

# CASE SUMMARY

APPLICATION TYPE: REZONING



**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)



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**Withdrawn prior to publication?:**  **Action Appealed?:**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:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**