

# REZONING REPORT

▶ **FILE #:** 6-E-26-RZ (REVISED) **AGENDA ITEM #:** 5  
 POSTPONEMENT(S): 6/11/2026 **AGENDA DATE:** 7/9/2026  
 ▶ **APPLICANT:** RALPH SMITH / PLS  
 OWNER(S): NS Homes LLC Tae Cho

TAX ID NUMBER: 106 G C 007 [View map on KGIS](#)  
 JURISDICTION: City Council District 3  
 STREET ADDRESS: 1325 FRANCIS RD  
 ▶ **LOCATION:** West side of Francis Rd, south of Bearden View Ln  
 ▶ **APPX. SIZE OF TRACT:** 0.93 acres  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: N/A (Within City Limits)  
 ACCESSIBILITY: Access is via Francis Road, a minor arterial with 19 ft of pavement width within a 70-ft right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 FIRE DISTRICT: Knoxville Fire Department  
 WATERSHED: Ten Mile Creek

▶ **CURRENT ZONING:** AG (General Agricultural)  
 ▶ **REQUESTED ZONING:** RN-1 (Single-Family Residential Neighborhood)  
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
 ▶  
 EXTENSION OF ZONING: No, it is not an extension.  
 HISTORY OF ZONING: None noted.  
 SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood), AG (General Agricultural), (C) (Previously Approved Planned District)  
 South: Single family residential - AG (General Agricultural)  
 East: Multifamily residential - RN-3 (General Residential Neighborhood), (C) (Previously Approved Planned District)  
 West: Single family residential - AG (General Agricultural)  
 NEIGHBORHOOD CONTEXT: The subject property is in an area that features dense single family and multifamily subdivisions interspersed with undeveloped lots and single family houses on larger lots. Bearden Middle School lies 0.4 miles to the south, and there some commercial and office uses along Middlebrook Pike 0.7 miles to the south.

## STAFF RECOMMENDATION:

▶ **Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the adopted plans and 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. Since the early 1990s, there has been a gradual transition from AG (General Agricultural) zoning to the RN-1 (Single-Family Residential Neighborhood) and RN-2 (Single-Family Residential Neighborhood) zoning districts.
2. Development trends in the surrounding area have been primarily residential in nature, consisting of single-family and townhouse subdivisions.

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

1. The RN-1 zoning district is intended to accommodate traditional low density residential neighborhoods exhibiting a predominant development pattern of single-family homes on relatively large lots with generous setbacks. The subject property meets the intent of the RN-1 zoning district.
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-1 zoning district is compatible with the surrounding residential zoning, which consists of properties zoned RN-1, RN-2, RN-3 (General Residential Neighborhood), and RN-5 (General Residential Neighborhood).
3. The subject property is approximately 0.93 acres, and the AG zoning district requires a minimum lot area of 5 acres. The requested RN-1 zoning district would bring the subject property into compliance, as it meets the minimum lot size requirement of 10,000 sq ft.

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. Available sight distance to the north is questionable due to a vertical curve on Francis Road, which could raise safety concerns. Should the rezoning request be approved and the subject property be subdivided, the City of Knoxville requires any proposed new lot to have adequate sight distance that meets or exceeds the minimum stopping sight distance standards identified in the AASHTO Geometric Design of Highways and Streets (Knoxville-Knox County Subdivision Regulations, Article 3.04.J.6).
2. Only one single-family dwelling is currently permitted on the lot, as it is a nonconforming lot of record because the site does not meet the minimum lot area requirement for the AG district (Article 17.3.A).

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 LDR (Low Density Residential) under the City's One Year Plan and Northwest County Sector Plan, which allows consideration of the RN-1 zoning district.
2. The proposed rezoning is consistent with the General Plan's Development Policy 9.3: Ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The allowable lot sizes and housing types in the RN-1 zoning district would be compatible with the surrounding development.

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.

