

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-D-26-RZ **Related File Number:**
Application Filed: 6/18/2026 **Date of Revision:**
Applicant: JEDIDIAH ROWLETT

PROPERTY INFORMATION

General Location: Northeast quadrant of the intersection of Ballard Dr and Glennifer Ln, east of Grove Drive
Other Parcel Info.:
Tax ID Number: 58 C A 013 **Jurisdiction:** City
Size of Tract: 17730 square feet
Accessibility: Access is via Ballard Drive, an unstriped local street with 19 ft of pavement width within a right-of-way width that varies from 40-42 ft. Access is also via Glennifer Lane, an unstriped local street with 13-16 ft of pavement width within a 20-ft right-of-way.

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: The subject property is in an area with single family houses and duplexes interspersed with churches. Fountain City Elementary and Gresham Middle Schools lie within 0.3 miles to the southeast. Fountain City Lake and Park and the N Broadway commercial corridor are 0.6 miles to the southeast.

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

Street: 5307 BALLARD DR
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: Samiul Haque

Staff Recomm. (Abbr.): Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and the surrounding development.

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. The area north of Gresham Middle and Fountain City Elementary schools has retained its low-density residential character with sporadic infill developments over the years. The proposed rezoning increases the infill development potential of this corner lot in a modest manner that is consistent with the surrounding development.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE. 1. The RN-2 zoning district is intended to accommodate single-family residential development on relatively small lots with smaller setbacks. The existing RN-1 district requires a minimum lot size of 10,000 sq ft for single family homes and the proposed RN-2 district requires a minimum lot size of 5,000 sq ft.

2. The properties across Glennifer Lane, while zoned RN-1, are more aligned with the minimum lot size requirement of the RN-2 district. The surrounding area is consistent with the intent of the RN-2 zoning district.

3. 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. RN-2 allows the same uses as the 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. No significant adverse impacts are anticipated with the proposed rezoning. The 17,730-sq ft subject parcel can be subdivided into a maximum of 3 lots under the RN-2 district standard. Such a minor increase in density is supported by the property's frontage at two public 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 proposed RN-2 district is consistent with the One Year Plan's and North City Sector Plan's LDR (Low Density Residential) land use classification.

2. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing opportunities.

3. The proposed rezoning is also consistent with Development Policy 11.5, to avoid abrupt, incompatible changes in density, scale, and building appearance from one development to another. The uses and dimensional standards of RN-2 would foster development similar to RN-1 in all these respects.

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 in an urbanized area that has ample utility and community facility infrastructure to support a minor increase in residential development.

2. The property is within the school parental responsibility zones of Fountain City Elementary, Gresham Middle, and Central High and has amenities such as Fountain City Lake and Park and Fountain City Library within a one-mile driving distance.

Action: Approved

Meeting Date: 8/13/2026

Details of Action:

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

Date of Approval: 8/13/2026

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: 9/15/2026

Date of Legislative Action, Second Reading: 9/29/2026

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: