REZONING REPORT

FILE #: 6-E-26-RZ **AGENDA ITEM #: 6**

AGENDA DATE: 6/11/2026

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-2 (Single-Family Residential Neighborhood)**
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
EXTENSION OF ZONING:	Yes, it is 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:

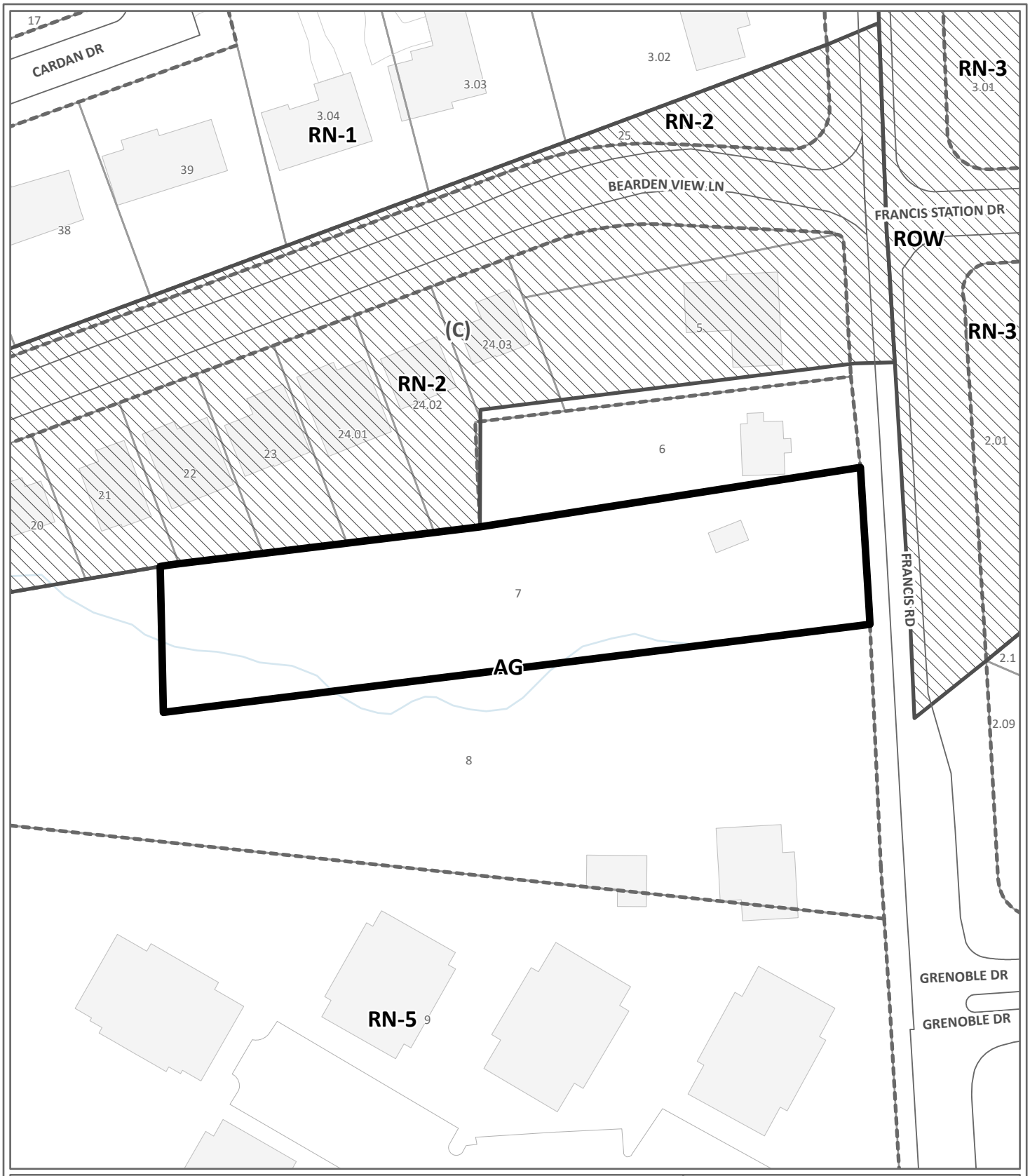
Postpone the application 30 days to the July 9, 2026 Planning Commission meeting, as requested by the applicant.

