

# REZONING REPORT

▶ **FILE #:** 12-I-25-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 12/11/2025

▶ **APPLICANT:** DSSD DEVELOPMENT, LLC

OWNER(S): Shane Ogan & Marshall Ogan

TAX ID NUMBER: 46 23701

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7809 HEISKELL RD

▶ **LOCATION:** Southwest side of Heiskell Rd, northwest of Emory Rd

▶ **APPX. SIZE OF TRACT:** 3.97 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Heiskell Road, a minor arterial street with a pavement width of 21-ft within a 65-ft right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, this is an extension of the zoning.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 2.5 du/ac

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Single family residential, rural residential - RA (Low Density Residential), A (Agricultural), PR (Planned Residential) up to 5 du/ac

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has a residential character comprised of single-family dwellings on a range of lot sizes and townhouse developments. Commercial, office, and multi-family development is concentrated along E Emory and W Emory Roads to the south. The Collier Nature Preserve, Powell Public Library, and Beaver Creek are within a half-mile to the south.

**STAFF RECOMMENDATION:**

▶ Postpone the application 30 days to the January 8th, 2026 Planning Commission meeting to permit time for a sight distance evaluation.

ESTIMATED TRAFFIC IMPACT: 219 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 8 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 1/20/2026. 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.

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

**Reset Form**



# Request to Postpone • Table • Withdraw

DSSD Development, LLC

12/09/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

12/11/2025

12-I-25-RZ

File Number(s)

Scheduled Meeting Date

## POSTPONE

**POSTPONE:** To be placed on a postponement list, a postponement request must be received in writing by the applicable deadline. New applications are eligible for a one-time automatic postponement for 30 days. The deadline is noon on the Thursday preceding the Planning Commission meeting. All other applications may request a 30-day, 60-day, or 90-day postponement, which must be paid for in advance and approved by the Planning Commission at their regular meeting. The deadline is noon the day before the meeting. After this, applicants must request postponement at the Planning Commission meeting. If payment is not received by the applicable deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the January 8, 2026 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Drew Staten

Applicant Signature

Please Print

(865) 693-3356

drew.staten2019@gmail.com

Phone Number

Email

## STAFF ONLY

Kelsey Bousquet

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

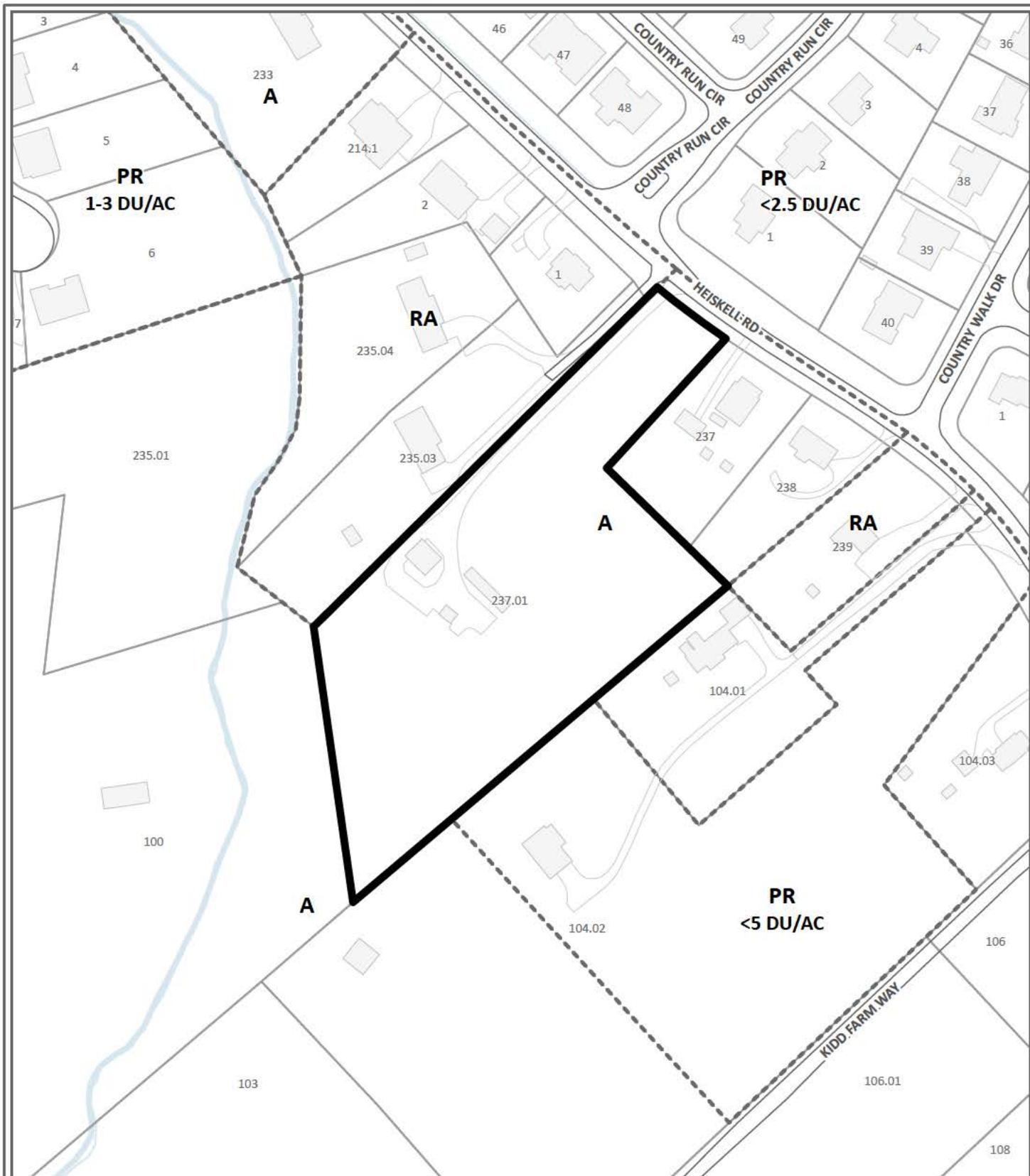
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

