

REZONING REPORT

► **FILE #:** 8-D-26-RZ

AGENDA ITEM #: 36

AGENDA DATE: 8/13/2026

► **APPLICANT:** JEDIDIAH ROWLETT

OWNER(S): Jerry Lyons & William E Lyons Jr.

TAX ID NUMBER: 58 C A 013

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5307 BALLARD DR

► **LOCATION:** Northeast quadrant of the intersection of Ballard Dr and Glennifer Ln, east of Grove Drive

► **APPX. SIZE OF TRACT:** 17730 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

► **CURRENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

► **REQUESTED ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Single Family Residential

►

EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood)

East: Single family residential - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood)

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.

STAFF RECOMMENDATION:

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

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.

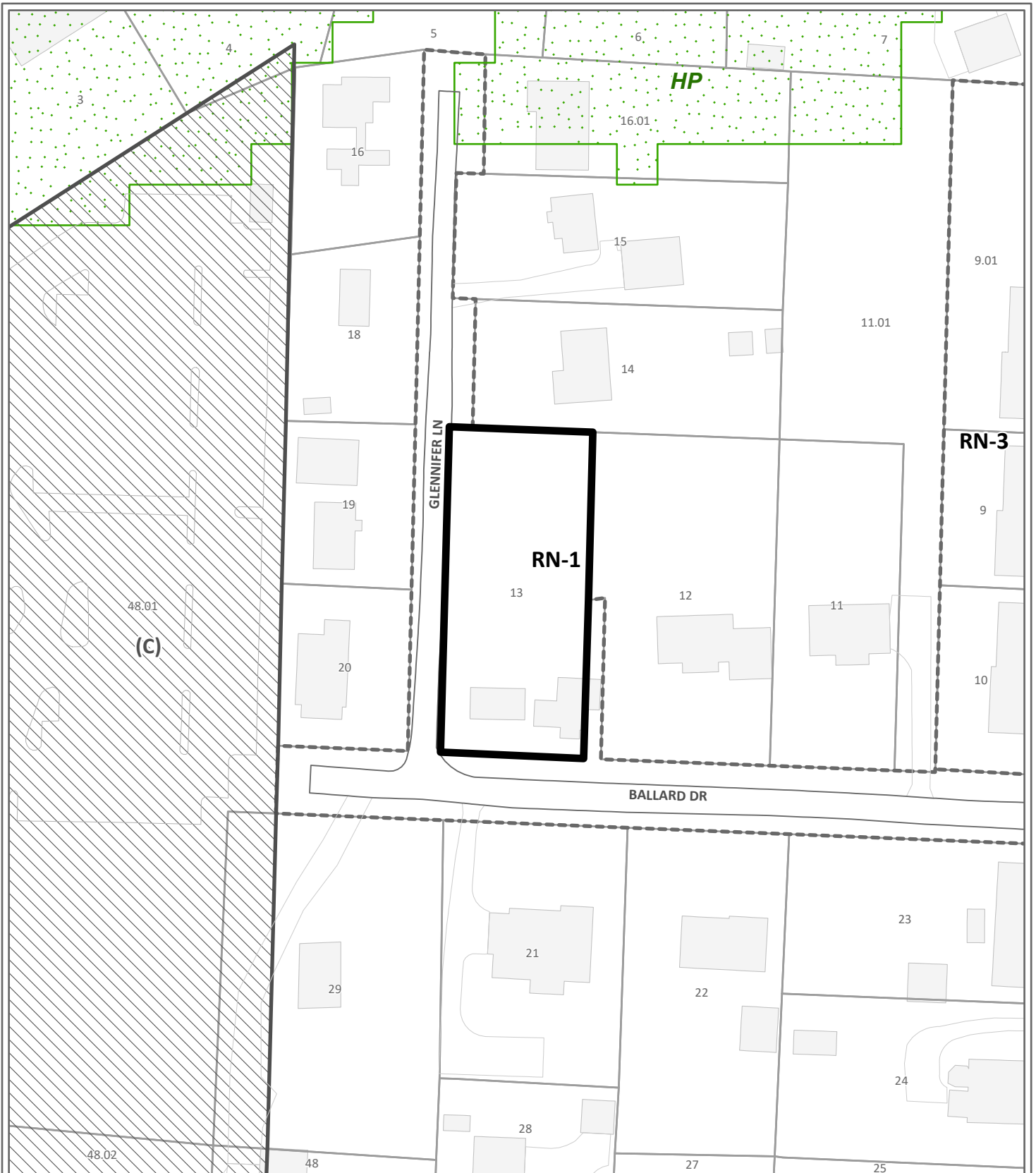
2. The property is within the school parental responsibility zones of Fountain City Elementary, Gresham Middle, and Central High and has amenities such as Fountain City Lake and Park and Fountain City Library within a one-mile driving distance.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 9/15/2026 and 9/29/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



REZONING

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Petitioner: Jedidiah Rowlett

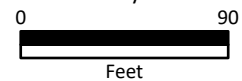


From: RN-1 (Single-Family Residential Neighborhood)

To: RN-2 (Single-Family Residential Neighborhood)

Map No: 58

Jurisdiction: City



Original Print Date: 7/1/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



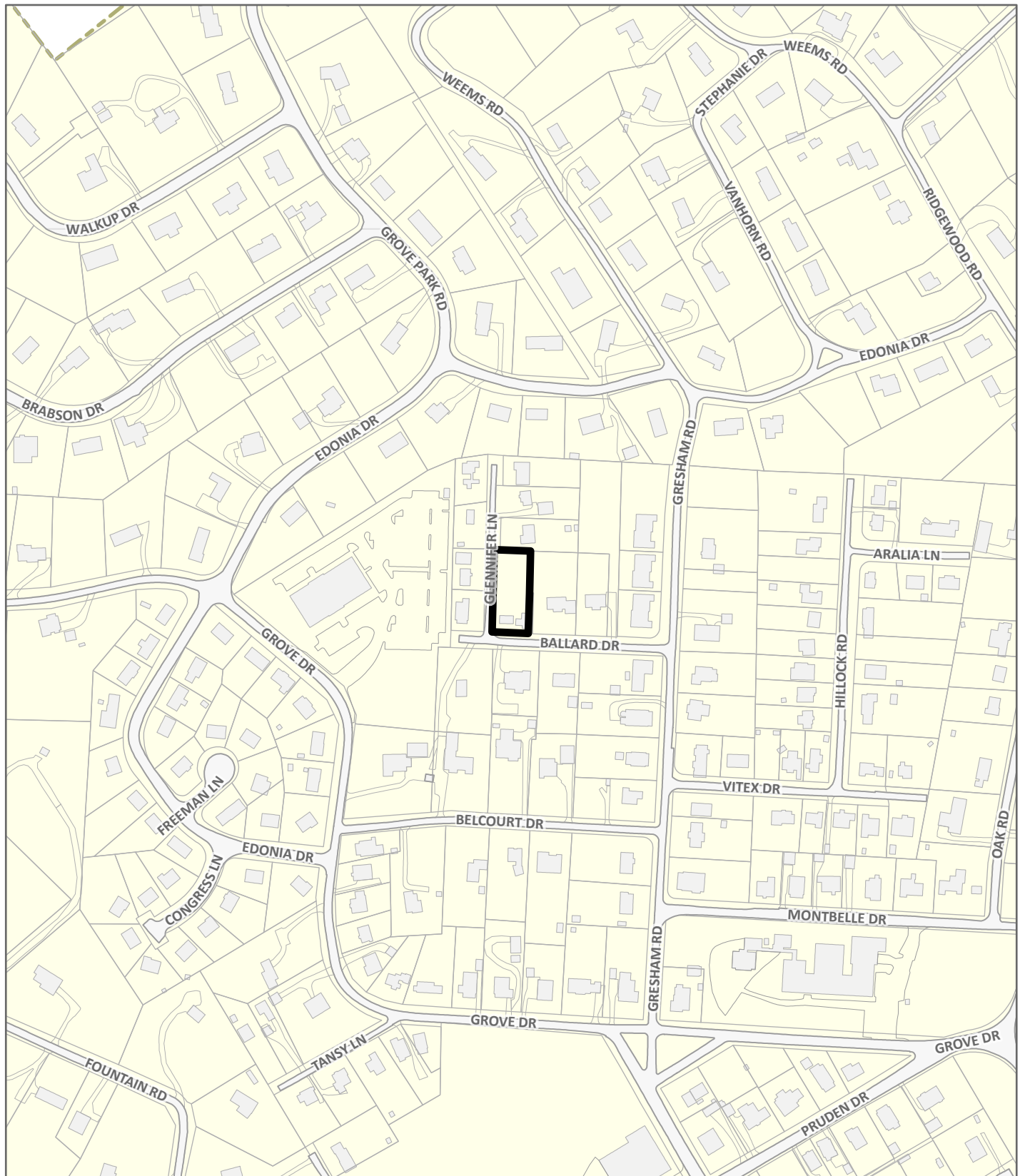
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-D-26-RZ



