

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)

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:**

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

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

Amendments: **Amendments:**

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