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.



REZONING **6-E-26-RZ**

Petitioner: Ralph Smith / PLS

From: AG (General Agricultural)

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

Map No: 106

Jurisdiction: City

0 90

Feet

N

Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images

AERIAL MAP

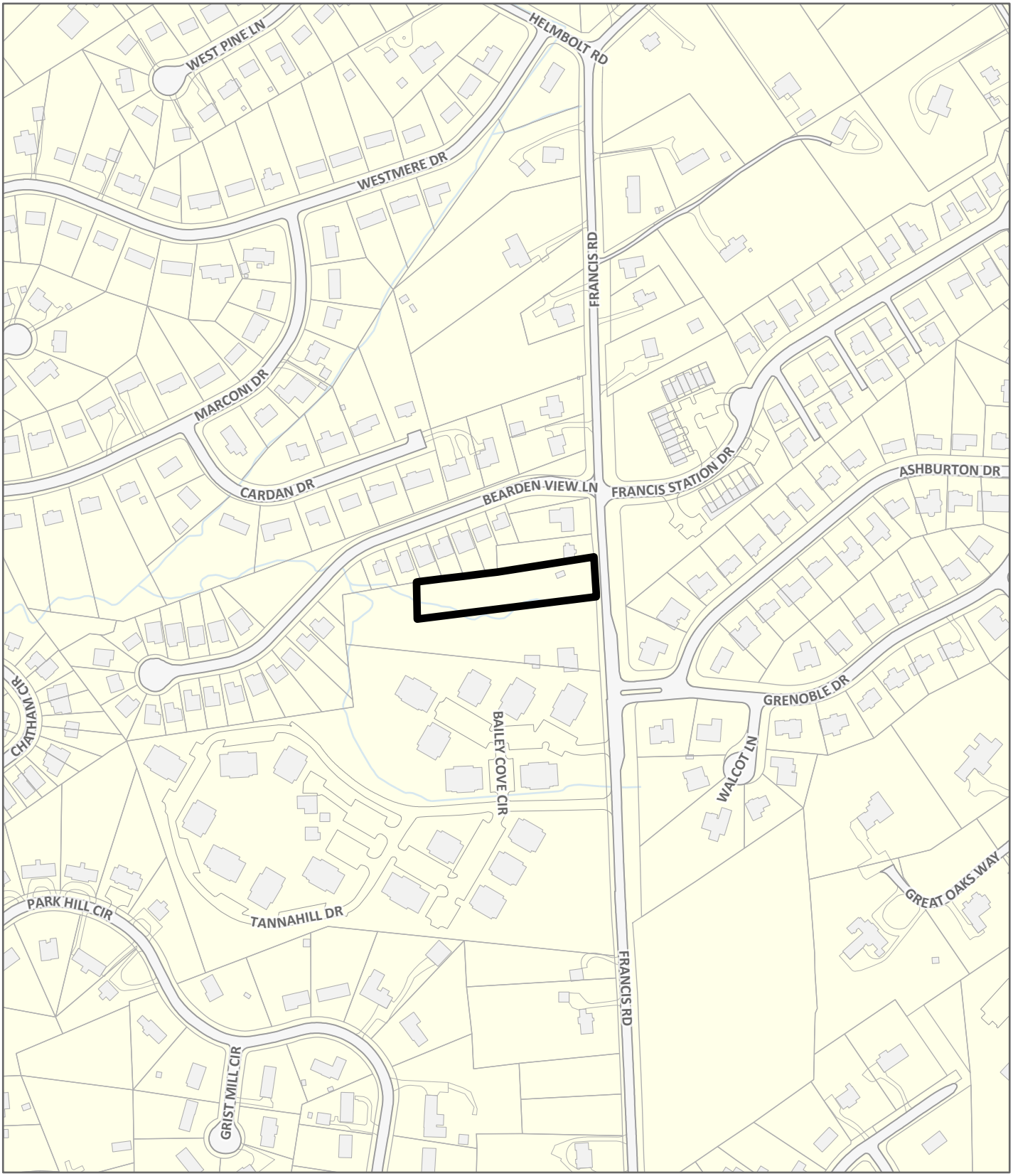
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **6-E-26-RZ**

Case boundary

0 360

Feet

N

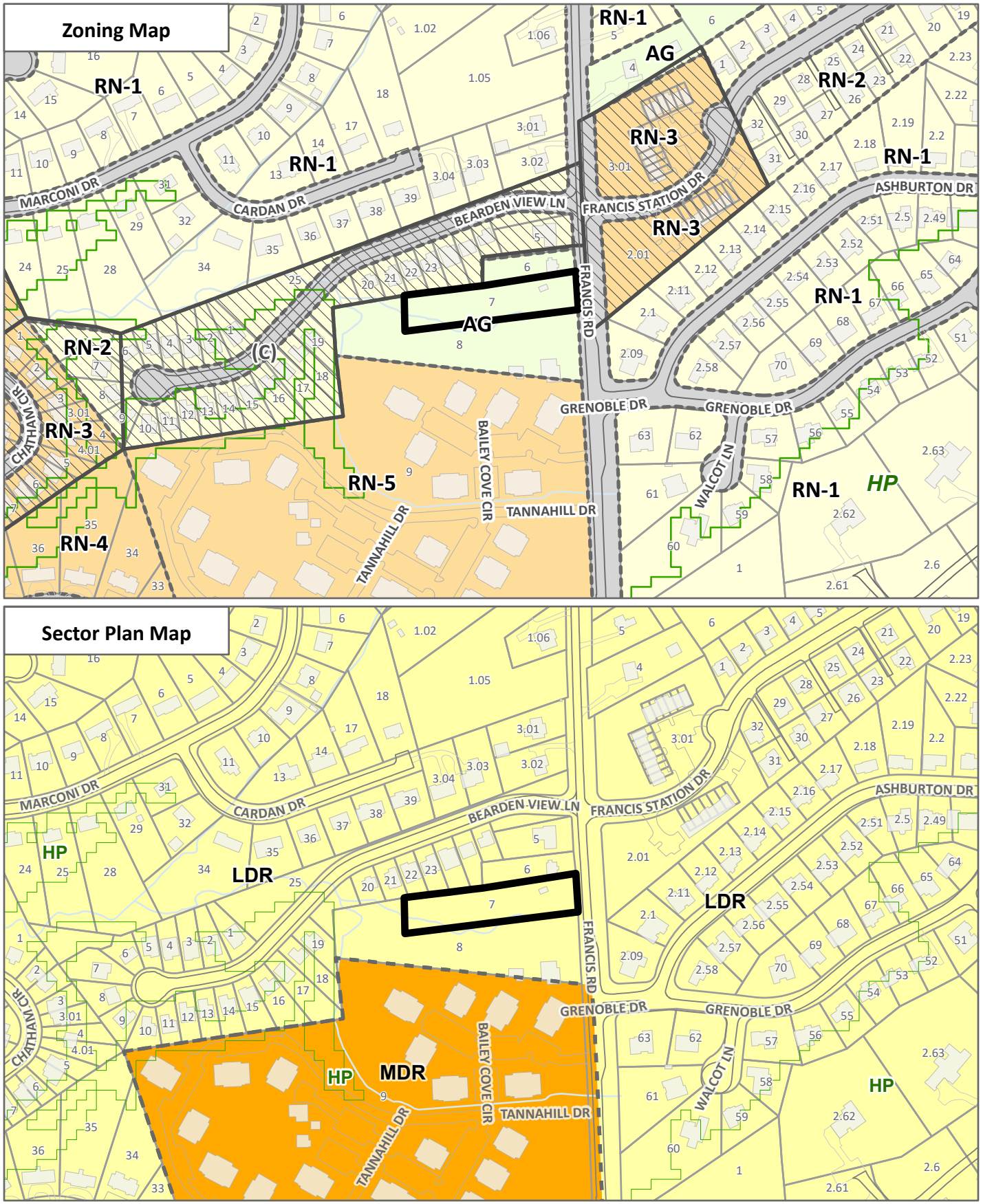


