

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-E-26-RZ **Related File Number:**
Application Filed: 1/20/2026 **Date of Revision:**
Applicant: TIM WELLS /WELLS FAMILY TRUST

PROPERTY INFORMATION

General Location: West side of Jacksboro Pike, south of Garden Dr
Other Parcel Info.:
Tax ID Number: 58 D B 010 **Jurisdiction:** City
Size of Tract: 17993 square feet
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
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.

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

Street: 5419 JACKSBORO PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: 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).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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: Kelsey Bousquet

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

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 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.

Action: Approved

Meeting Date: 3/5/2026

Details of Action:

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

Date of Approval: 3/5/2026

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: 4/14/2026

Date of Legislative Action, Second Reading: 4/28/2026

Ordinance Number:

Other Ordinance Number References: O-25-2026

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: