

# REZONING REPORT

▶ **FILE #:** 2-C-26-RZ (REVISED)

**AGENDA ITEM #:** 11

**AGENDA DATE:** 2/12/2026

▶ **APPLICANT:** ANDREW DAVIS

OWNER(S): Andrew Davis

TAX ID NUMBER: 59 P D 015

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3010 GREENWAY DR

▶ **LOCATION:** South side of Greenway Dr, west of Josephine Rd

▶ **APPX. SIZE OF TRACT:** 1.25 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Greenway Drive, a major collector with 18 ft of pavement width within a 41-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Whites Creek

▶ **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **REQUESTED ZONING:** RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **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: Rural residential, single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land, single family residential - RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), F (Floodplain Overlay)

NEIGHBORHOOD CONTEXT: This section of Greenway Drive primarily features single family houses interspersed with vacant land and commercial uses, and it is bounded by Webbs Ridge to the north and by I-640 and railroad tracks to the south. White's Creek runs approximately 180 ft south of the subject property. The N Broadway and I-640 interchange lies 0.7 miles to the west and is part of the N Broadway commercial corridor.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and is compatible with surrounding development. The HP (Hillside Protection Overlay) will 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. Although zoning in the area has remained relatively stable since the late 1980s, there has been a slight increase in residential density along this section of Greenway Drive since 2020, including two rezonings from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood), one rezoning from RN-1 to RN-4 (General Residential Neighborhood), and a special use approval for a duplex.
2. Infrastructure improvements are scheduled for the nearby N Broadway commercial corridor to improve traffic signal timing and introduce an accelerated bus corridor.

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

1. The RN-3 (General Residential Neighborhood) district is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family houses, which is consistent with the context. The surrounding area predominantly features single-family houses with a small multifamily building and three duplexes within 0.25 miles of the subject property.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RN-3 district allows houses and duplexes by right and townhouses with a special use. It also has a smaller minimum lot size.

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. No adverse impacts are anticipated from the slight increase in density that could result from this rezoning. As mentioned previously, townhouses would require a special use. The other differences between the requested RN-3 and the existing RN-1 districts are that the minimum lot sizes and setbacks are reduced. The maximum building height of the RN-3 district is the same as the existing RN-1 district.
2. There are two properties zoned RN-4 500 feet to the west of the subject property, and there are blocks of RN-3 and I-MU (Industrial Mixed-Use) zoning within 0.5 miles to the west. The residential density permitted under RN-3 is consistent with these nearby districts.
3. Townhouse developments and any subdivision creating 6 or more lots would be subject to a public review process to ensure the proposed development is compatible with the character of the surrounding neighborhood through a special use case and concept plan case, respectively.

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 proposed rezoning would be consistent with the recommended MDR (Medium Density Residential) land use classification of the North City Sector Plan and One Year Plan.
2. The rezoning is consistent 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:

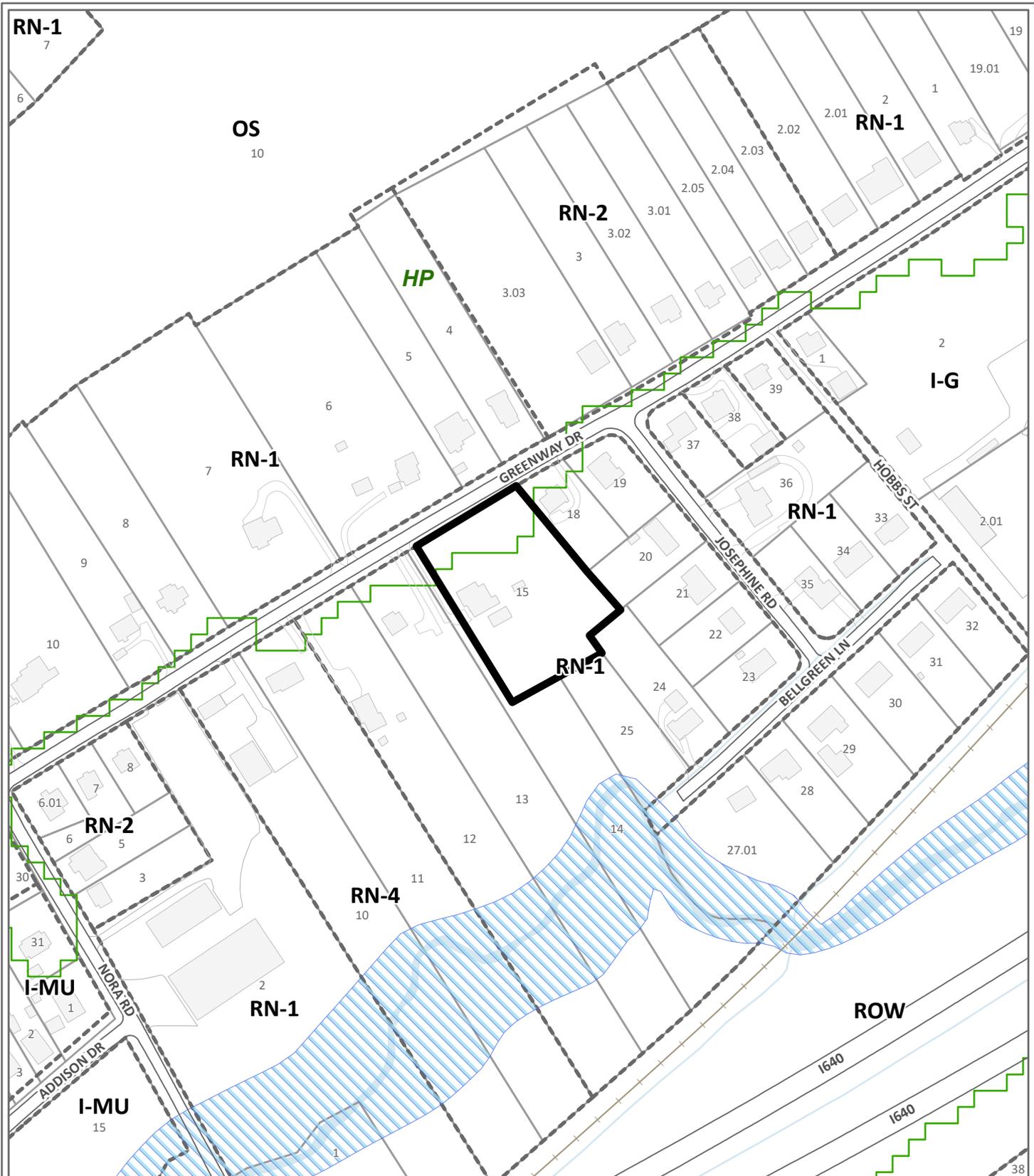
1. This is in an urbanized area with ample utility infrastructure and public facilities to support more residential development at this location. Greenway Drive is a major collector street that would be minimally affected by a development with the size permitted under RN-3.
2. Nearby N Broadway is an active commercial corridor served by transit that features commercial and civic amenities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 3/17/2026 and 3/31/2026. 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**

**2-C-26-RZ**

**Petitioner:** Andrew Davis

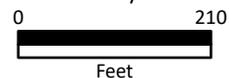


**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**To:** RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 59

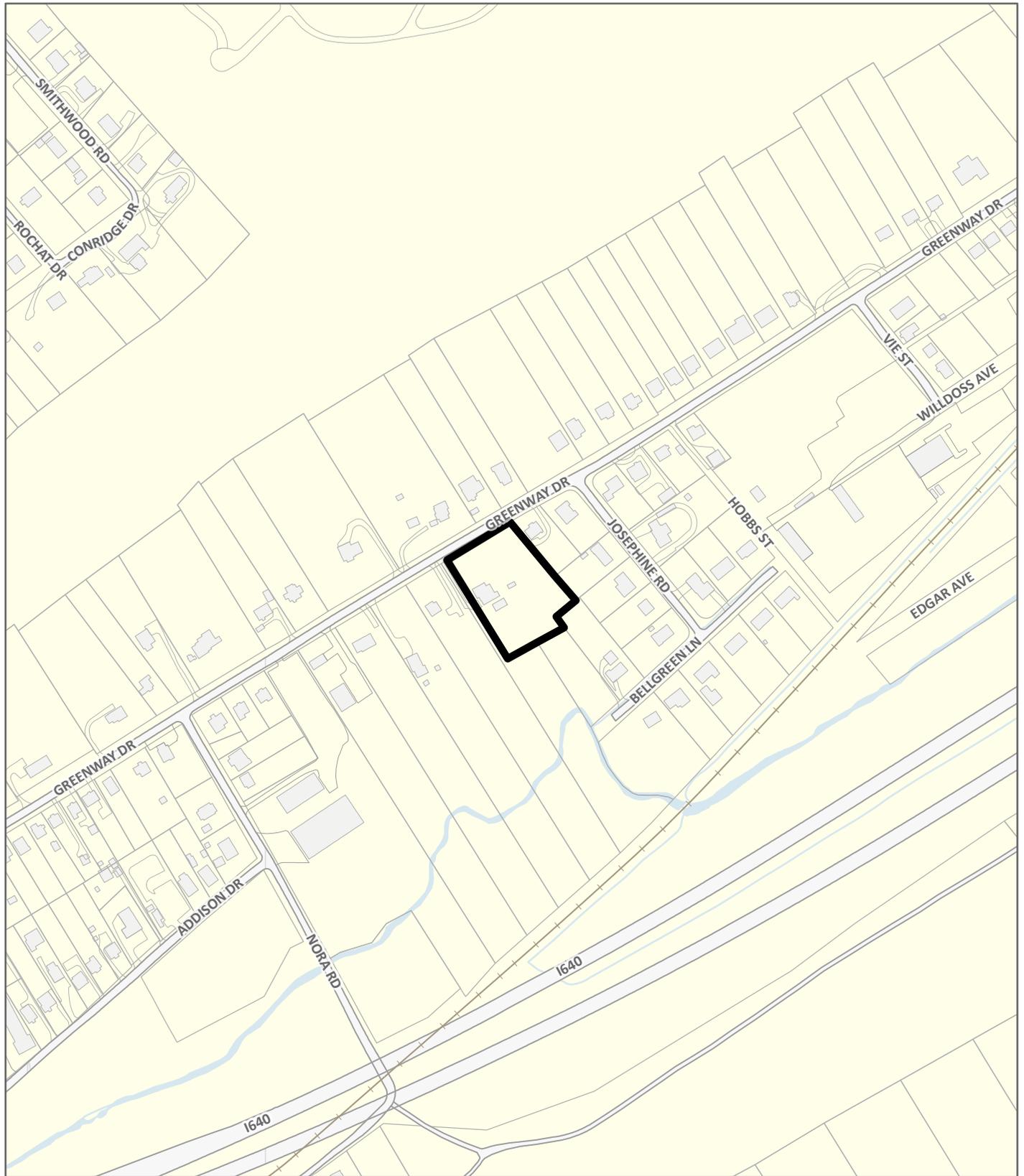
**Jurisdiction:** City



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

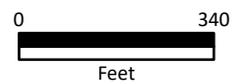


**LOCATION MAP**

**2-C-26-RZ**



Case boundary