Case boundary



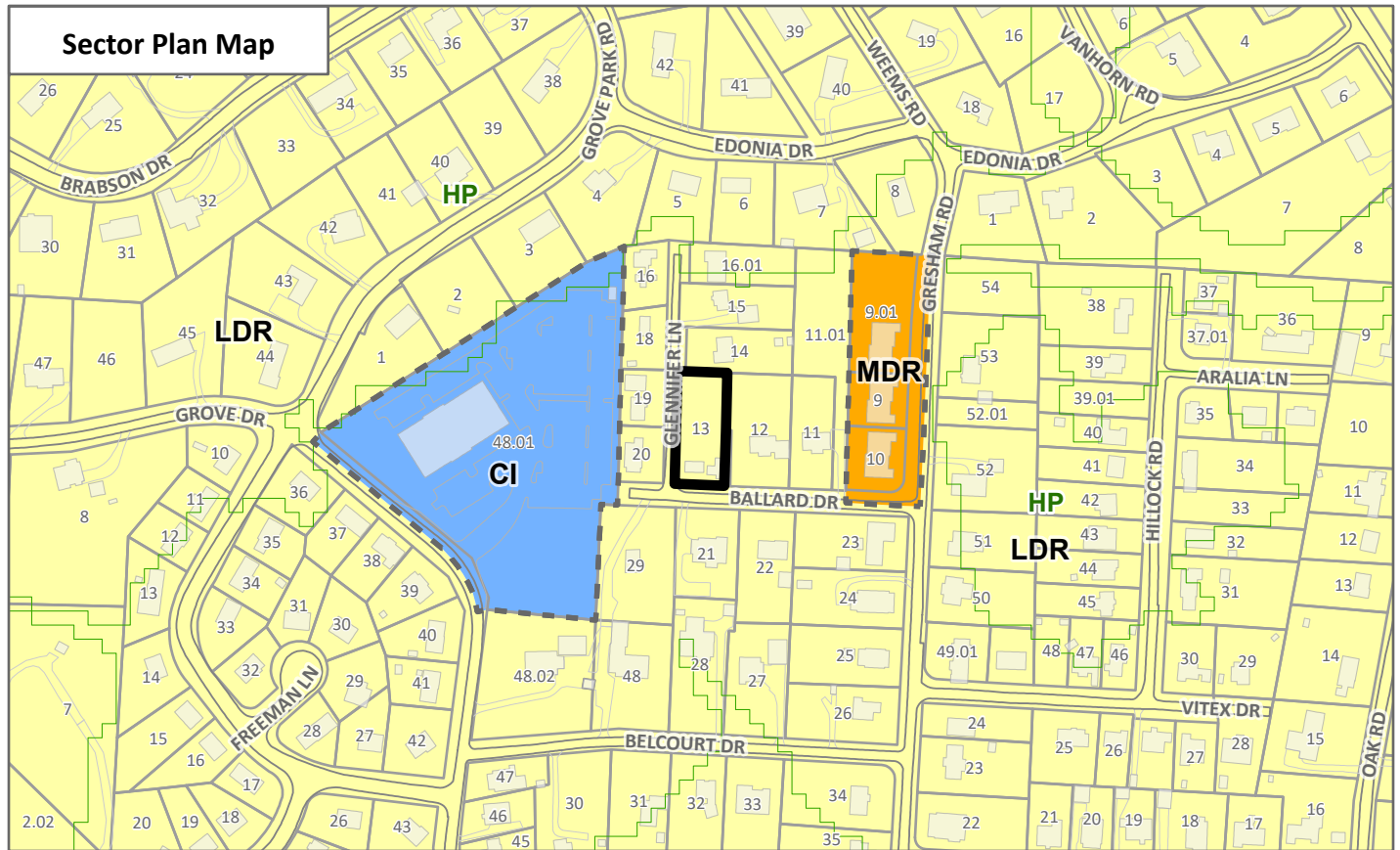
