CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number:	6-E-26-RZ	**Related File Number:**	
Application Filed:	4/29/2026	**Date of Revision:**	6/25/2026
Applicant:	RALPH SMITH / PLS		

PROPERTY INFORMATION

General Location: West side of Francis Rd, south of Bearden View Ln

Other Parcel Info.:

Tax ID Number: 106 G C 007 **Jurisdiction:** City

Size of Tract: 0.93 acres

Accessibility: Access is via Francis Road, a minor arterial with 19 ft of pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: N/A (Within City Limits)

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.

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

Street: 1325 FRANCIS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural)

Former Zoning:

Requested Zoning: RN-1 (Single-Family Residential Neighborhood)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the adopted plans and surrounding development.

Staff Recomm. (Full):

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. 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 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.

Action: Approved **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the adopted plans and surrounding development.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:** 6/11/2026

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/18/2026 **Date of Legislative Action, Second Reading:** 9/1/2026

Ordinance Number: **Other Ordinance Number References:** O-67-2026

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

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

Amendments: **Amendments:**

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