REZONING REPORT

FILE #: 11-O-26-RZ **AGENDA ITEM #: 36**

AGENDA DATE: 11/12/2026

APPLICANT:	**JACOB MESSINA**
OWNER(S):	Todd Richards
TAX ID NUMBER:	137 01401 (PARTIAL) **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	7419 W DICK FORD LN
LOCATION:	**West side of W Dick Ford Ln, north of W Governor John Sevier Hwy**
APPX. SIZE OF TRACT:	**0.516 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via W Dick Ford Ln, a local street with 19-21 ft of pavement width within a 70-ft right-of-way.
UTILITIES:	Water Source: Knox-Chapman Utility District
	Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT:	Seymour Volunteer Fire Department
WATERSHED:	Stock Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONING:	Yes, it is an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential - RA (Low Density Residential)
	South: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
	East: Single family residential, rural residential - RB (General Residential), A (Agricultural)
	West: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural), RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	The subject property is surrounded by undisturbed land, single family residential dwellings, and some multifamily residences. The commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway lies 0.89 miles to the northeast.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 1 condition.

1. Additional dwelling units are not permitted to utilize the existing driveway for access. Additional development would need to accommodate sight distance requirements, as reviewed by Engineering and

Public Works.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:
1. The subject property is in an area that has seen a recent increase in residential activity with multiple rezonings to PR (Planned Residential) at densities ranging from 4 to 18 du/ac and RA (Low Density Residential), and development of varying housing forms in the past 4 years. The most recent rezoning was approximately 550 ft southeast of the subject parcel on Abner Cruze Road, and resulted in the same zoning change being requested here. This request to rezone from A (Agricultural) to RA is consistent with changing conditions in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The RA zone is intended for residential areas with low population densities. The proposed rezoning to RA would not allow for further subdivision of the subject property while serviced by septic, unless connected to the nearby sewer line, in which case two lots could be permitted.
2. The subject property is surrounded by single-family detached residential properties that vary in lot size from 1/4 acres to several acres. This environment is aligned with the intent of the RA zone.
3. Rezonings 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. A condition is provided to address the existing driveway of the subject property, which has limited sight distance to the north and south on W Dick Ford Lane (see Exhibit B). Sight distance does exist at other points along the property frontage. There are a limited number of parcels that directly access this local street. A modest increase in residential intensity that is aligned with surrounding development is not anticipated to cause adverse impact to the surrounding area.