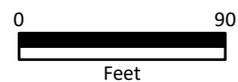
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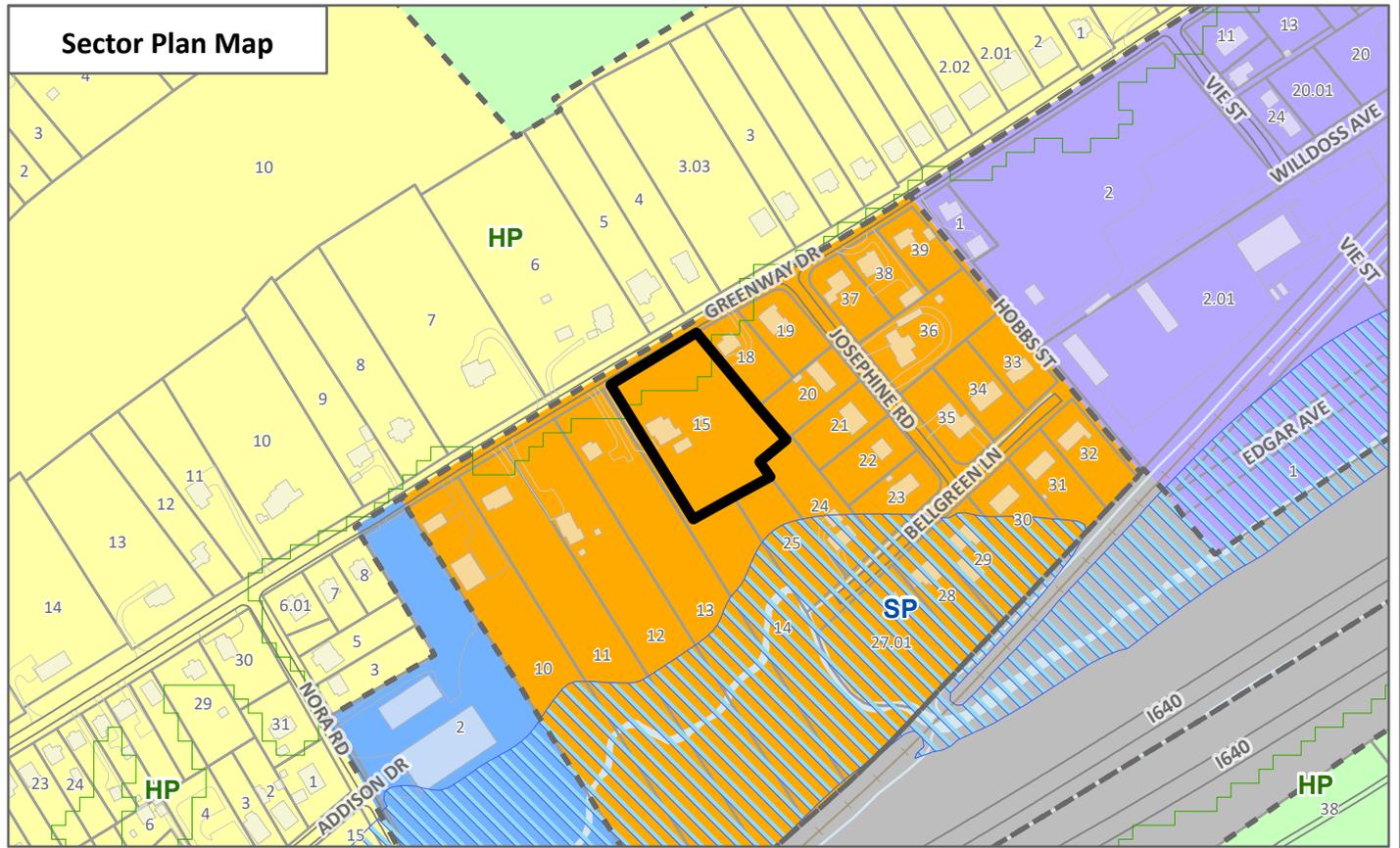
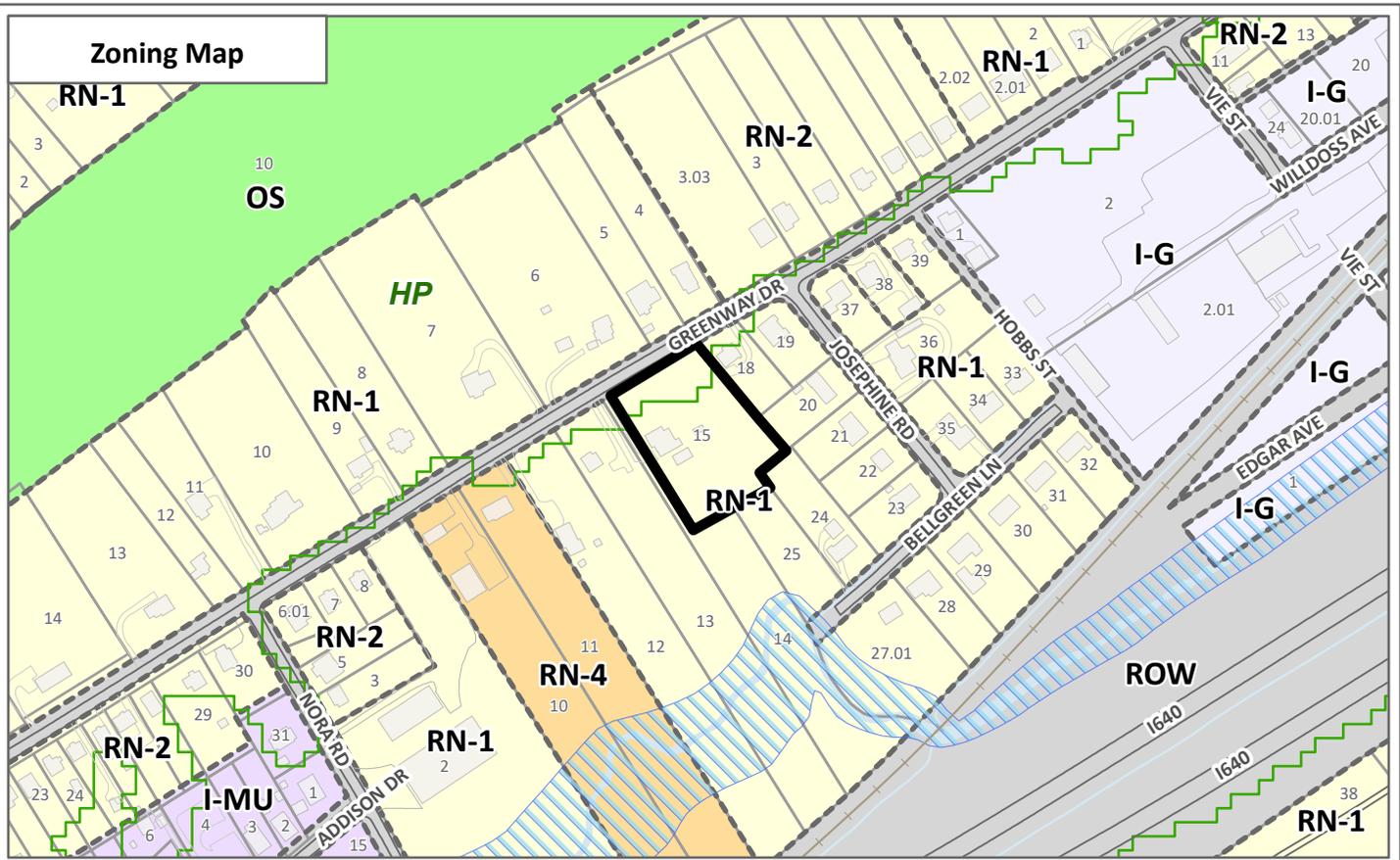