**12-I-25-RZ**

**Petitioner:** DSSD Development, LLC

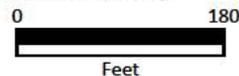


**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 5 du/ac

**Map No:** 46

**Jurisdiction:** County

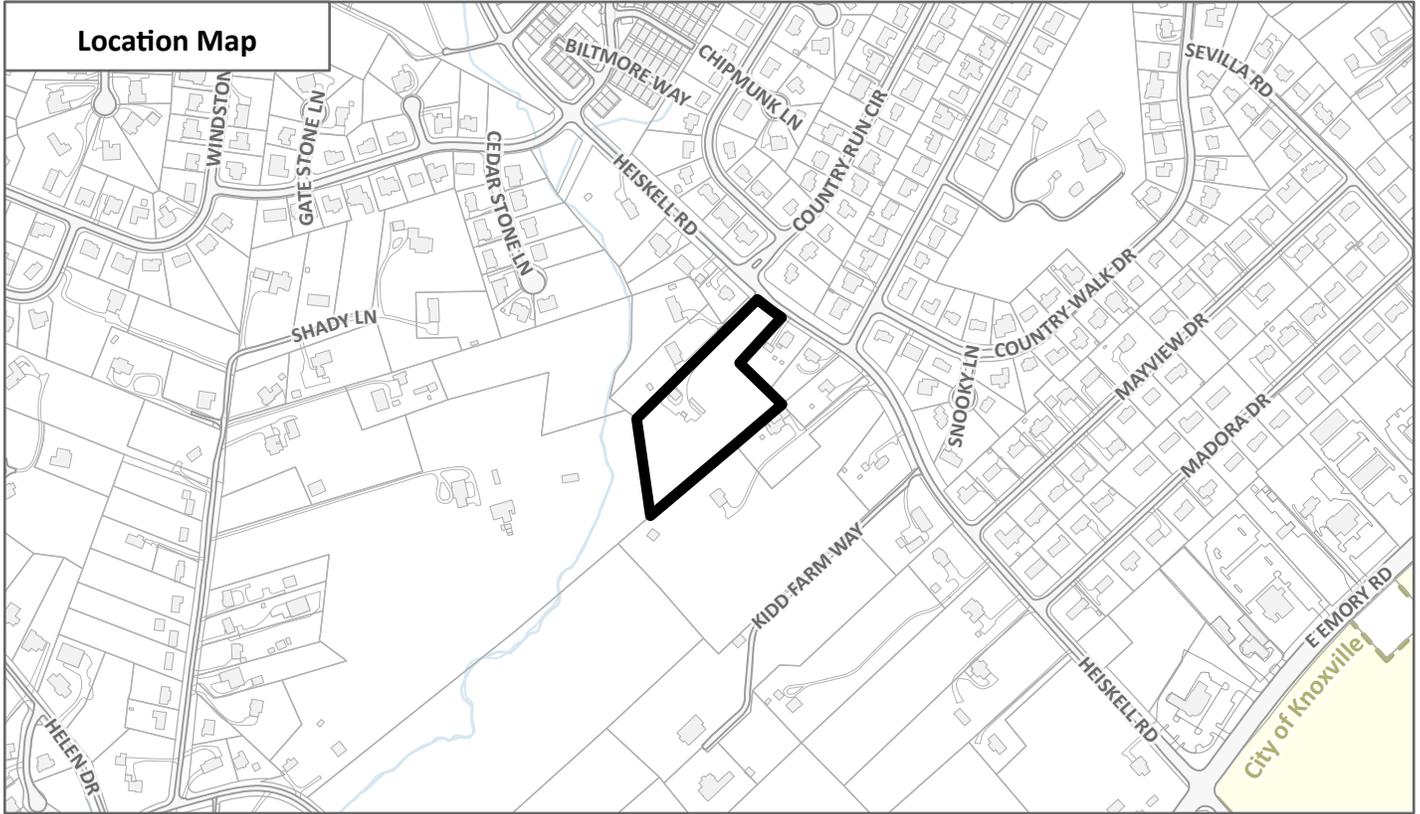


**Original Print Date:** 11/3/2025

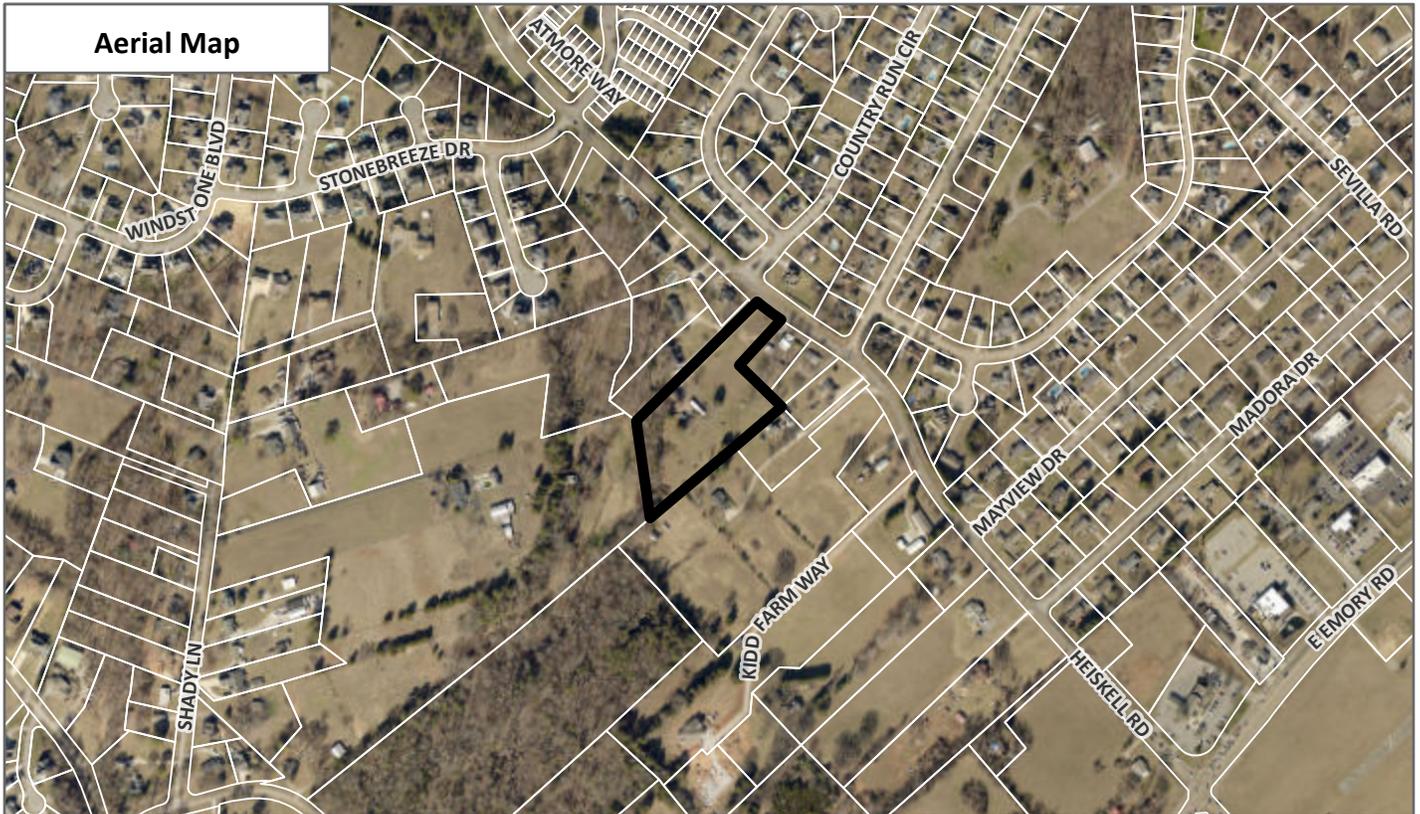
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