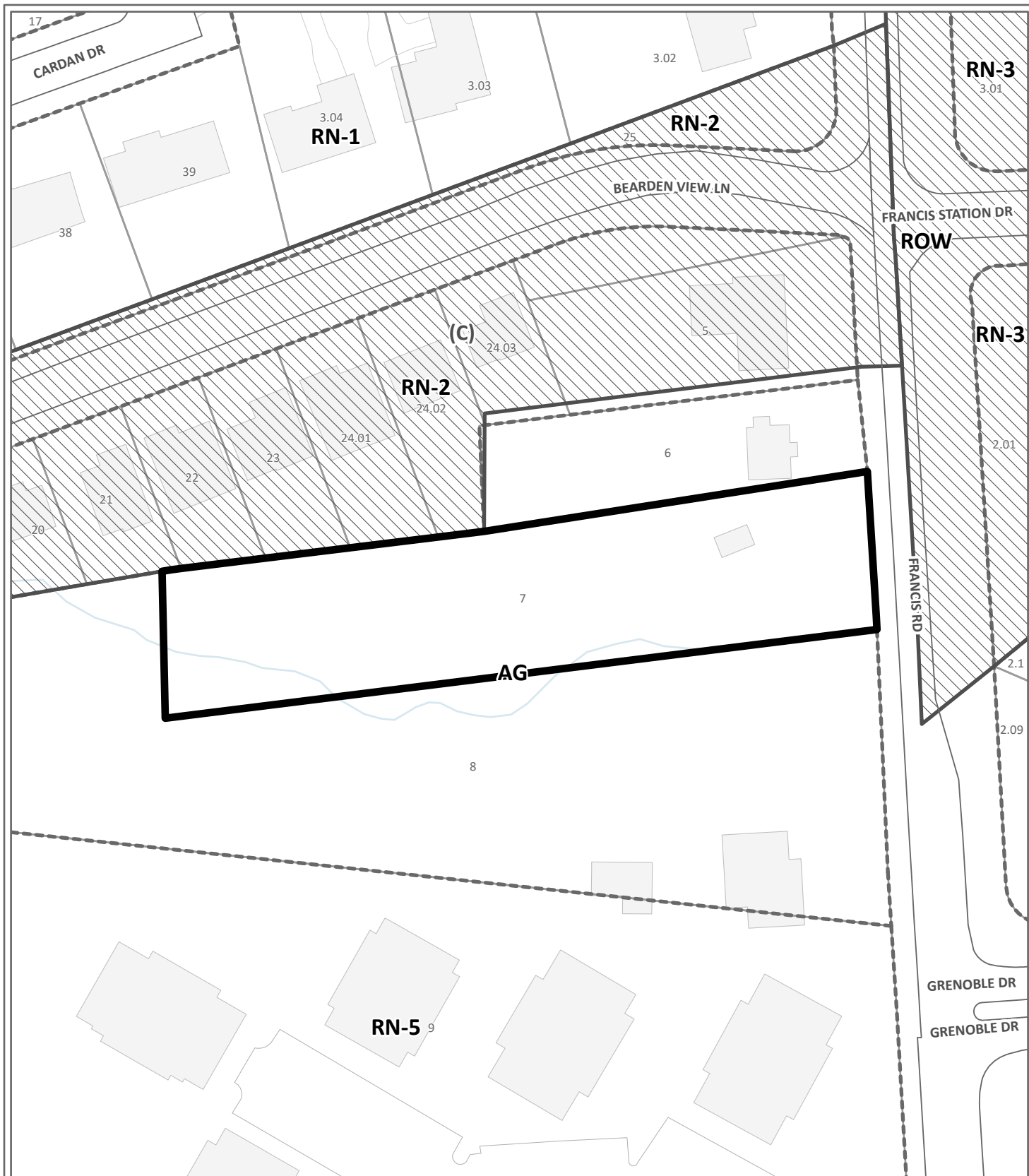
1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.


