

REZONING REPORT

▶ **FILE #:** 3-E-26-RZ

AGENDA ITEM #: 7

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** TIM WELLS /WELLS FAMILY TRUST

OWNER(S): Tim Wells Wells Family Trust

TAX ID NUMBER: 58 D B 010

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5419 JACKSBORO PIKE

▶ **LOCATION:** West side of Jacksboro Pike, south of Garden Dr

▶ **APPX. SIZE OF TRACT:** 17993 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Jacksboro Pike, a major collector with a pavement width of 22.5 ft within a right-of-way which varies from 42 ft to 48 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First 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, this would not be an extension.

HISTORY OF ZONING: This property was rezoned from R-2 (General Residential) to R1-A (Low Density Residential) as part of a larger rezoning in 1983 (10-N-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-4 (General Residential Neighborhood)

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

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-4 (General Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of uses, including single-family dwellings on small suburban lots, multi-family dwellings, and various civic and public uses, such as Central High School and the Fountain City Library, which are nearby to the southwest. Office and commercial uses are concentrated to the west along N Broadway.

STAFF RECOMMENDATION:

▶ **Approve the RN-2 (Single-Family Residential Neighborhood) because it is compatible with the surrounding area and supported by available amenities.**

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Since 2022, multiple rezoning requests have been approved within 0.30 miles of the subject property from the RN-1 (Single-Family Residential Neighborhood) district to the RN-2 (Single-Family Residential Neighborhood) and the RN-4 (General Residential Neighborhood) zoning districts.
2. City building permit records show that over the last two years, new development in the surrounding area has primarily been residential in nature, consisting of single-family and two-family dwellings.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-2 zoning district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. The RN-2 district is compatible with the surrounding residential area, which primarily consists of a mix of single-family and two-family dwellings on small and medium-sized lots.
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-2 district permits the same uses as the existing RN-1 district.

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 RN-2 district is compatible with the surrounding zoning, which includes properties zoned RN-1, RN-2, and RN-4. As such, the proposed amendment is not anticipated to negatively impact the area.
2. The proposed rezoning is not expected to attract through-traffic to residential local streets as the subject property is accessed off of Jacksboro Pike, a major collector that connects to Garden Drive to the north and Essary Drive to the south, which are both collector streets.

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 subject property is designated LDR (Low Density Residential) under the City's One Year Plan and North City Sector Plan, which allows consideration of the RN-2 zoning district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 4.1: Use schools and parks as foundations in planning neighborhoods and communities. The subject property is within the School Parental Responsibility Zone (PRZ) for Fountain City Elementary, Gresham Middle, and Central High School. Sidewalks are available in front of the subject property along Jacksboro Pike that extend down to Essary Drive and Gresham Road, providing sidewalk connections to all three schools.
3. The rezoning is also supported by Development Policy 8: Encourage Growth in existing urban areas. The RN-2 zoning district would allow infill development similar in scale to the surrounding neighborhood, in close proximity to schools, community amenities, and the N Broadway commercial corridor to the west.

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.

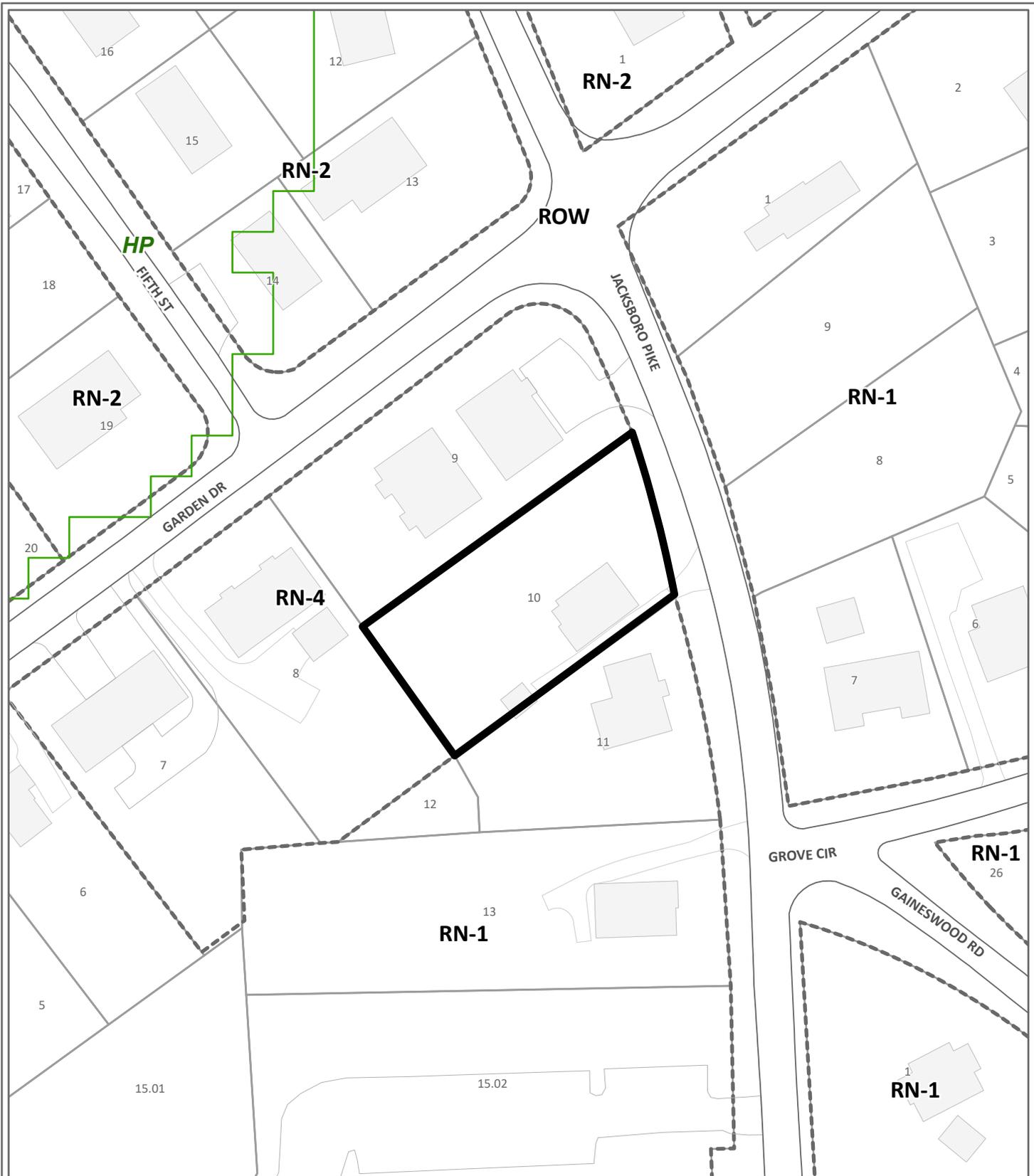
1. The subject property is within 1.25 miles of the Fountain City Public Library, Fountain City Lake and Park, Skate Park, Dog Park, and the Fountain City Ball Fields.
2. There are three Knoxville Area Transit bus route stops within 0.25 miles of the subject property.
3. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 4/14/2026 and 4/28/2026. 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 to appeal a Planning Commission decision in the City.



REZONING

3-E-26-RZ

Petitioner: Tim Wells /Wells Family Trust

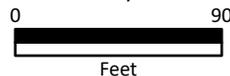


From: RN-1 (Single-Family Residential Neighborhood)