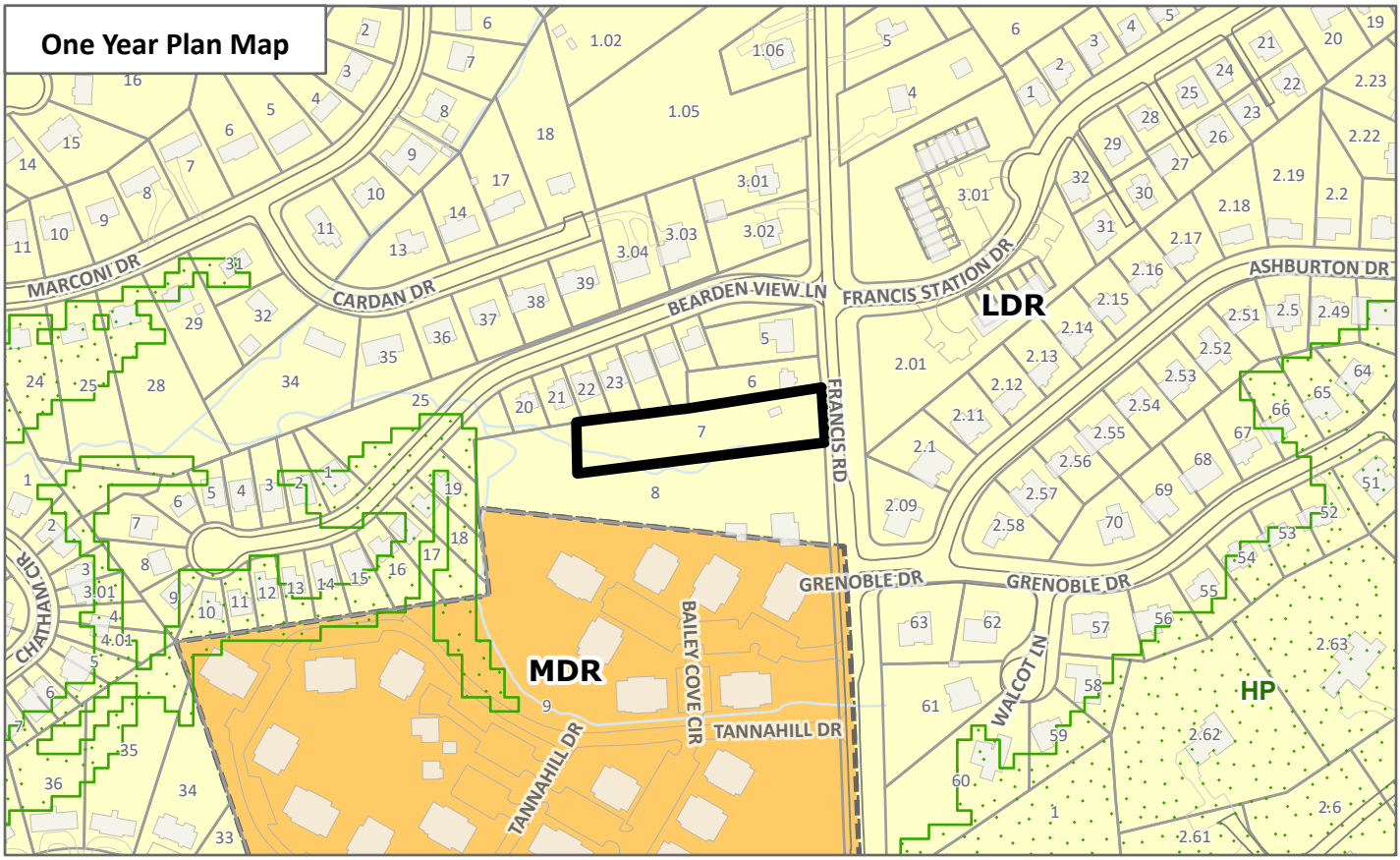
EXHIBIT A, CONTEXTUAL MAPS **6-E-26-RZ**

