CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	4-H-26-RZ	**Related File Number:**	
Application Filed:	2/13/2026	**Date of Revision:**	
Applicant:	CHRISTY GEDELMAN		

PROPERTY INFORMATION

General Location: East side of Flagler Rd, north of Pleasant Ridge Rd

Other Parcel Info.:

Tax ID Number: 80 K B 019 **Jurisdiction:** City

Size of Tract: 17026 square feet

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

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest City **Plan Designation:** LDR (Low Density Residential)

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

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.

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

Street: 2018 FLAGLER RD

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, it is not an extension.

History of Zoning: None noted.

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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the RN-2 (Single Family Residential Neighborhood) district because it is compatible with surrounding development and infrastructure.

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, 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 FACILITES 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.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve the RN-2 (Single Family Residential Neighborhood) district because it is compatible with surrounding development and infrastructure.

Date of Approval: 4/9/2026 **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: 5/12/2026 **Date of Legislative Action, Second Reading:** 5/26/2026

Ordinance Number: **Other Ordinance Number References:** O-35-2026

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

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

Amendments: **Amendments:**

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