CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	2-C-26-RZ	**Related File Number:**	
Application Filed:	12/19/2025	**Date of Revision:**	1/26/2026
Applicant:	ANDREW DAVIS		

PROPERTY INFORMATION

General Location: South side of Greenway Dr, west of Josephine Rd

Other Parcel Info.:

Tax ID Number: 59 P D 015 **Jurisdiction:** City

Size of Tract: 1.25 acres

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

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North City **Plan Designation:** MDR (Medium Density Residential), HP (Hillside Ridgetop P

Growth Policy Plan: N/A (Within City Limits)

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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3010 GREENWAY DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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. Rezonings 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.

Action: Approved **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: 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.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/17/2026 **Date of Legislative Action, Second Reading:** 3/31/2026

Ordinance Number: **Other Ordinance Number References:** O-18-2026

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**