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

Map No: 58

Jurisdiction: City



Original Print Date: 1/30/2026

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

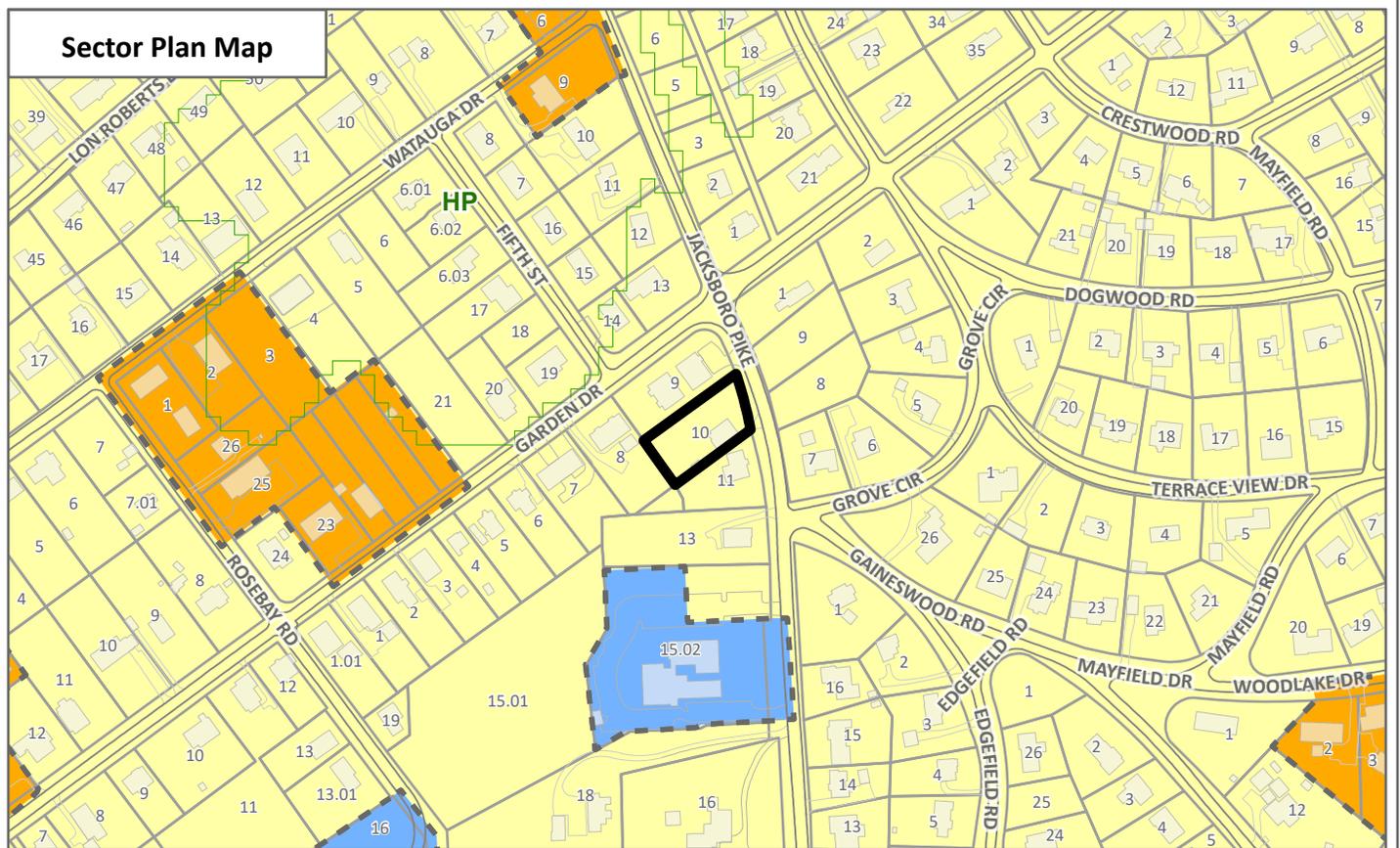