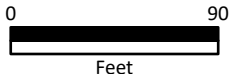

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

If approved, this item will be forwarded to Knoxville City Council for action on 7/21/2026 and 8/4/2026. 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.



|  |  |   |                                      |
|--|--|---|--------------------------------------|
| <b>REZONING</b>  |  | <b>6-E-26-RZ</b>  | <b>Petitioner:</b> Ralph Smith / PLS |
|         | <b>From:</b> AG (General Agricultural)                   |   | <b>Map No:</b> 106                   |
|  | <b>To:</b> RN-1 (Single-Family Residential Neighborhood) |   | <b>Jurisdiction:</b> City            |
| <b>Original Print Date:</b> 4/29/2026  |  |   |                                      |
| Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902 |  |   |                                      |

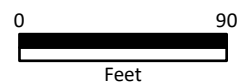
# Exhibit A. Contextual Images



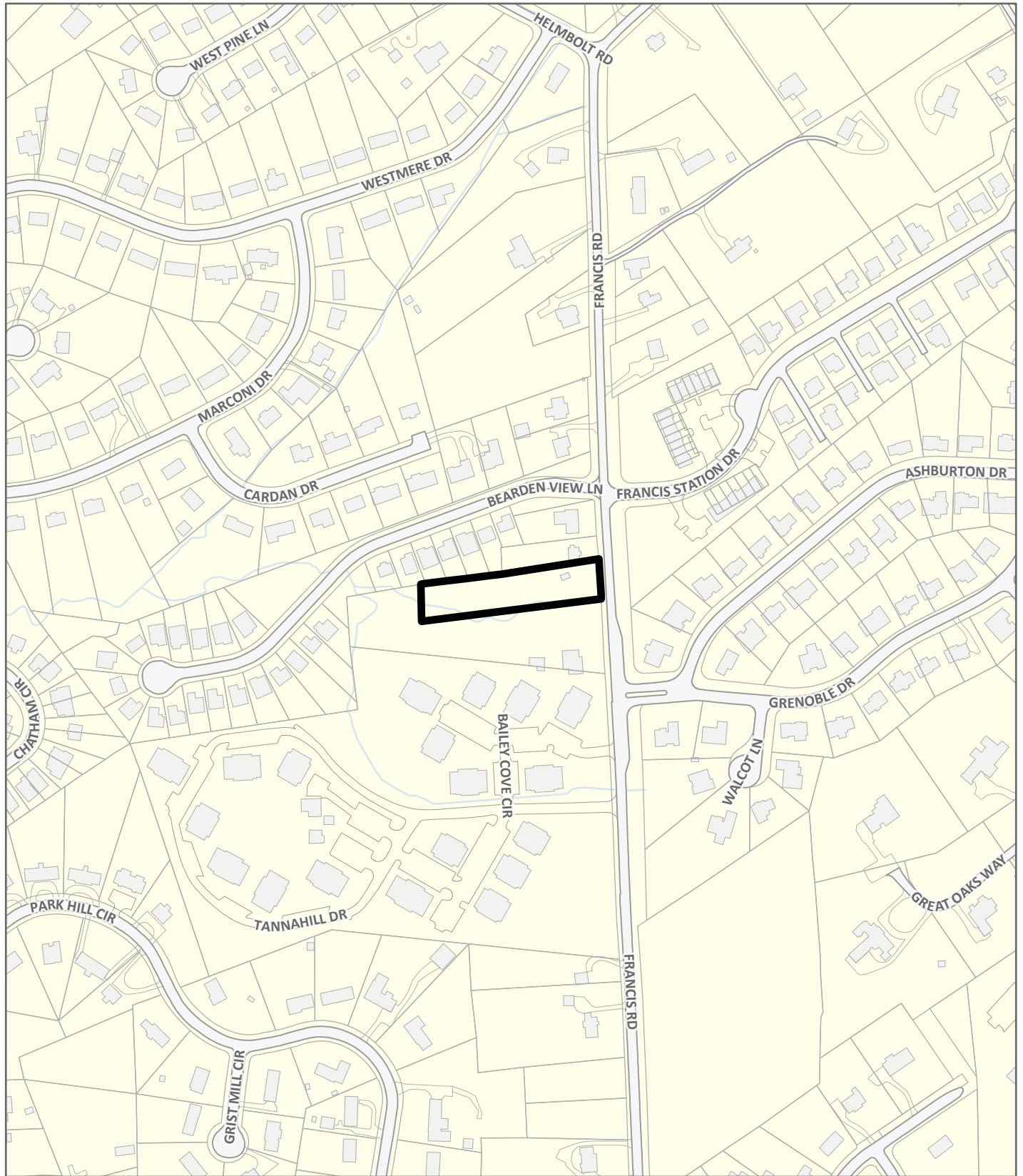
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

