**FILE #:** 3-F-20-RZ  
**APPLICANT:** RALPH SMITH / PROFESSIONAL LAND SYSTEMS  
**OWNER(S):** Johnny Grubb

**TAX ID NUMBER:** 78 11204, 78 111, AND 78 110  
**JURISDICTION:** County Commission District 6  
**STREET ADDRESS:** 4708 4700, and 0 Messer Ln.  
**LOCATION:** South side of Messer Lane east of Weaver Road  
**APPX. SIZE OF TRACT:** 2.03 acres total  
**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Messer Lane is a local road with a road width of 15.8 feet and a right-of-way width of 50 feet.  
**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District  
**WATERSHED:** Grassy Creek

**PRESENT ZONING:** A (Agricultural)  
**ZONING REQUESTED:** RA (Low Density Residential)  
**EXISTING LAND USE:** Single family residential for 4700 and 4708 Messer Lane; 0 Messer Lane is designated agricultural/forestry/vacant

**EXTENSION OF ZONE:** Yes, RA zoning is adjacent to the east  
**HISTORY OF ZONING:** None noted for this property  
**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential - A (Agricultural) and RA (Low Density Residential)  
South: Agricultural/forestry/vacant -A (Agricultural)  
East: Single family residential - RA (Low Density Residential)  
West: Single family residential and rural residential - A (Agricultural)  
**NEIGHBORHOOD CONTEXT:** Messer Lane consists of detached single family homes, which is typical of the area in general. Lot sizes on Messer Lane range from 0.51 acres to 2.02 acres (or 22,215 square feet to 87,991 square feet) and average 0.86 acres (37,462 square feet).

**STAFF RECOMMENDATION:**  
Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan’s LDR (Low Density Residential) designation.

**COMMENTS:**  
REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 CITY/COUNTY GENERALLY:
1. There have been no significant changes in this area that would prompt a rezoning. However, the rezoning would not create lots that are out of character with the other lots on the street.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The proposed amendment to RA zoning is intended to provide for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. RA zoning allows a 20,000 square foot (0.46 ac.) minimum lot size for properties served by sewer. Surrounding lots on Messer Ln. range from 0.51 to 2.02 acres in size.

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. If rezoned, the applicant plans to re-subdivide the property and an additional lot. The .50 acre lot size would not be out of character for the street.
2. The effect on infrastructure and nearby schools would be negligible.

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 Northwest County Sector Plan’s LDR (Low Density Residential) designation supports RA zoning with up to 2 du/ac in the Urban Growth Area of Knox County.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2020. 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.
3-F-20-RZ
REZONING

From: A (Agricultural)
To: RA (Low Density Residential)

Petitioner: PLS, Ralph Smith

Map No: 78
Jurisdiction: County

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
EXHIBIT A. Contextual Images

[Images of maps and aerial views, showing a property marked with a red outline.]
3-F-19-RZ
EXHIBIT A. Contextual Images
3-F-19-RZ
EXHIBIT A. Contextual Images
DEVELOPMENT REQUEST

DEVELOPMENT
- Development Plan
- Use on Review / Special Use

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- Rezone

Ralph Smith / PLS
Applicant

Jan. 24, 2020
Date Filed

March 12, 2020
Meeting Date (if applicable)

3-F-20-RZ
File Numbers(s)

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant  ☐ Owner  ☐ Option Holder  ☑ Project Surveyor  ☐ Engineer  ☐ Architect/Landscape Architect

Ned Ferguson
Name

Professional Land Systems
Company

205 Lamar Ave.
Address

Clinton
City

TN 37716
State Zip

865-599-0318
Phone

nedferguson@gmail.com
Email

ralph6169@gmail.com

CURRENT PROPERTY INFO

Johnny Grubb
Owner Name (if different)

7133 Weaver Rd
Owner Address

Powell

37849
Owner Phone

865-806-9083

4708 Messer Ln

4700 Messer Ln

0 Messer Ln

Property Address

Terminus of Messer Ln, 600' east of Weaver Rd
General Location

0.6
Jurisdiction (specify district above)

☐ City  ☑ County

Zoning District

Northwest County
Planning Sector

LDR
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

Residential
Existing Land Use

Vacant

HPUD
Sewer Provider

HPUD
Water Provider

Septic (Y/N)

N
REQUEST

DEV ELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify):

☐ Other (specify):

SUBDIVISION

☐ Proposed Subdivision Name

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: RA

Proposed Zoning

☐ Plan Amendment Change:

Proposed Plan Designation(s)

Residential 2 du/ac

☐ Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify):

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

STAFF USE ONLY

PLATE 1:

FEE 1: 0324 500.00

FEE 2:

FEE 3:

TOTAL: 500.00

AUTHORIZATION

Emre Kelby Erin Kelby

Signature Please Print Date

Cherry Muhlenzi

Staff Signature Please Print Date

Ralph V. Smith III

Applicant Signature Please Print Date

1/24/2020
Knoxville-Knox County Planning  
City-County Building    Suite 403  
400 Main St.  
Knoxville, TN 37902  

Jan. 24, 2020

Re: Rezoning of tax parcels 078 11204, 111 & 110

Dear Sirs,

Please allow Ralph Smith / PLS to represent me in my rezoning request for the above-referenced parcels, aka 4708, 4700 & 0 Messer Lane. I would like to rezone the property from "A" Agriculture to "RA" Low Density Residential.

Thank you
Johnny Grubb

[Signature]
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/20 and 3/13/20

Signature: Ralph V. Smith

Printed Name: Ralph V. Smith

Phone: 865 599 508 Email: ralph6169@gmail.com

Date: Jan 24, 2020

File Number: 3-F-20-BZ