

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-F-25-RZ                      Related File Number:  
Application Filed: 5/14/2025              Date of Revision:  
Applicant: REGINALD BELL

## PROPERTY INFORMATION

General Location: South side of Linden Ave across from its intersection with Nash Rd, north of Asheville Hwy  
Other Parcel Info.:  
Tax ID Number: 70 M F 011                      Jurisdiction: City  
Size of Tract: 5921 square feet  
Accessibility: Access is via Linden Avenue, a local street with a pavement width which varies from 20 ft to 25 ft within a right-of-way which varies in width from 40 ft to 60 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use:    Density:  
Planning Sector: East City                      Plan Designation: MU-SD / EC-2 (Mixed Use-Special District, Magnolia Avenue)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area is characterized by single family residential dwellings on small lots as well as small-scale commercial and office uses.

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

Street: 3950 LINDEN AVE  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial)  
Former Zoning:  
Requested Zoning: RN-4 (General Residential Neighborhood)  
Previous Requests:  
Extension of Zone: Yes, this would be an extension.  
History of Zoning: This property was part of a larger rezoning from R-2 (General Residential) to C-3 (General Commercial) in July 1982 (6-G-82-RZ).

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD / EC-2 (Mixed Use-Special District, Magnolia Avenue (East of Chilhowee Park/Asheville Highway/Rutledge Pike))

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-4 (General Residential Neighborhood) zoning district because it is consistent with the One Year Plan and East City Sector Plan.

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. Development trends north of Asheville Highway have primarily been residential, featuring single-family homes and small-scale multi-family developments, whereas development along Asheville Highway mainly consists of office and commercial uses and larger multi-family complexes.
2. In May 2025, the City of Knoxville adopted the Magnolia Avenue and Chilhowee Park Redevelopment Plan of KCDC (Knoxville's Community Development Corporation), which intends to facilitate redevelopment and infrastructure improvements in the surrounding area.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-4 (General Residential Neighborhood) zoning district is intended to accommodate mixed medium density residential development within the City of Knoxville. The RN-4 district is appropriate for this property, as it is consistent with the surrounding mix of residential zoning, which includes properties zoned RN-2 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), and RN-4.
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-4 district permits housing types such as single-family, two-family, townhouse, and low-rise multi-family dwellings. Limited nonresidential uses that are compatible with the residential character of the district may also be permitted.

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 proposed rezoning would fill a gap of disjointed residential zoning within a predominantly residential neighborhood, and would be a minor extension of the RN-4 zoning district. As such, it is not anticipated to negatively impact the surrounding area.

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 MU-SD, EC-2 (Mixed-Use Special District, East Chilhowee Park/Asheville Highway/Rutledge Pike) in the City's One Year Plan and East City Sector Plan. The sector plan recommends land uses consistent with the MDR (Medium Density Residential) land use classification, which permits the RN-4 district.
2. The proposed rezoning supports the General Plan's Development Policy 11.4, to create gradual zoning transition patterns by placing medium intensity zones between single-family residential areas and higher-intensity uses. The RN-4 district at this location would strengthen the transitional zoning that has been established at the section of Linden Avenue between the residential neighborhood to the north and Asheville Highway to the south.

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 300 ft of Asheville Highway, a commercial corridor with sidewalks that feature a variety of retail and service-oriented amenities, including two public parks and the Burlington Public Library.
2. There is a KAT (Knoxville Area Transit) bus stop roughly 500 ft east of the subject property on Asheville Highway.
3. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

**Action:** Approved **Meeting Date:** 7/10/2025

**Details of Action:**

**Summary of Action:** Approve the RN-4 (General Residential Neighborhood) zoning district because it is consistent with the One Year Plan and East City Sector Plan.

**Date of Approval:** 7/10/2025 **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:** 8/5/2025 **Date of Legislative Action, Second Reading:** 8/19/2025

**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:**