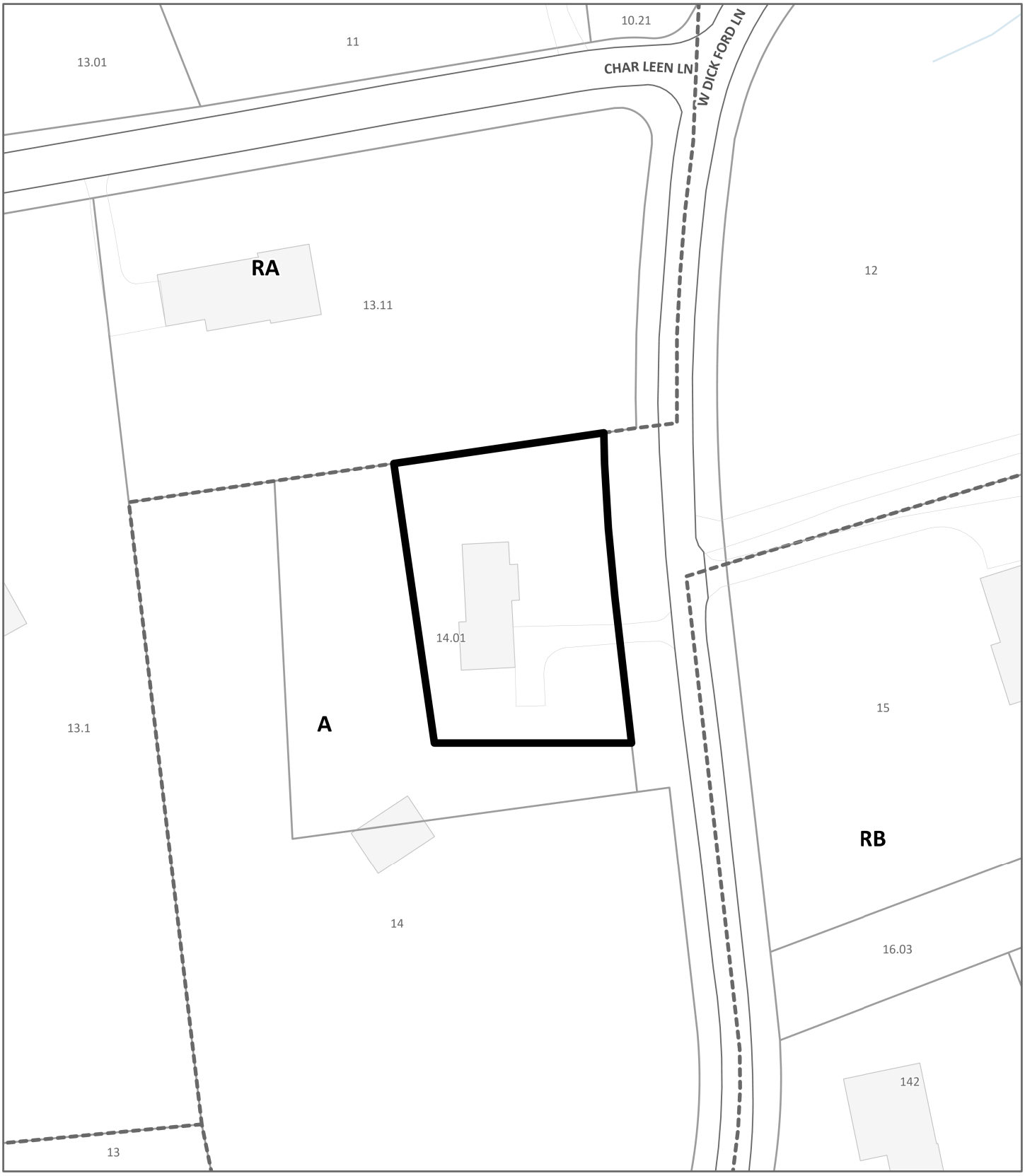
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The proposed RA zone is directly related to the subject property's SR (Suburban Residential) designation in the Knox County Comprehensive Plan. This request brings the subject property's zoning into compliance with the Comprehensive Plan, as the current A zone is not one which can be considered under the SR place type. The SR place type is intended for areas comprised of single-family residences on lot sizes ranging in size and housing type.
2. The subject property is located within the Urban Growth Boundary of the Growth Policy Plan, which is aligned with the proposed rezoning as it encourages a reasonably compact pattern of development and a range of housing choices.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING **11-O-26-RZ**