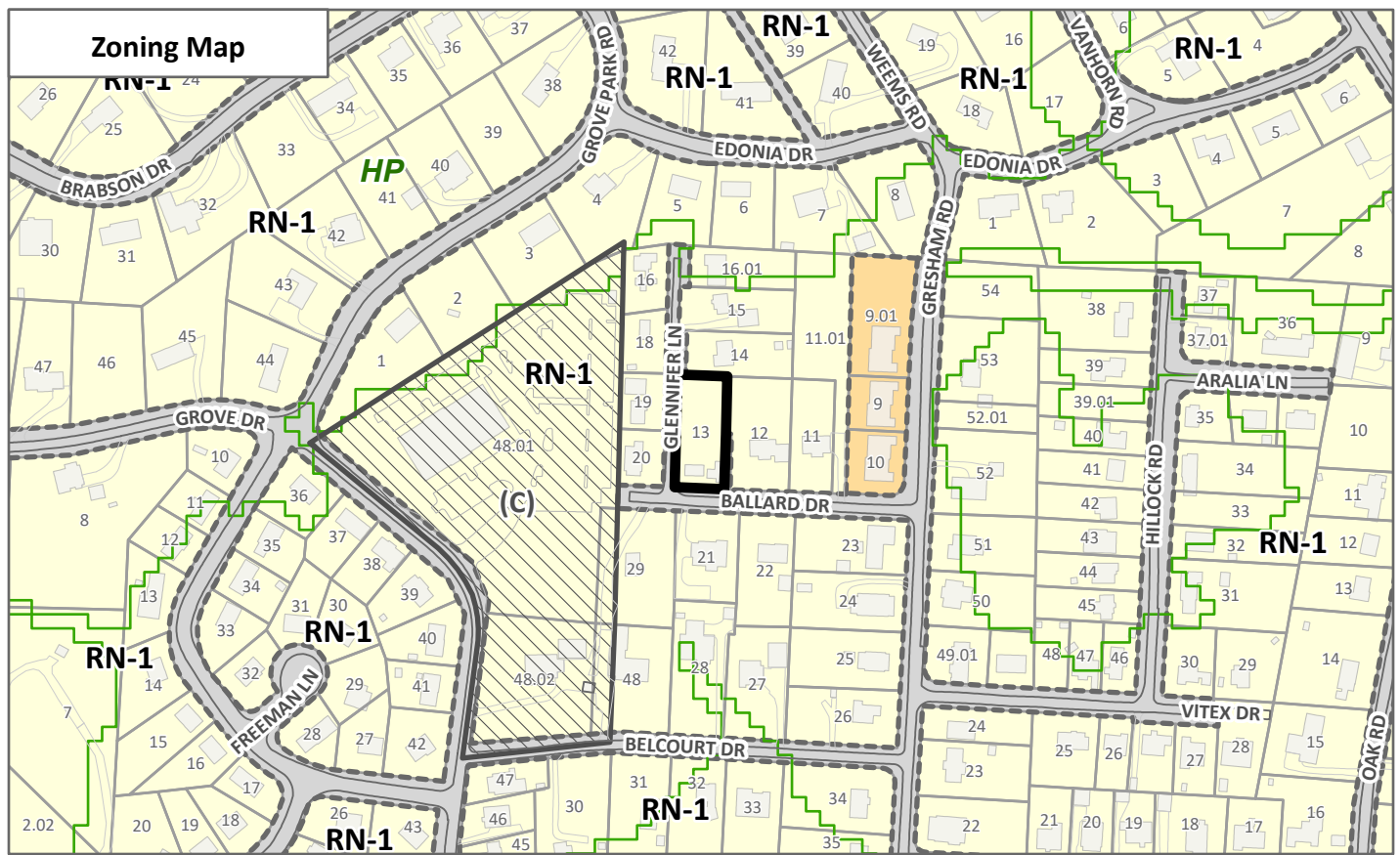


