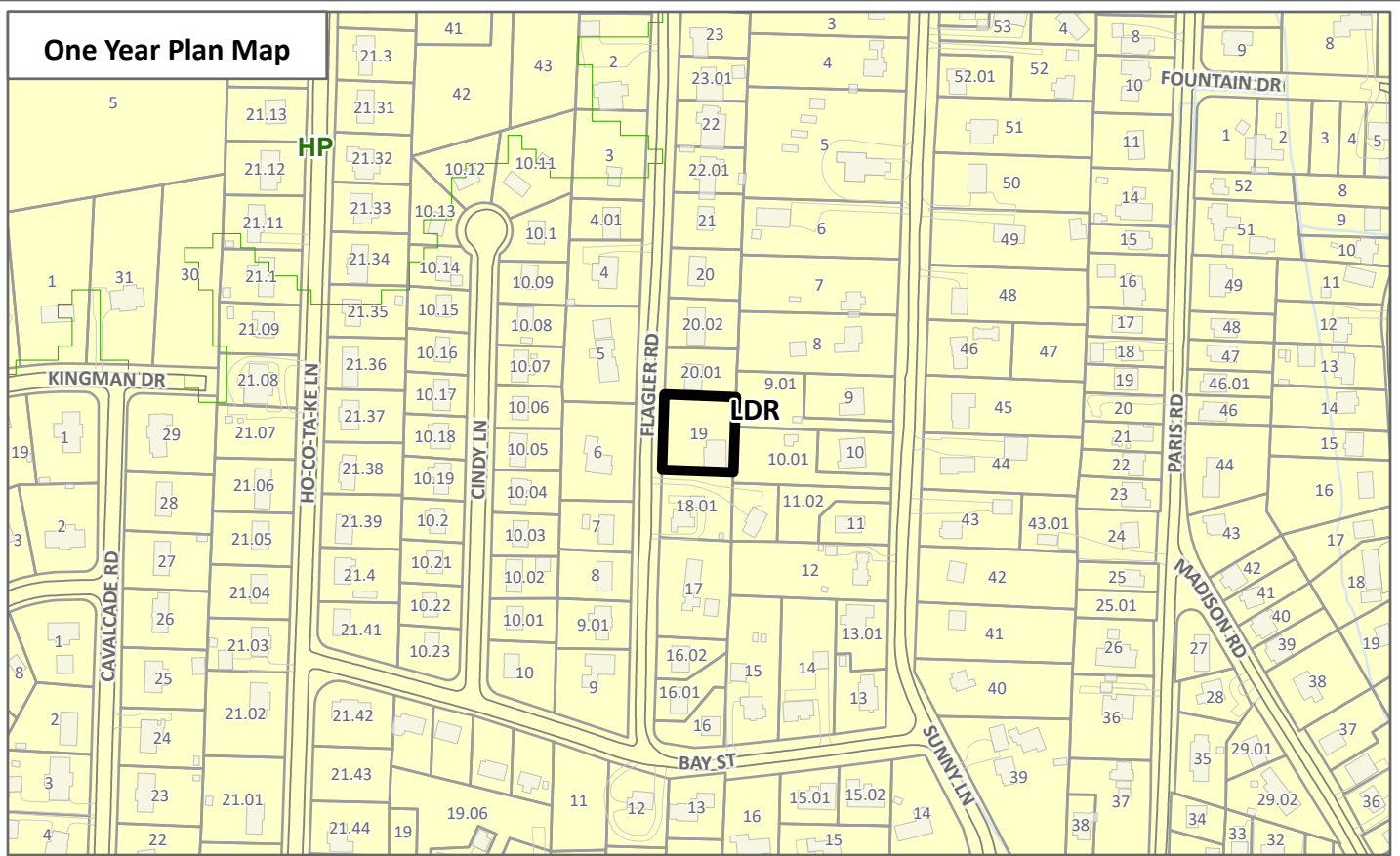
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Case boundary



One Year Plan Map



Existing Land Use Map

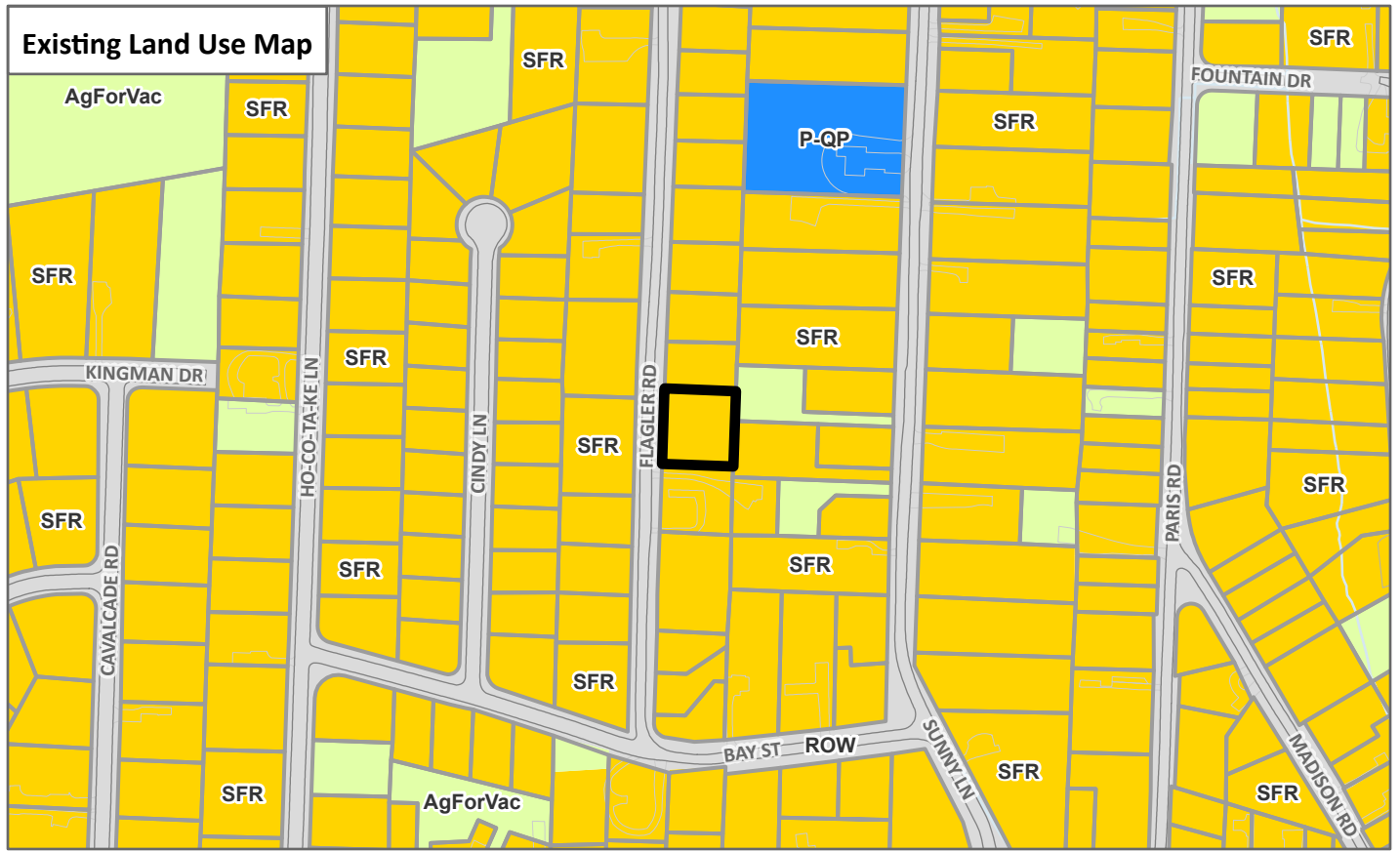
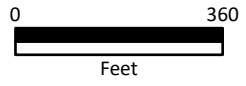


EXHIBIT A, CONTEXTUAL MAPS

4-H-26-RZ



Case boundary



Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

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.

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.

03/28/2026

04/10/2026

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

Christy Gedelman
Applicant Signature
Date

Christy Gedelman 2/12/26
Applicant Name
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