Petitioner: Jacob Messina

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 137

Jurisdiction: County

0 90

Feet

N

Original Print Date: 11/4/2026

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

Exhibit A. Contextual Images



AERIAL MAP

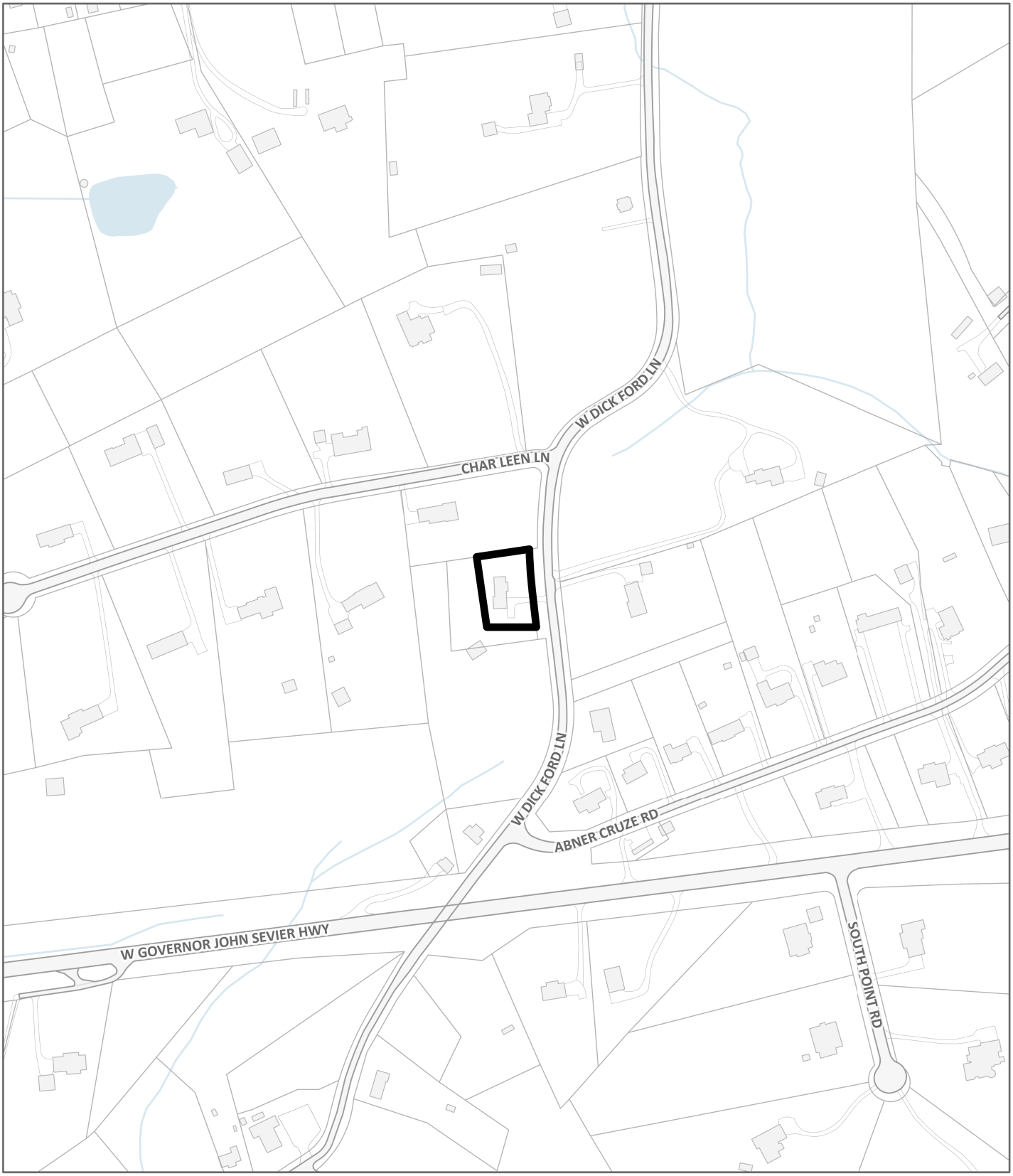
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