## AERIAL MAP



Case boundary





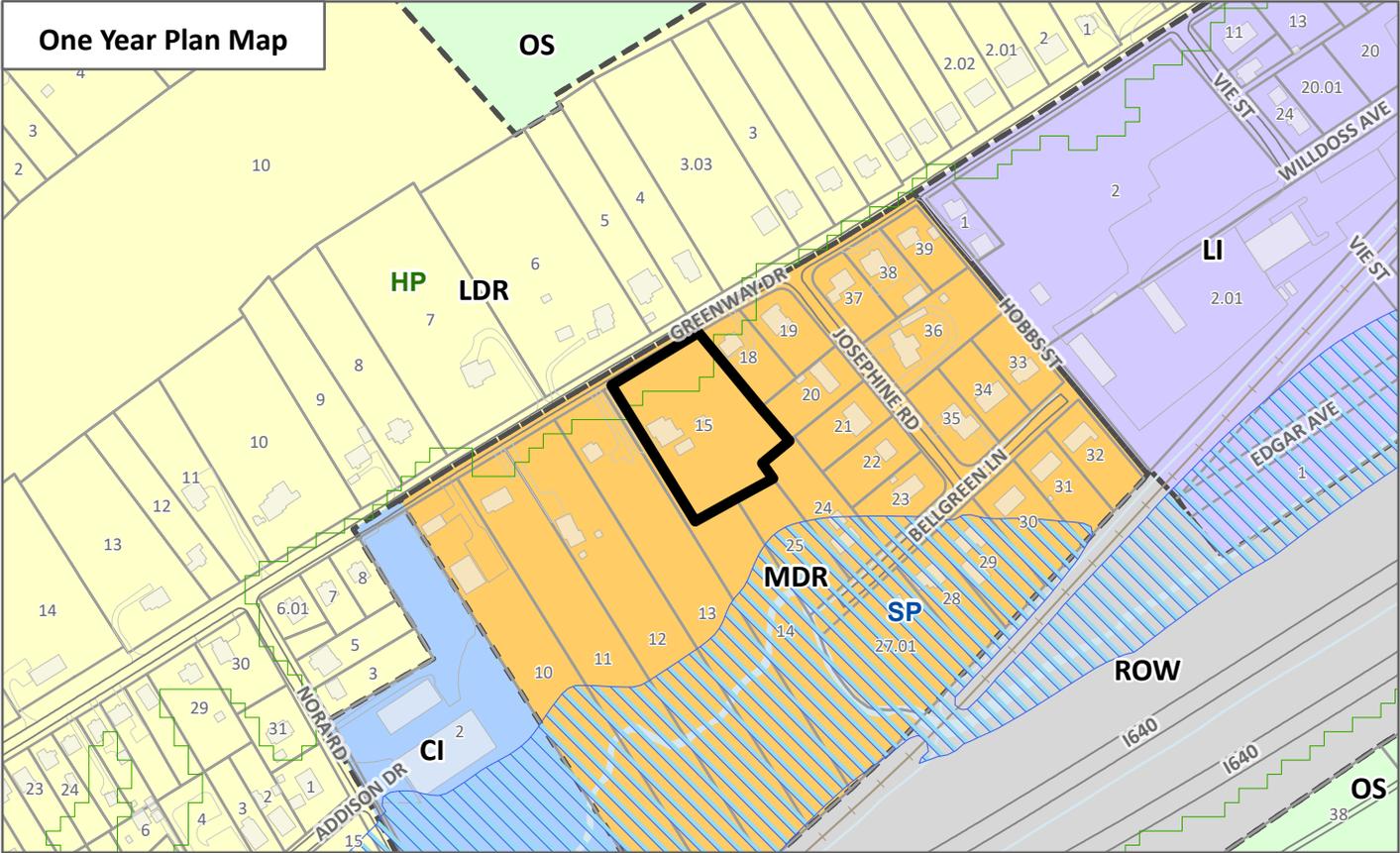
**EXHIBIT A, CONTEXTUAL MAPS** **2-C-26-RZ**