Case boundary

0 360

Feet

N



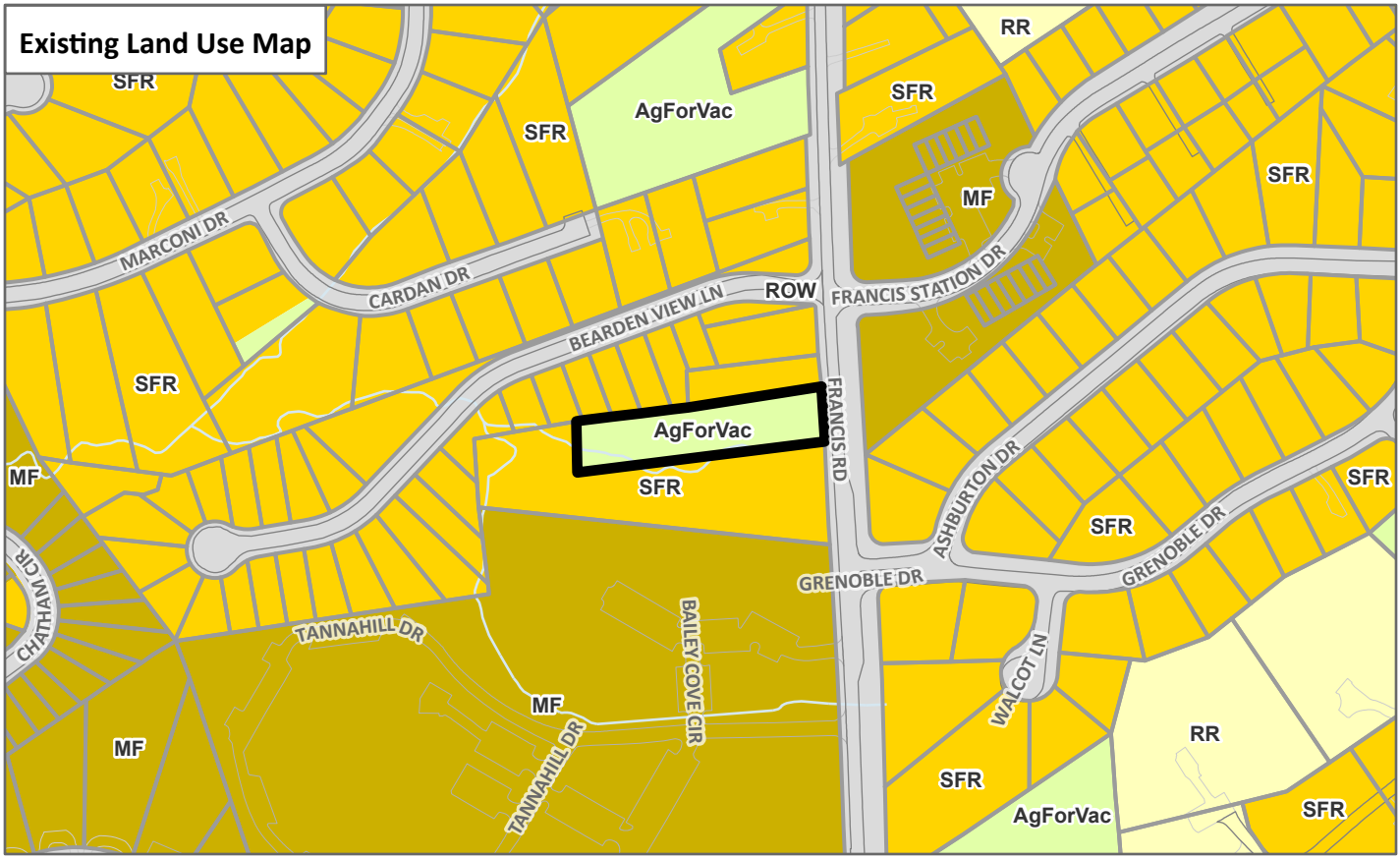


EXHIBIT A, CONTEXTUAL MAPS 6-E-26-RZ

Case boundary

0 360

Feet

N

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 — Date to be Posted

06/12/2026 — 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 III — Applicant Signature

Ralph Smith — Applicant Name

4/17/26 — Date