# Exhibit A. Contextual Images

## Location Map



## Aerial Map

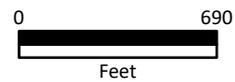


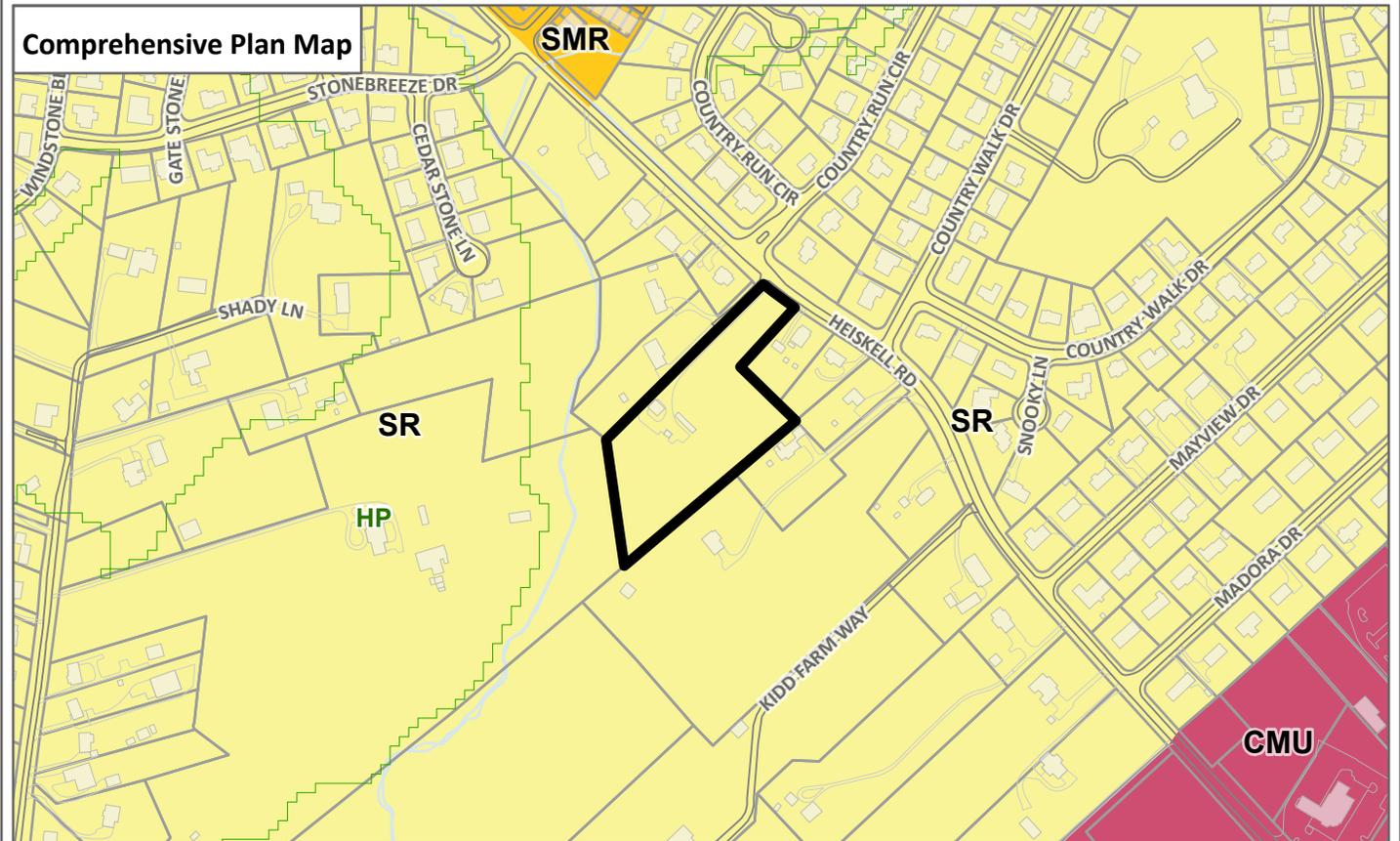
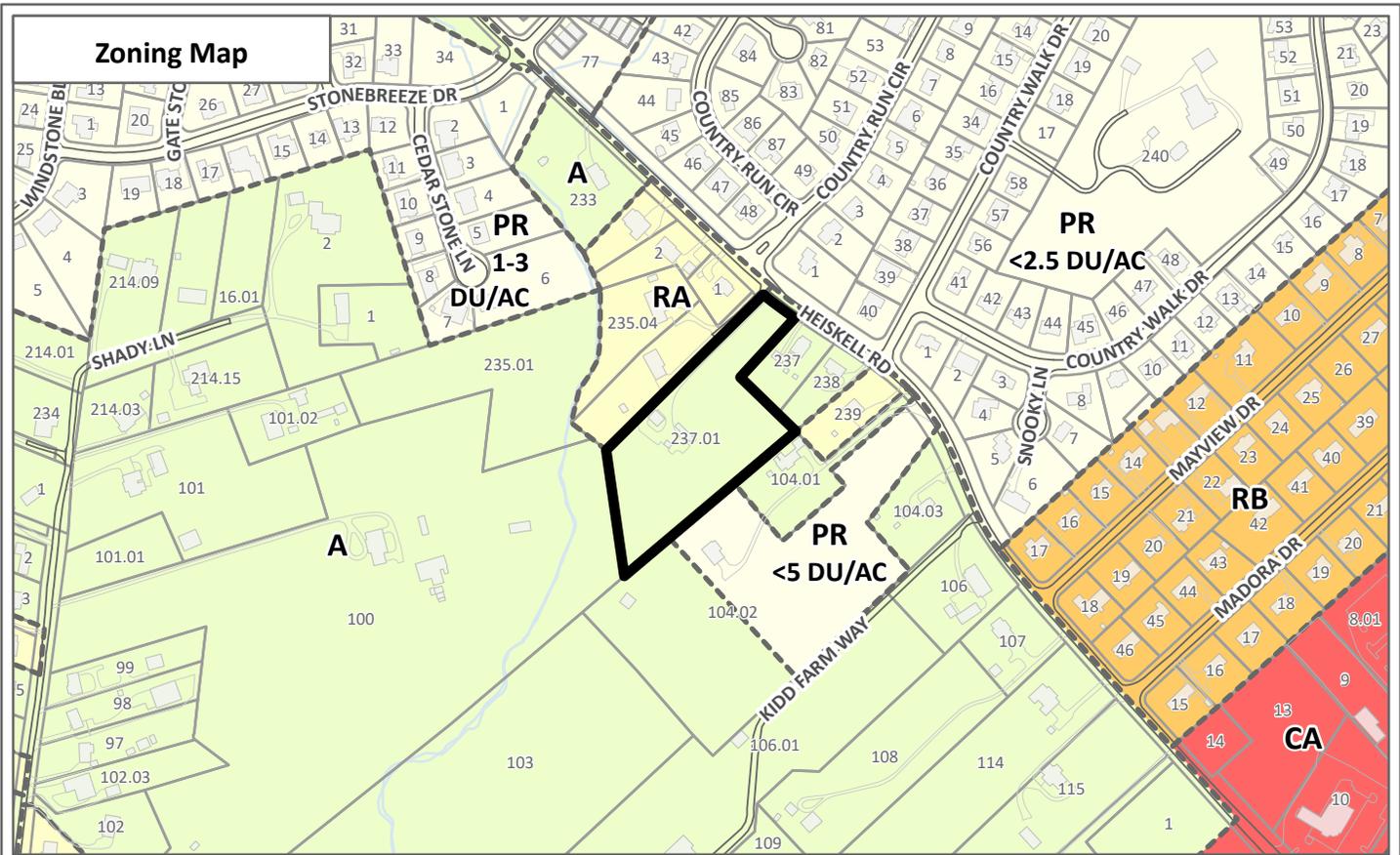
**CONTEXTUAL MAPS 1**