Case boundary

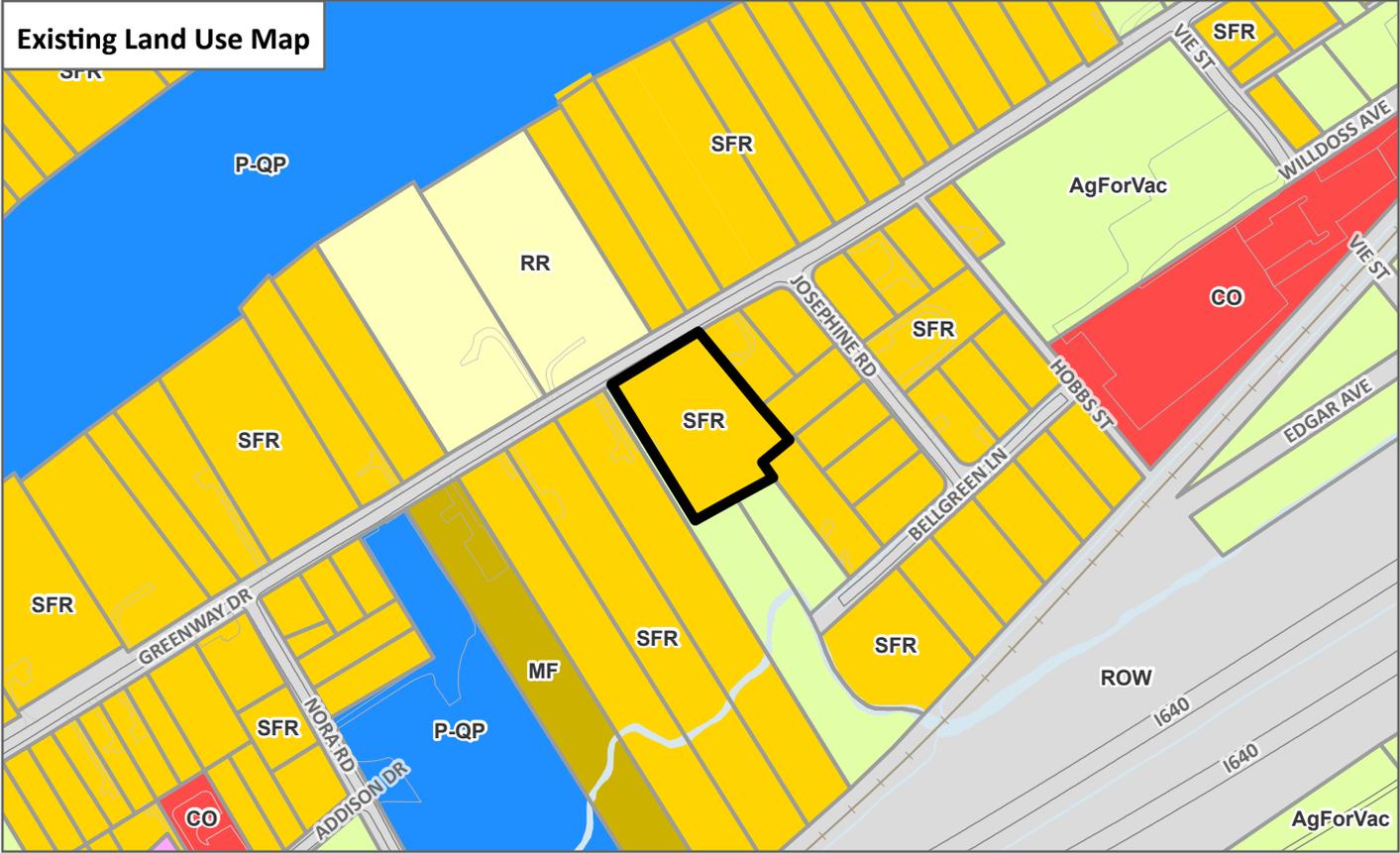
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Feet