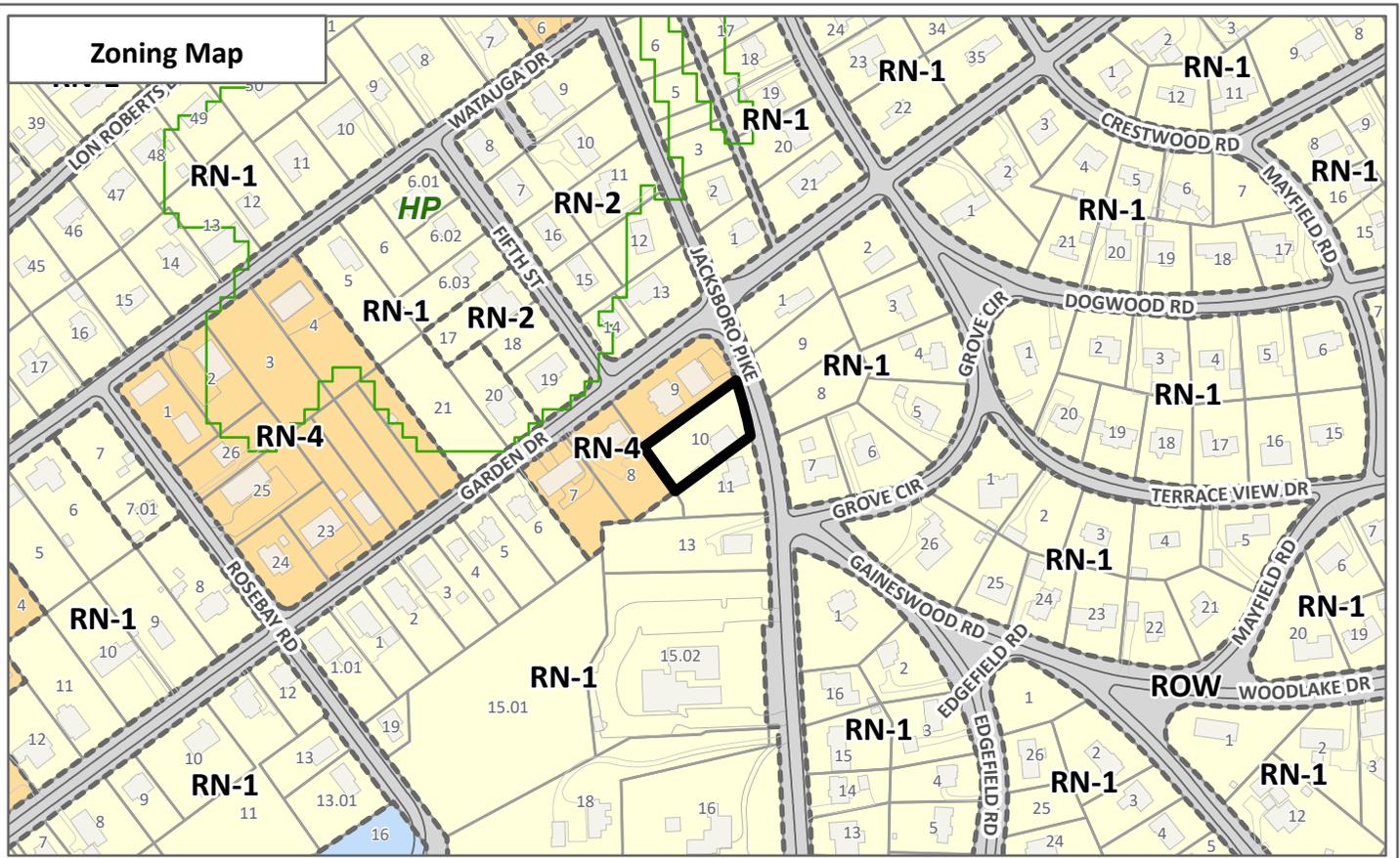
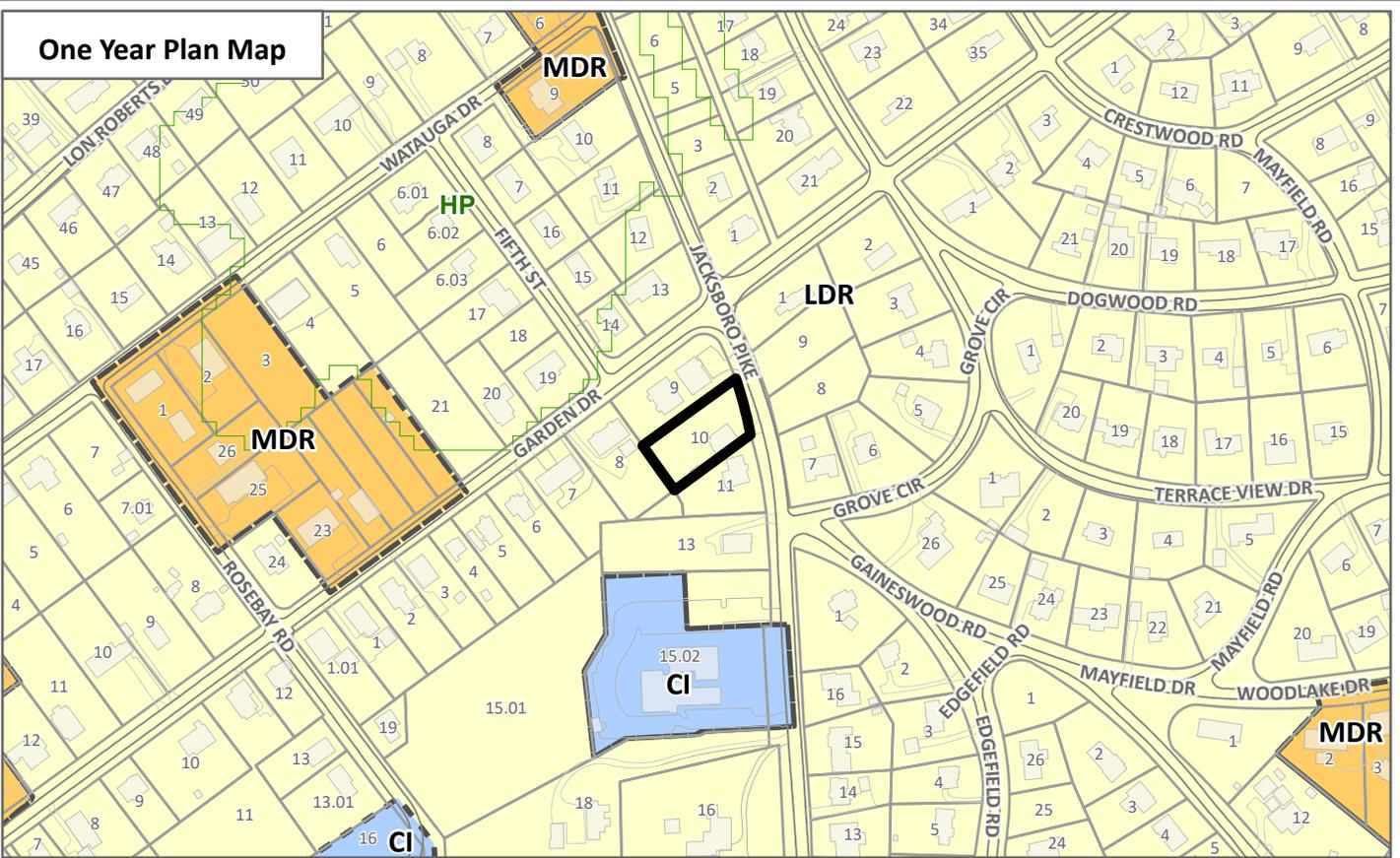