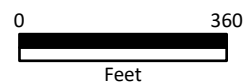


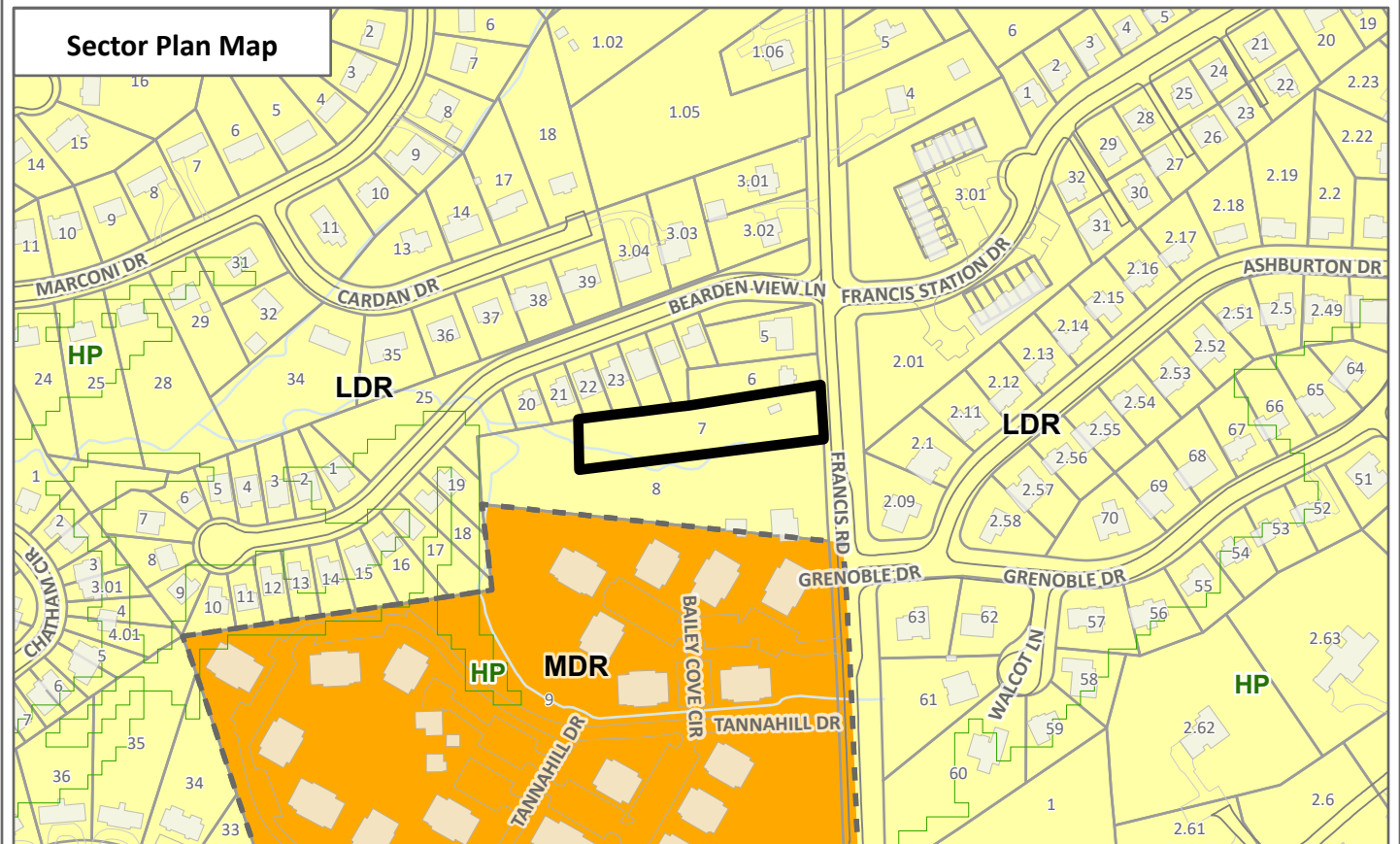