N

**One Year Plan Map**



**Existing Land Use Map**

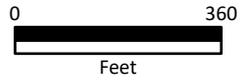


**EXHIBIT A, CONTEXTUAL MAPS**

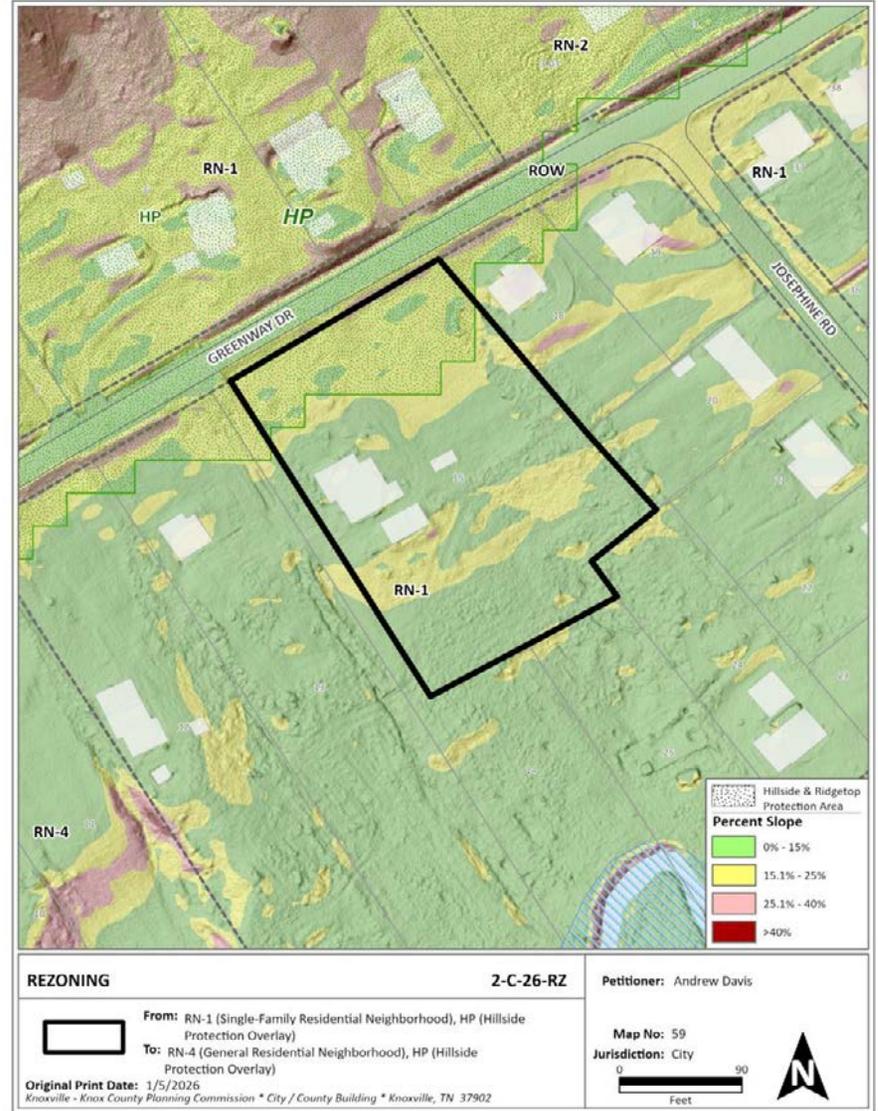
2-C-26-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>54,548.9</b>	<b>1.25</b>			
Non-Hillside	43,146.1	0.99	N/A		
0-15% Slope	1,648.1	0.04	100%	1,648.1	0.04
15-25% Slope	9,406.8	0.22	50%	4,703.4	0.11
25-40% Slope	347.8	0.01	20%	69.6	0.00
Greater than 40% Slope	0.0	0.00	10%	0.0	0.00
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>11,402.7</b>	<b>0.26</b>	Recommended disturbance budget within HP Area	<b>6,421.1</b>	<b>0.15</b>
			Percent of HP Area	<b>56.3%</b>	



# 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.*

~~2-20-2025~~  
01/31/2026

Date to be Posted

~~3-12-2020~~  
02/13/2026

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



Andrew davis

11-26-25

Applicant Signature

Applicant Name

Date