CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-R-26-RZ **Related File Number:**

Application Filed: 2/23/2026 **Date of Revision:**

Applicant: RALPH SMITH / PLS

PROPERTY INFORMATION

General Location: North side of Messer Ln, east of Weaver Rd

Other Parcel Info.:

Tax ID Number: 78 108 **Jurisdiction:** County

Size of Tract: 0.83 acres

Accessibility: Access is via Messer Lane, an unstriped local street with 14 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in an area that features single family houses on large lots and in small subdivisions interspersed with agricultural fields and undeveloped tracts. There is some commercial development along Oak Ridge Highway 0.9 miles to the south.

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

Street: 4701 MESSER LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: Yes, it is an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Malynda Wollert

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. The residential density in the area has increased since the late 1990s, with multiple rezonings from A (Agricultural) to RA (Low Density Residential), RAE (Exclusive Residential), and PR (Planned Residential) up to 3, 4, and 5 dwelling units per acre.
2. Messer Lane is a dead end street that primarily features RA zoning, and seven lots on the street have been rezoned from A to RA since 2020.
3. The subject property does not meet the 1 acre minimum lot size of its current A zoning. Rezoning the property to RA would bring it into compliance with the zoning code.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, RAE, A, and PR up to 3-5 du/ac.
2. 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 RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. Messer Lane is an unstriped local street with a dead end that is accessed from Weaver Road, a minor collector that routes traffic to other classified streets. Traffic would be minimally affected by a development permitted under RA zoning, and it would not be routed through side streets.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type of the Knox County Comprehensive Plan, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot

sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 4/9/2026

Details of Action:

Summary of Action: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

Date of Approval: 4/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/11/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**