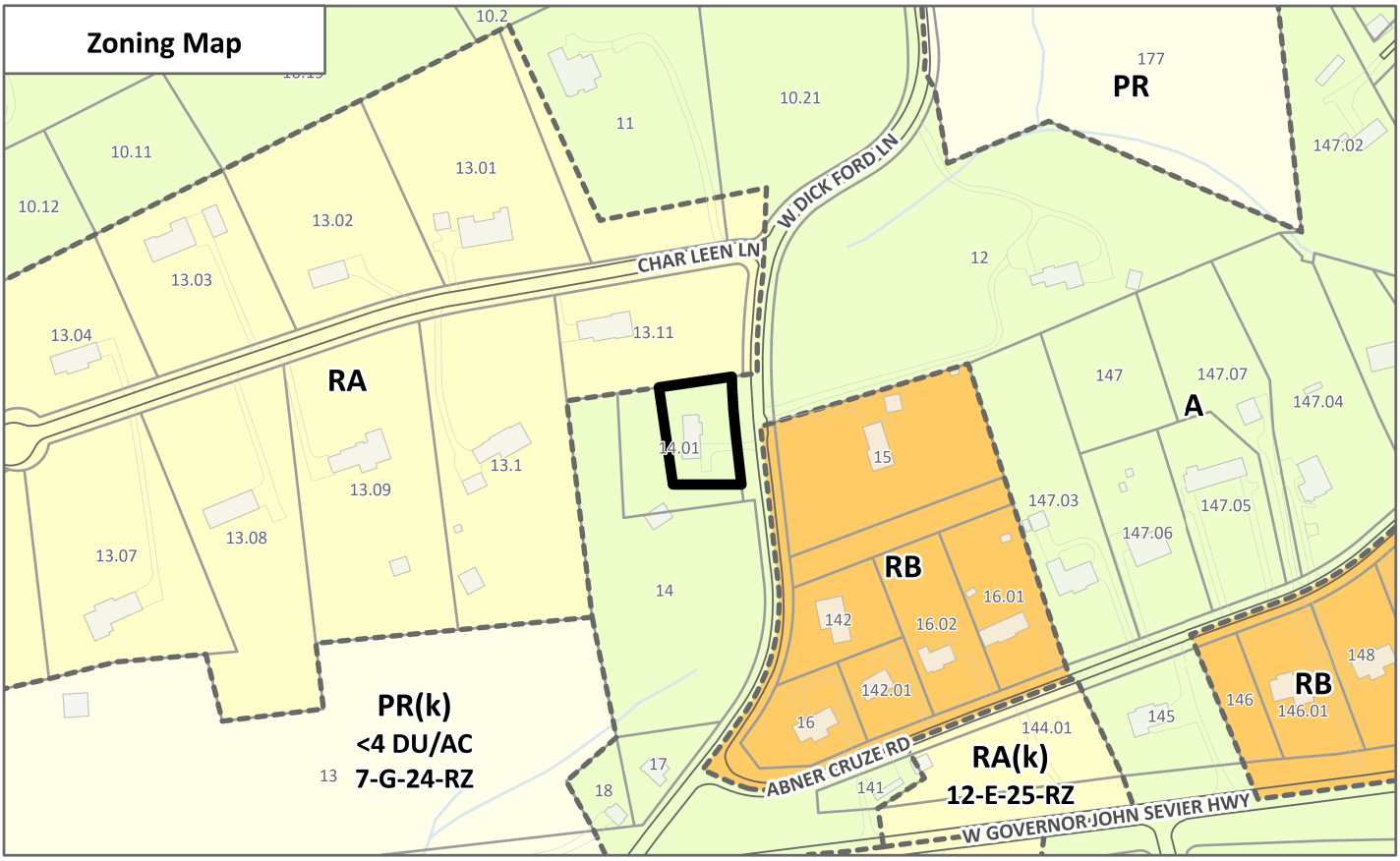
LOCATION MAP **11-O-26-RZ**

Case boundary

0 360

Feet

N



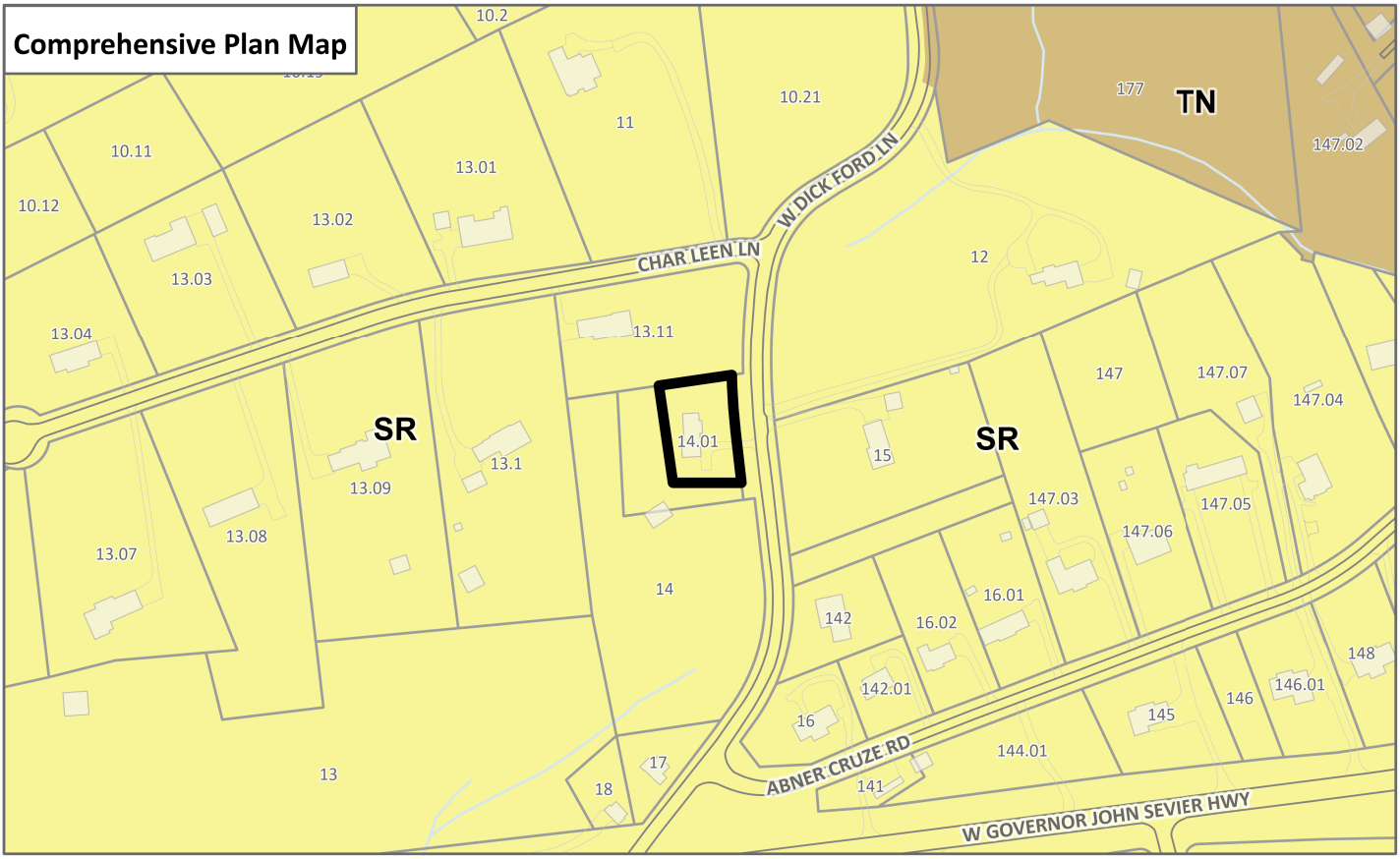


EXHIBIT A, CONTEXTUAL MAPS **11-O-26-RZ**

Case boundary

0 360

Feet

N

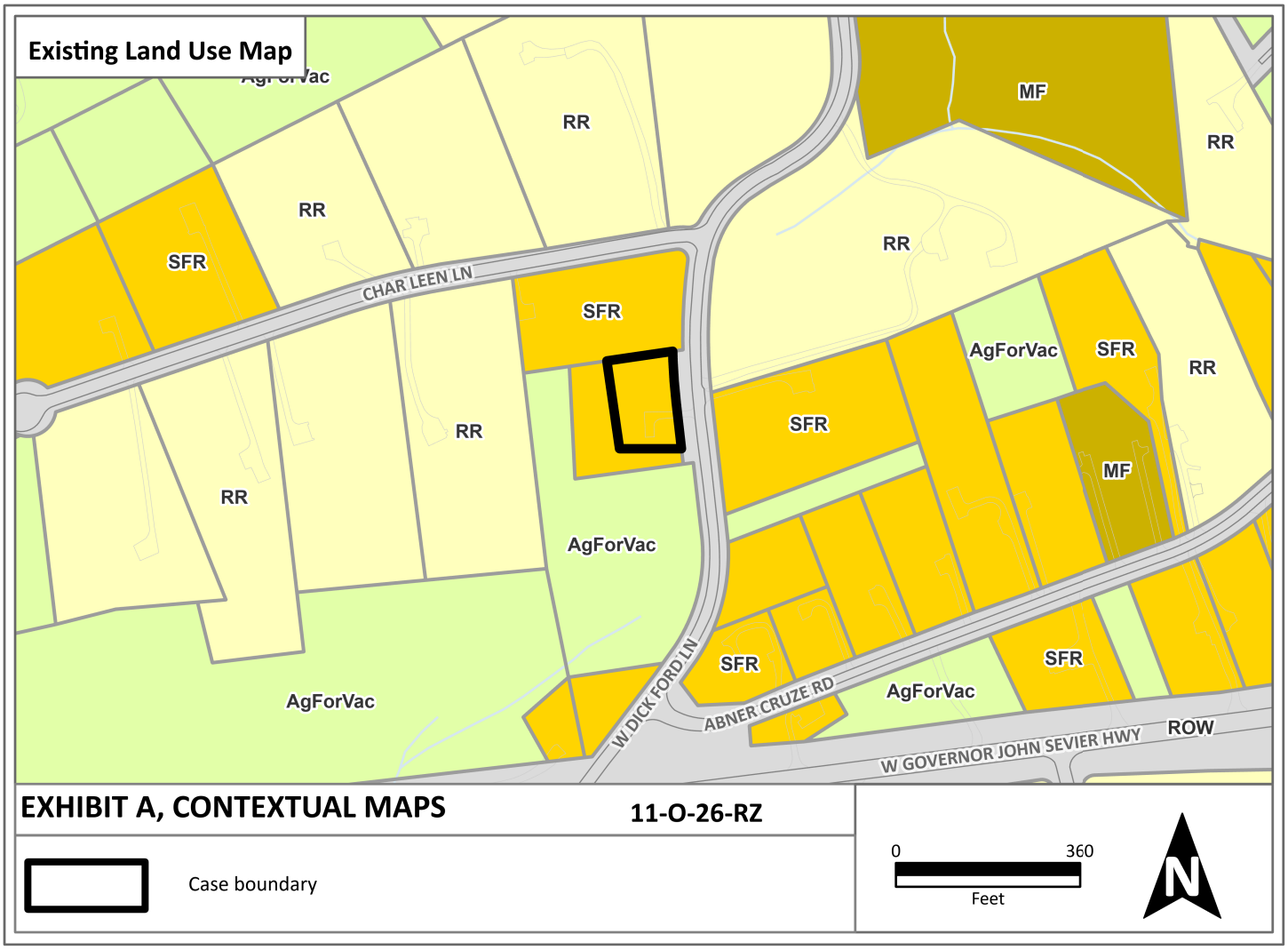

Existing Land Use Map
RR
MF
RR
RR
SFR
CHAR LEEN LN
SFR
RR
AgForVac
SFR
SFR
RR
MF
RR
AgForVac
AgForVac
SFR
SFR
AgForVac
W DICK FORD LN
ABNER CRUZE RD
W GOVERNOR JOHN SEVIER HWY
ROW
EXHIBIT A, CONTEXTUAL MAPS
11-O-26-RZ
Case boundary
0
360
Feet
N

Exhibit B. Sight Distance from Existing Driveway



View to the north of W Dick Ford Ln
Sight Distance: 150 ft



View to the south of W Dick Ford Ln
Sight Distance: 100 ft
Sight Distance: 160 ft (if vegetation is trimmed)

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.*

10/31/2026
Date to be Posted

11/13/2026
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

Jacob Messina
Applicant Signature

Jacob Messina
Applicant Name

09/28/26
Date