**12-I-25-RZ**



Case boundary



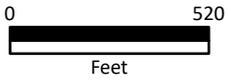


**CONTEXTUAL MAPS 2**

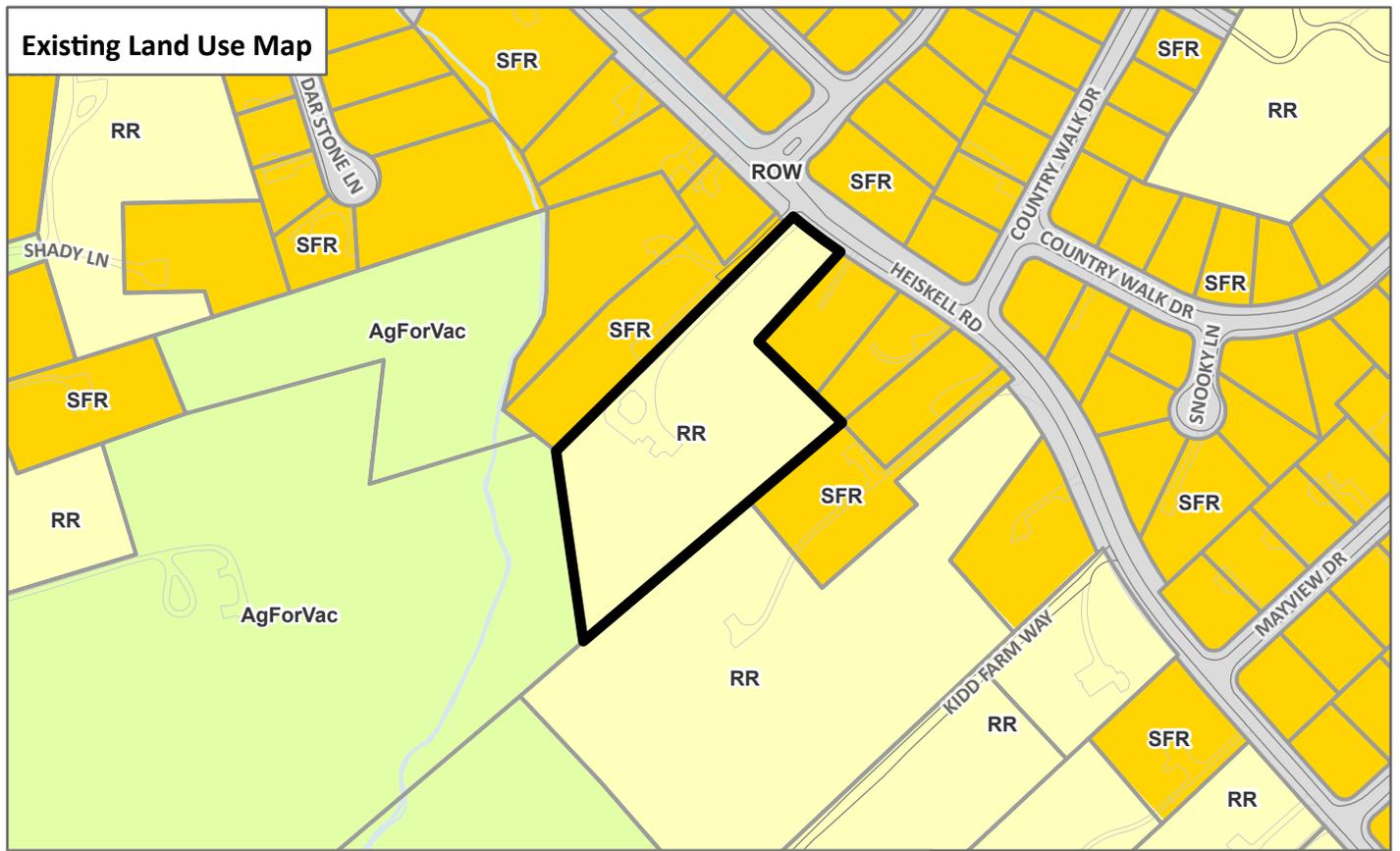
12-I-25-RZ



Case boundary



**Existing Land Use Map**

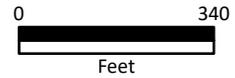


**CONTEXTUAL MAPS 3**

**12-I-25-RZ**



Case boundary





# Development Request

**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

**Development**  Development Plan\*  Planned Development\*  Use on Review / Special Use\*  Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

DSSD Development, LLC		Option Holder
Applicant Name	Affiliation	
10/24/2025	12/11/2025	File Number(s) <b>12-I-25-RZ</b>
Date Filed	Meeting Date (if applicable)	

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

Applicant  Property Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

Drew Staten	DSSD Development, LLC		
Name	Company		
P.O. Box 11315	Knoxville	TN	37939
Address	City	State	ZIP
(865) 693-3356	[REDACTED]		
Phone	Email		

## Current Property Info

Shane Ogan / Marshall Ogan	7809 Heiskell Road	N/A
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7809 Heiskell Road	046 237.01	
Property Address	Parcel ID	
HPUD	HPUD	N
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

Residential  Non-Residential

Proposed Use	RELATED CITY PERMIT NUMBER
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Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No



# 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.*

11/28/2025

12/12/2025

Date to be Posted

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

Applicant Signature

Drew Staten

Applicant Name

10-23-25

Date