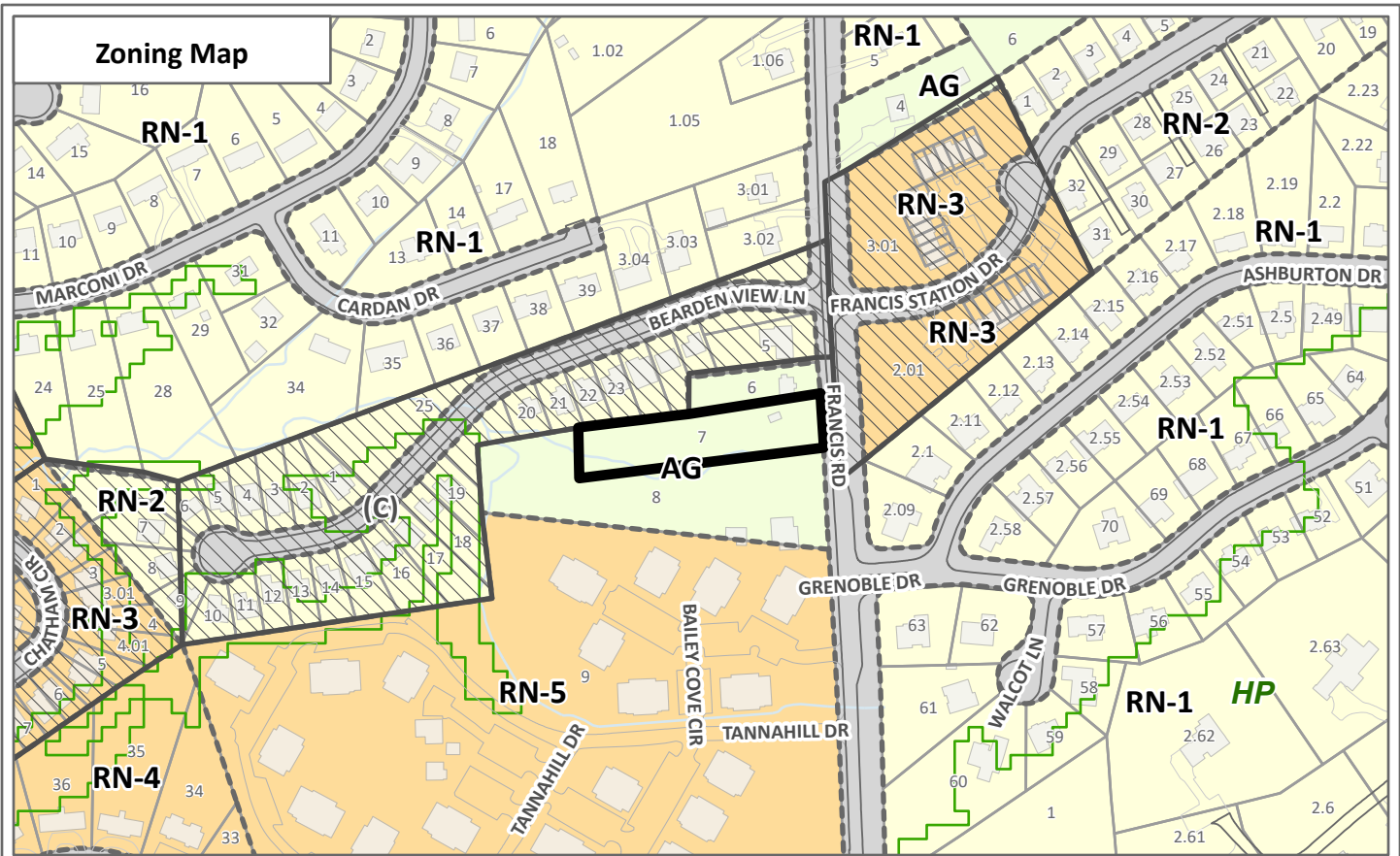
**LOCATION MAP**