EXHIBIT A, CONTEXTUAL MAPS **3-E-26-RZ**

Case boundary

0 360
Feet

One Year Plan Map



Existing Land Use Map

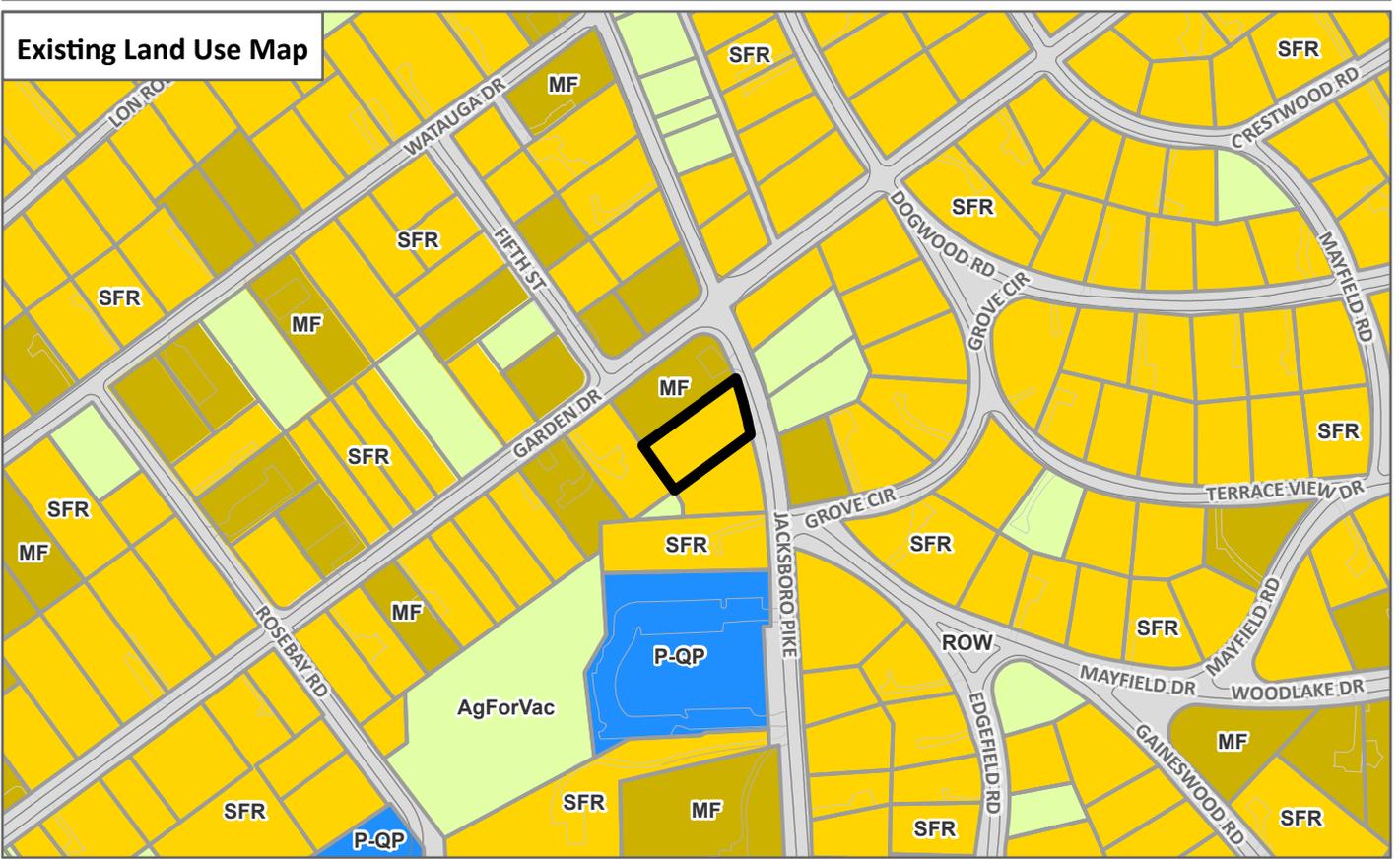


EXHIBIT A, CONTEXTUAL MAPS

3-E-26-RZ

 Case boundary

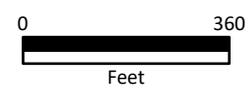
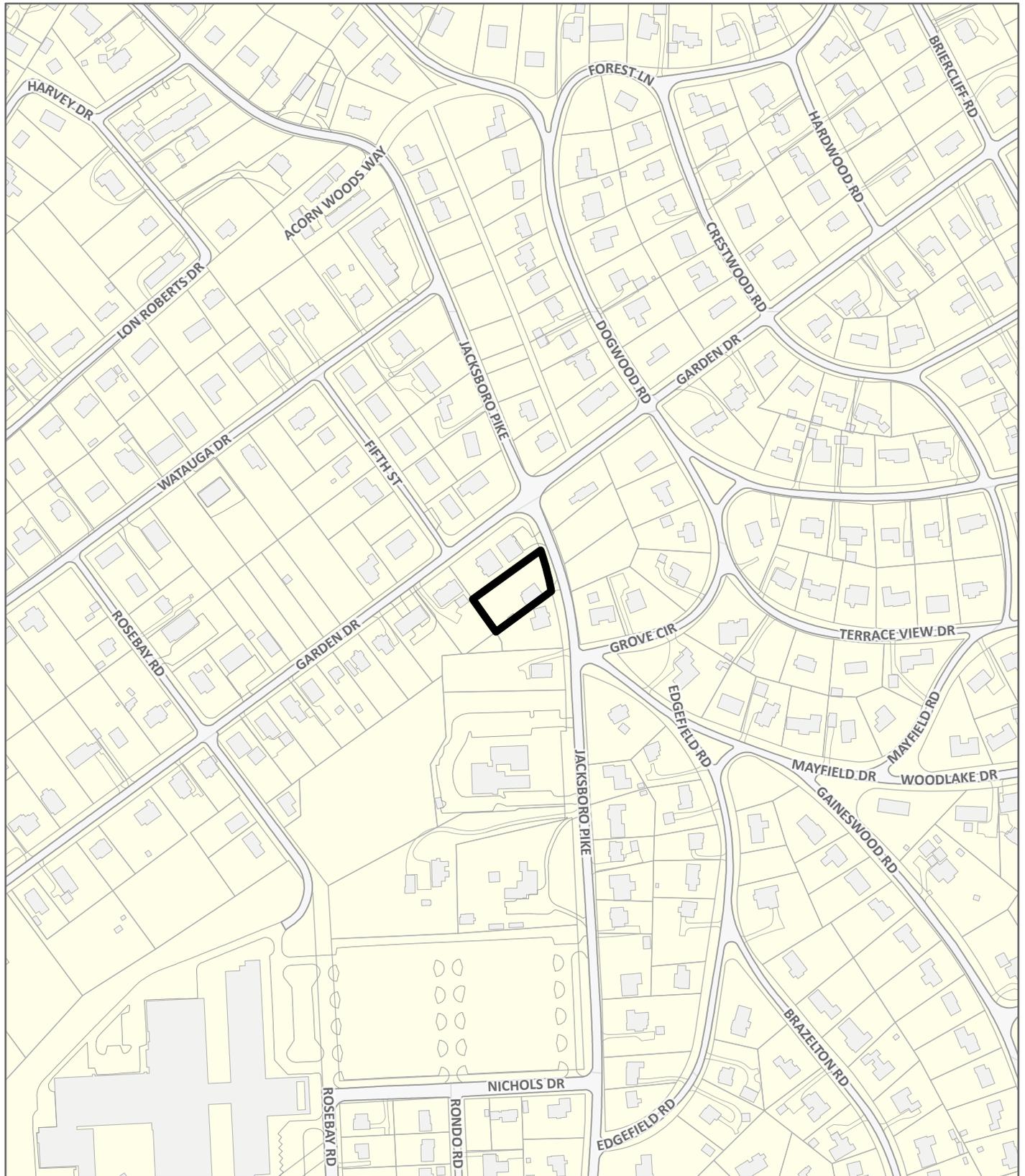


Exhibit A. Contextual Images



LOCATION MAP

3-E-26-RZ



Case boundary

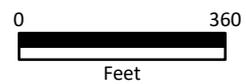


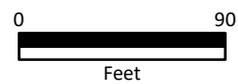
Exhibit A. Contextual Images



AERIAL MAP



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.

02/20/2026

03/06/2026

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



Applicant Signature

Tim Weis

Applicant Name

1/19/24

Date