EXHIBIT A, CONTEXTUAL MAPS

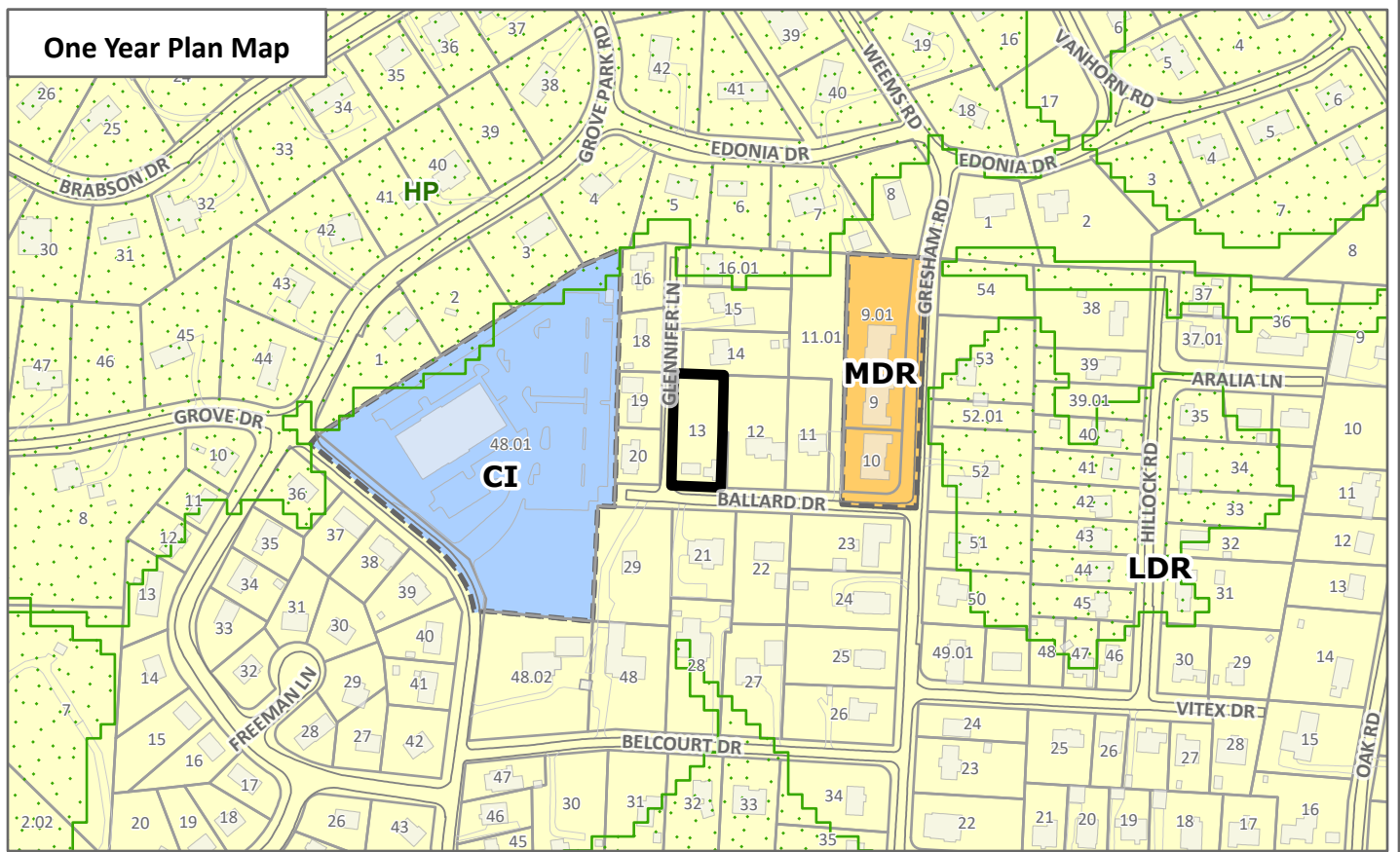
8-D-26-RZ

Case boundary

0 360

Feet

One Year Plan Map



Existing Land Use Map

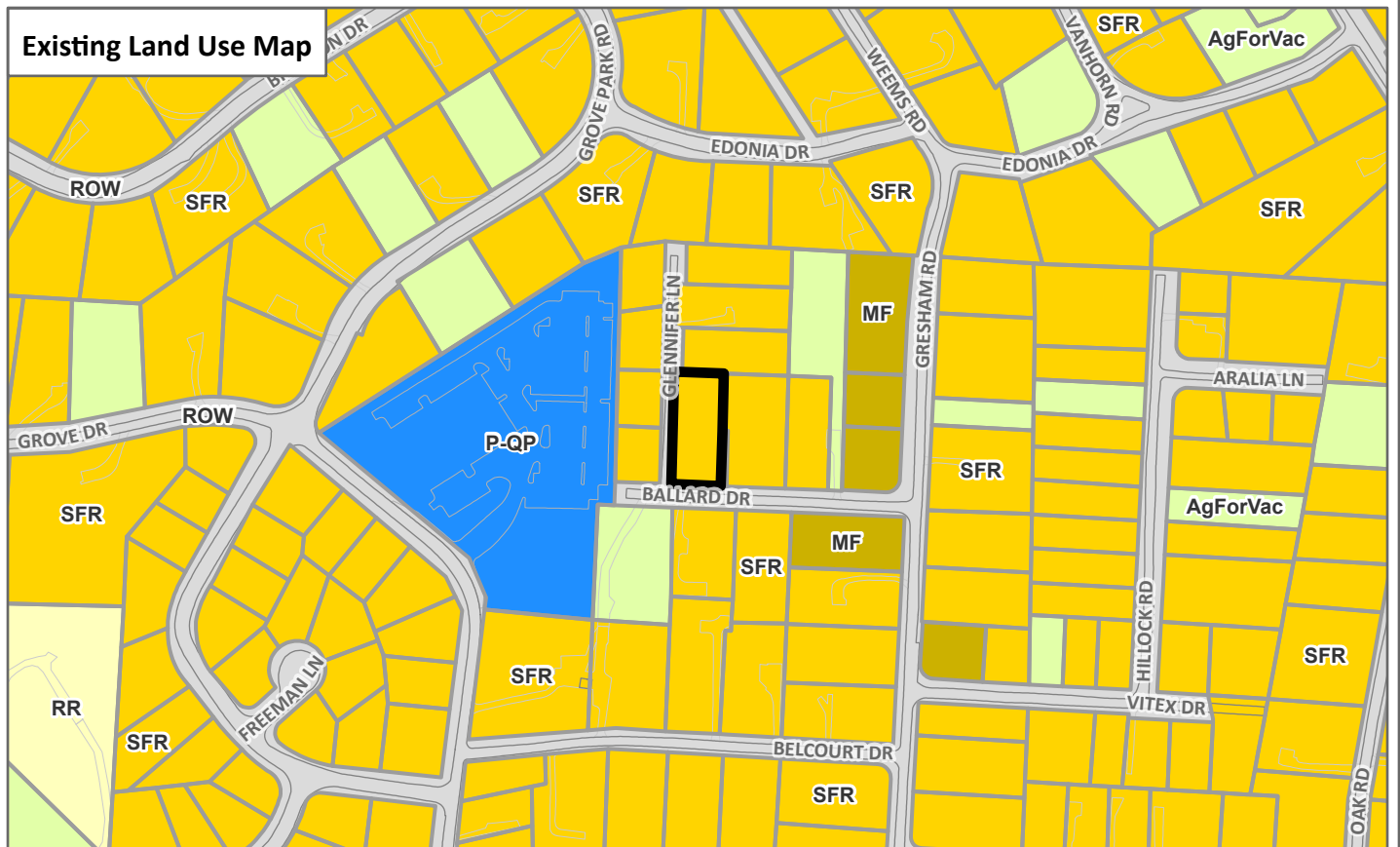


EXHIBIT A, CONTEXTUAL MAPS

8-D-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

07/30/2026 8/1/26

08/14/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Jedidiah Rowlett

Applicant Name

06/17/2026

Date