**6-E-26-RZ**



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS**

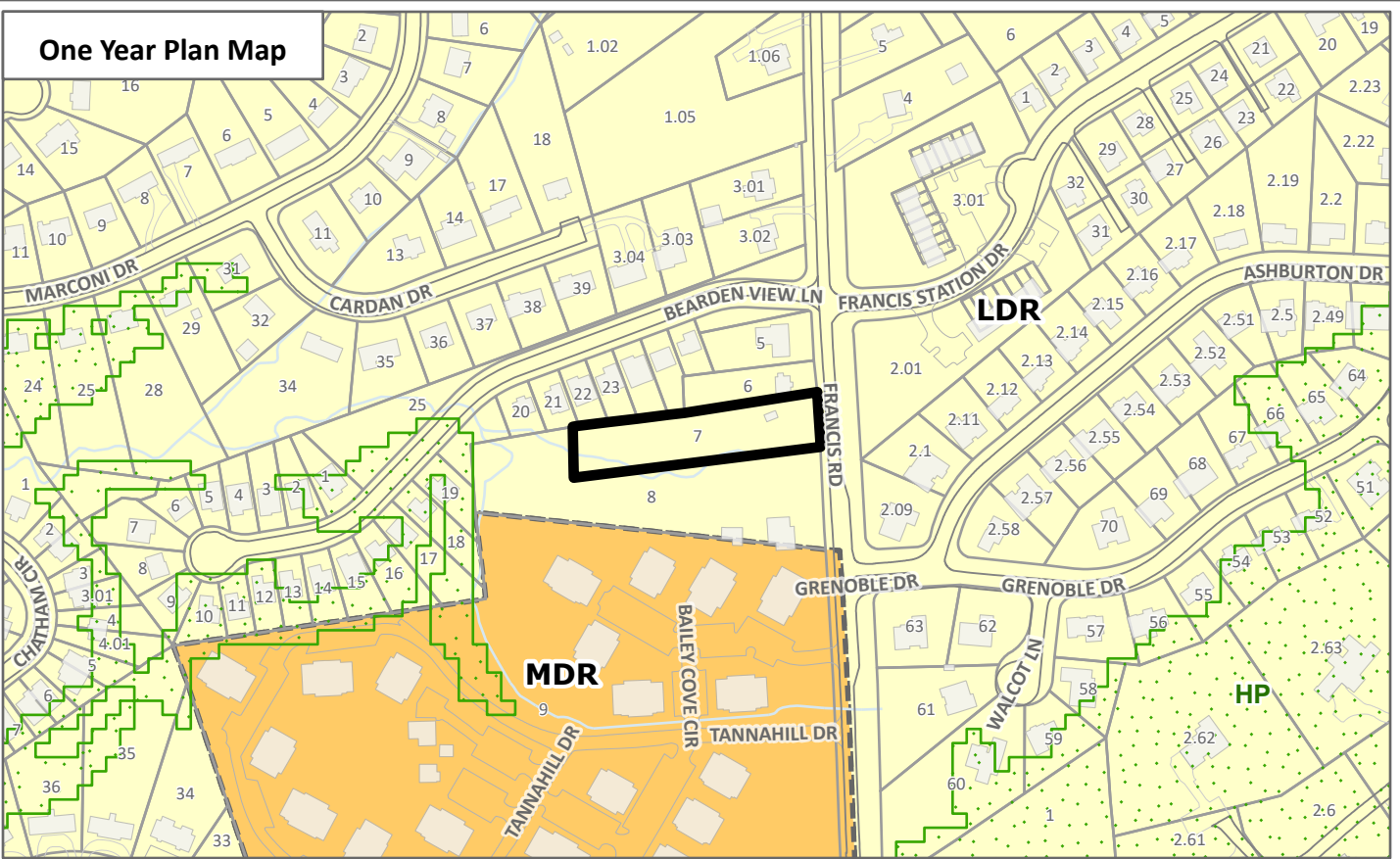
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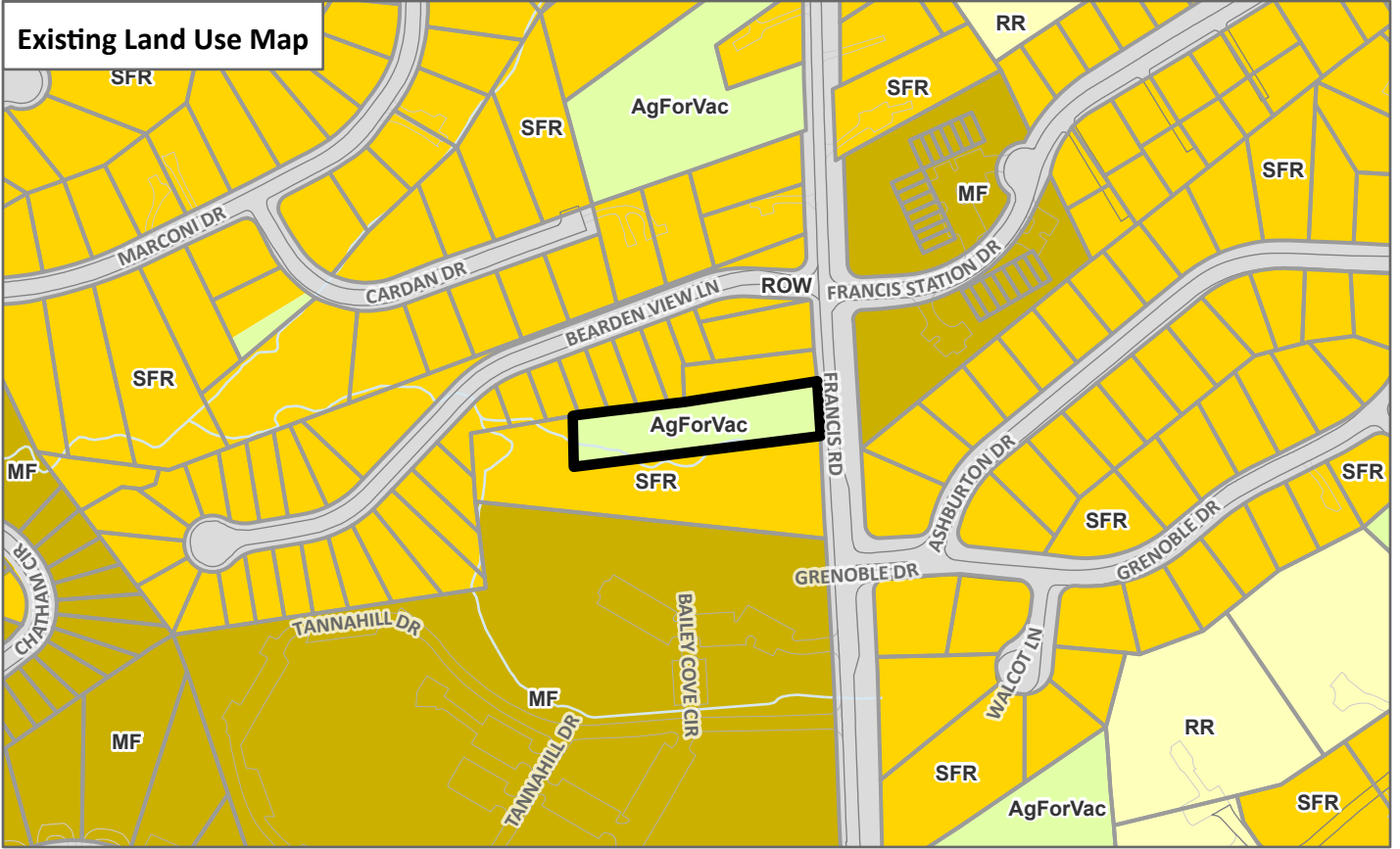
Case boundary



**One Year Plan Map**



**Existing Land Use Map**

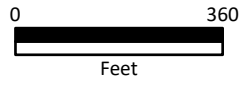


**EXHIBIT A, CONTEXTUAL MAPS**

6-E-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.

05/30/2026

06/12/2026

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



Ralph Smith

4/17/26

Applicant Signature

Applicant Name

Date