# REZONING REPORT

| | | | |
|---|---|---|---|
| ▸ **FILE #:** | **12-O-25-RZ** | **AGENDA ITEM #:** | **12** |
| | | **AGENDA DATE:** | **12/11/2025** |
| ▸ **APPLICANT:** | **SUSAN HANCOCK** | | |
| OWNER(S): | Susan Hancock Adams Road, LLC | | |
| TAX ID NUMBER: | 67 238 | **View map on KGIS** | |
| JURISDICTION: | City Council District 3 | | |
| STREET ADDRESS: | 1921 OLD CALLAHAN DR | | |
| ▸ **LOCATION:** | **Northwest side of Old Callahan Rd, northwest of Callahan Drive** | | |
| ▸ **APPX. SIZE OF TRACT:** | **1.52 acres** | | |
| SECTOR PLAN: | North County | | |
| GROWTH POLICY PLAN: | N/A (Within City Limits) | | |
| ACCESSIBILITY: | Access is via Old Callahan Drive, a major collector with 20 ft of pavement width within a 63-ft right-of-way. | | |
| UTILITIES: | Water Source: Hallsdale-Powell Utility District | | |
| | Sewer Source: Hallsdale-Powell Utility District | | |
| FIRE DISTRICT: | Knoxville Fire Department | | |
| WATERSHED: | Knob Fork | | |
| ▸ **PRESENT ZONING:** | **C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)** | | |
| ▸ **ZONING REQUESTED:** | **RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)** | | |
| ▸ **EXISTING LAND USE:** | **Multifamily Residential** | | |
| ▸ | | | |
| EXTENSION OF ZONE: | Yes, it is an extension. | | |
| HISTORY OF ZONING: | In 2003 the property was rezoned to R-2 (General Residential) and A-1 (General Agricultural) following annexation (12-F-03-RZ). In 2006 the property was rezoned from R-2 and A-1 to C-6 (General Commercial Park) (7-M-06-RZ). | | |
| SURROUNDING LAND USE AND ZONING: | North: Agricultural/forestry/vacant land - AG (General Agricultural), HP (Hillside Protection Overlay) | | |
| | South: Agricultural/forestry/vacant land - C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) | | |
| | East: Wholesale - C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) | | |
| | West: Single family residential, multifamily residential - AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) | | |
| NEIGHBORHOOD CONTEXT: | The subject property is north of the Clinton Highway commercial corrdior, and the surrounding area features a mix of commerical, wholesale, office, and residential uses intersperesed with vacant land. The forested slopes of Beaver Ridge lie directly to the north. | | |

**STAFF RECOMMENDATION:**

- **Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and the surrounding development.**

The HP (Hillside Protection Overlay) will be retained.

**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 SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:
1. The subject parcel accommodates a two-family dwelling and was developed as a residential use in 1957, which predates the 2006 commercial rezoning of this property. While several commercial developments have occurred on and near Callahan Drive, the immediate area along Old Callahan Drive has remained largely unchanged over recent years. The current C-H-2 district is inconsistent with the property's longstanding residential use. The proposed RN-1 district is an extension of the district from the southwest side and is consistent with the low-intensity development pattern of the immediate vicinity.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The present C-H-2 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character, including those requiring permanent outdoor service or storage areas. Two-family dwellings are not permitted in this district, creating a nonconforming use for the subject property.
2. The requested RN-1 district is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings are permitted through special use approval and require a minimum lot area of 15,000 square feet. The 1.49-acre property aligns with the intent of the RN-1 district, and the proposed rezoning will eliminate the zoning nonconformity associated with the existing use.
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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.
1. There are no adverse impacts anticipated from the requested RN-1 district, as the uses allowed are less intensive than the existing zone, and it allows development consistent with the nearby residential properties.
2. Almost the entirety of the property is within the HP Overlay, with steep slopes along the rear side. The slope analysis recommends a maximum disturbance budget of 42 percent, which shall be regulated in accordance with Article 8.9 for any future disturbances on the property.
3. The abutting eastern property with the C-H-2 zoning district currently accommodates a warehouse. Future redevelopment of the neighboring property would likely require a Class B buffer yard along the shared boundary.

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 downzoning at the base of Beaver Ridge, in tandem with the retention of the HP overlay, is consistent with the General Plan's Development Policy 9.2, which encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat.
2. The North City Sector Plan and One Year Plan designate this property as MDR (Medium Density Residential / Office) along the front and LDR (Low Density Residential) along the rear side. Approval of this request will bring the zoning district into conformance with the adopted plans.

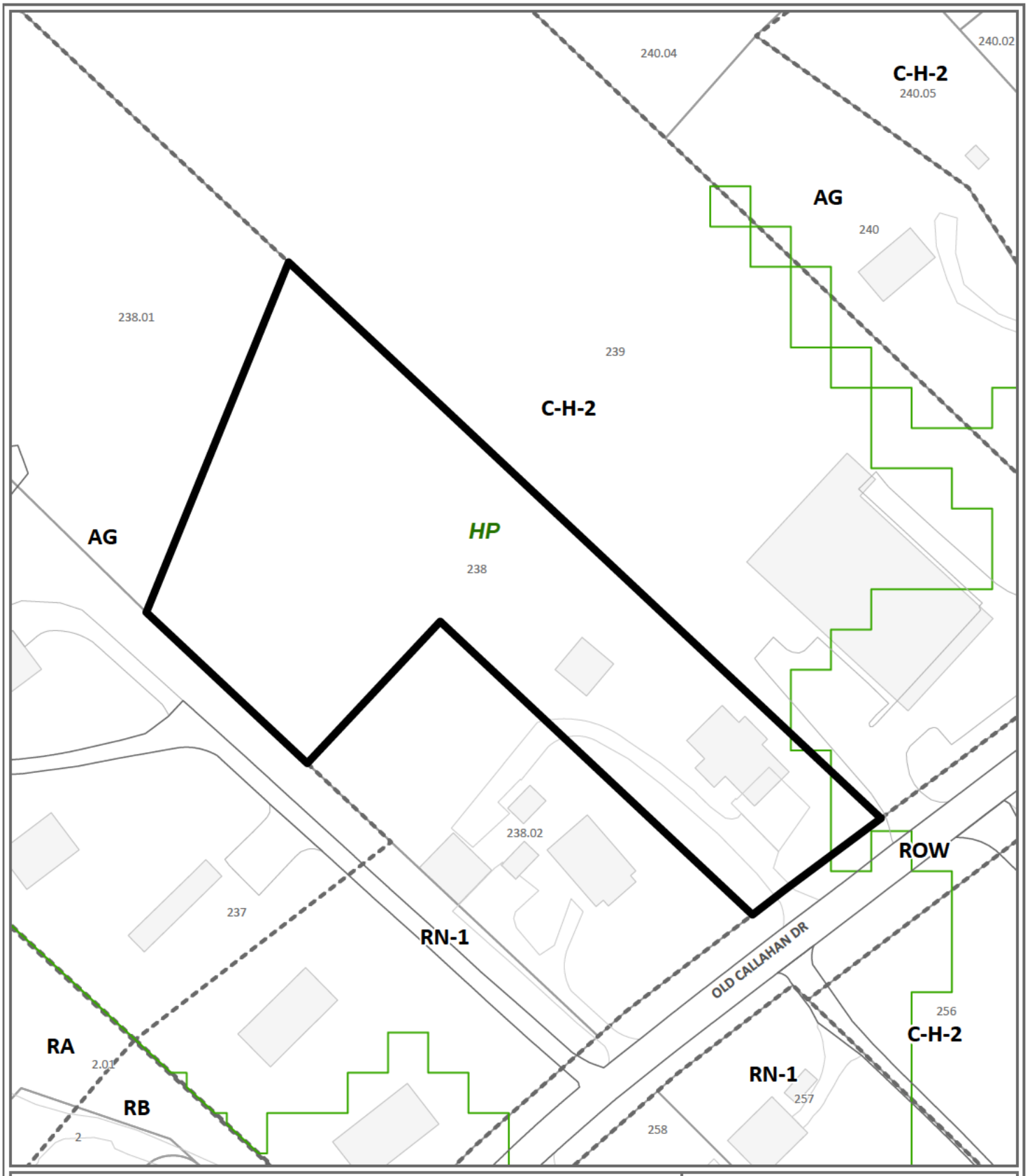
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:
1. This is an urbanized area with adequate utility infrastructure provided by KUB and Hallsdale-Powell Utility District. There is a nearby commercial node at the intersection of Callahan Drive and Clinton Highway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 1/6/2026 and 1/20/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.




**REZONING** **12-O-25-RZ**

**Petitioner:** Susan Hancock

**From:** C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

**To:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No:** 67
**Jurisdiction:** City

0 90
Feet

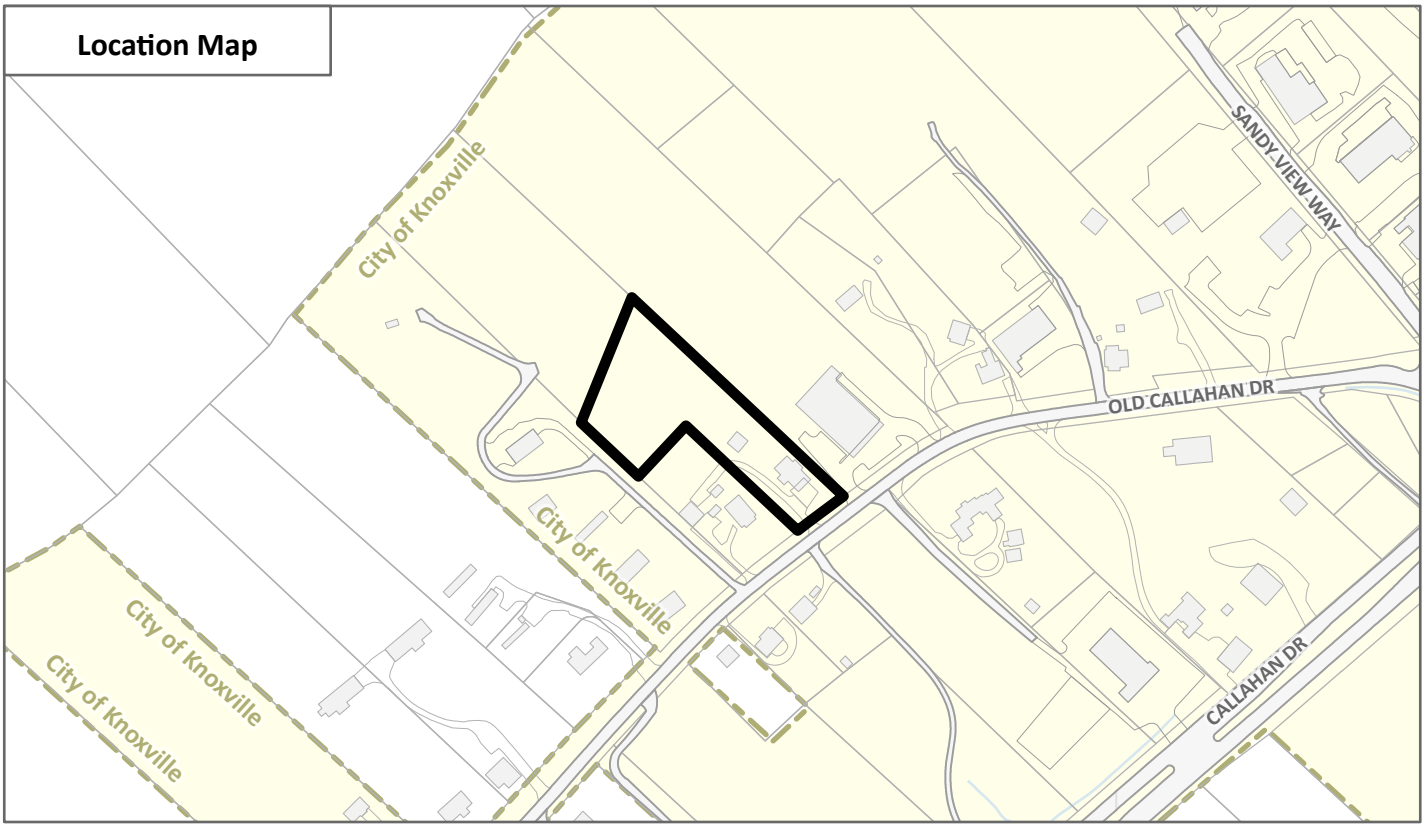
N

**Original Print Date:** 11/10/2025

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

# Exhibit A. Contextual Images

## Location Map




## Aerial Map

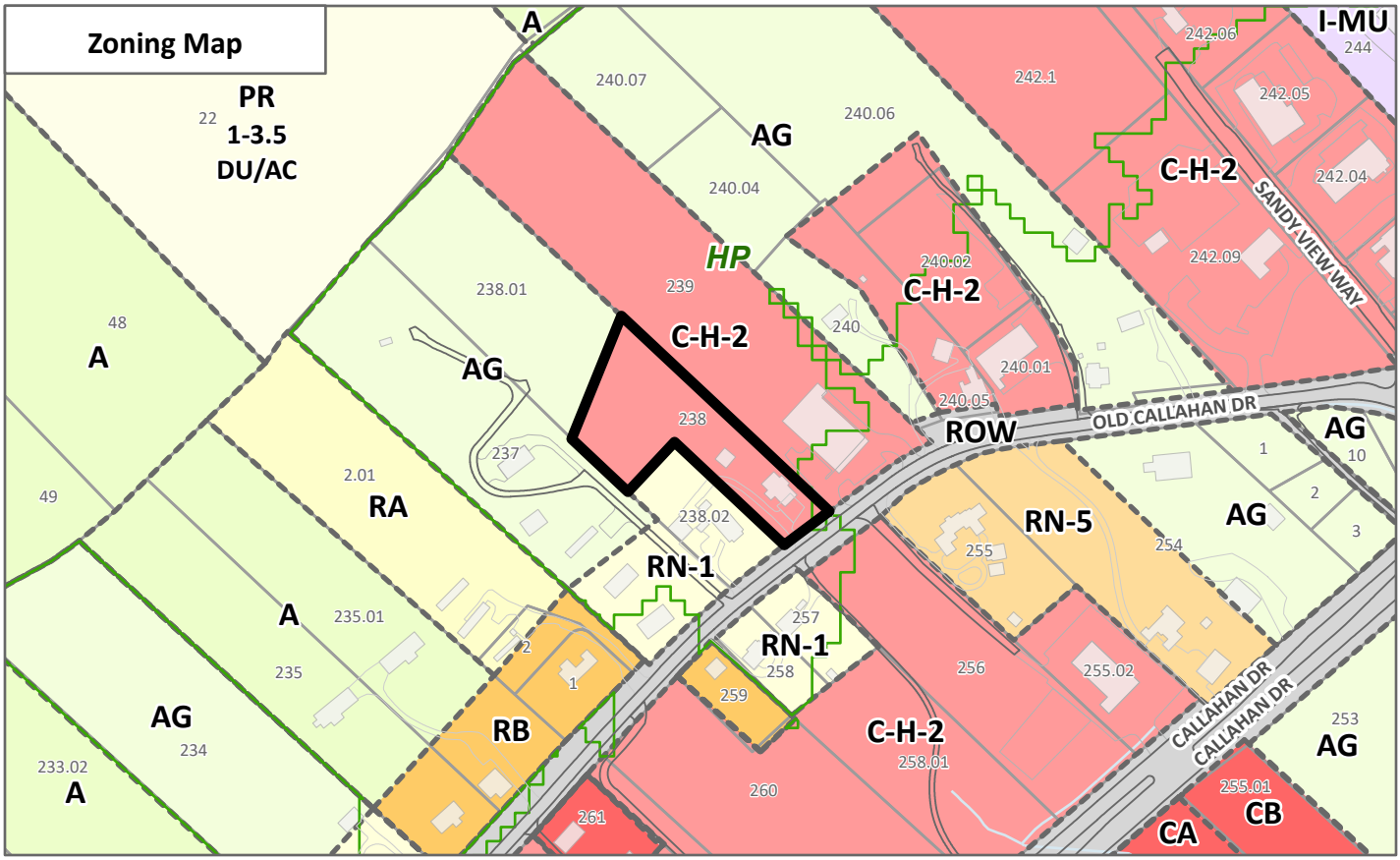

**CONTEXTUAL MAPS 1** **12-O-25-RZ**

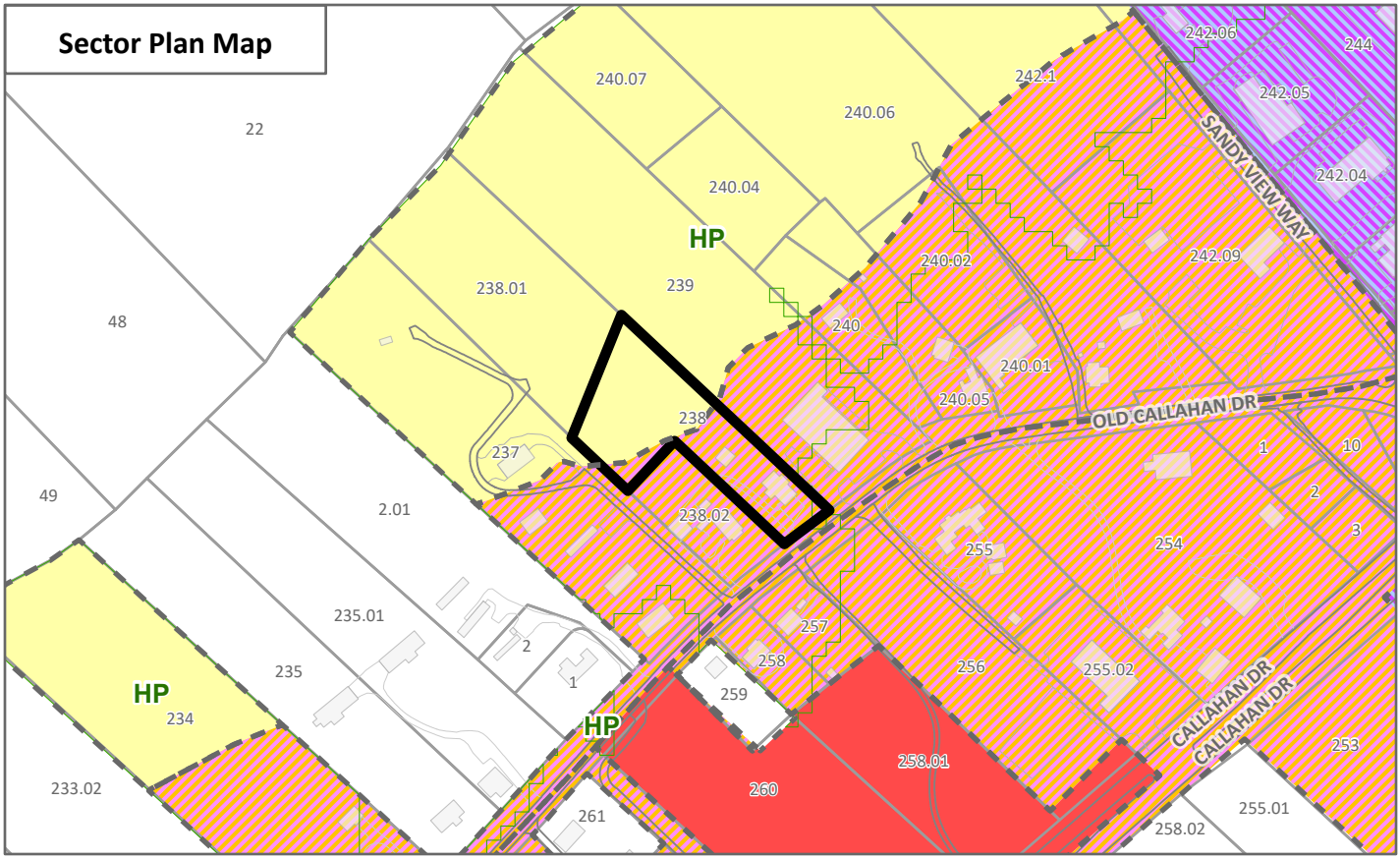
Case boundary

0 340

Feet

N



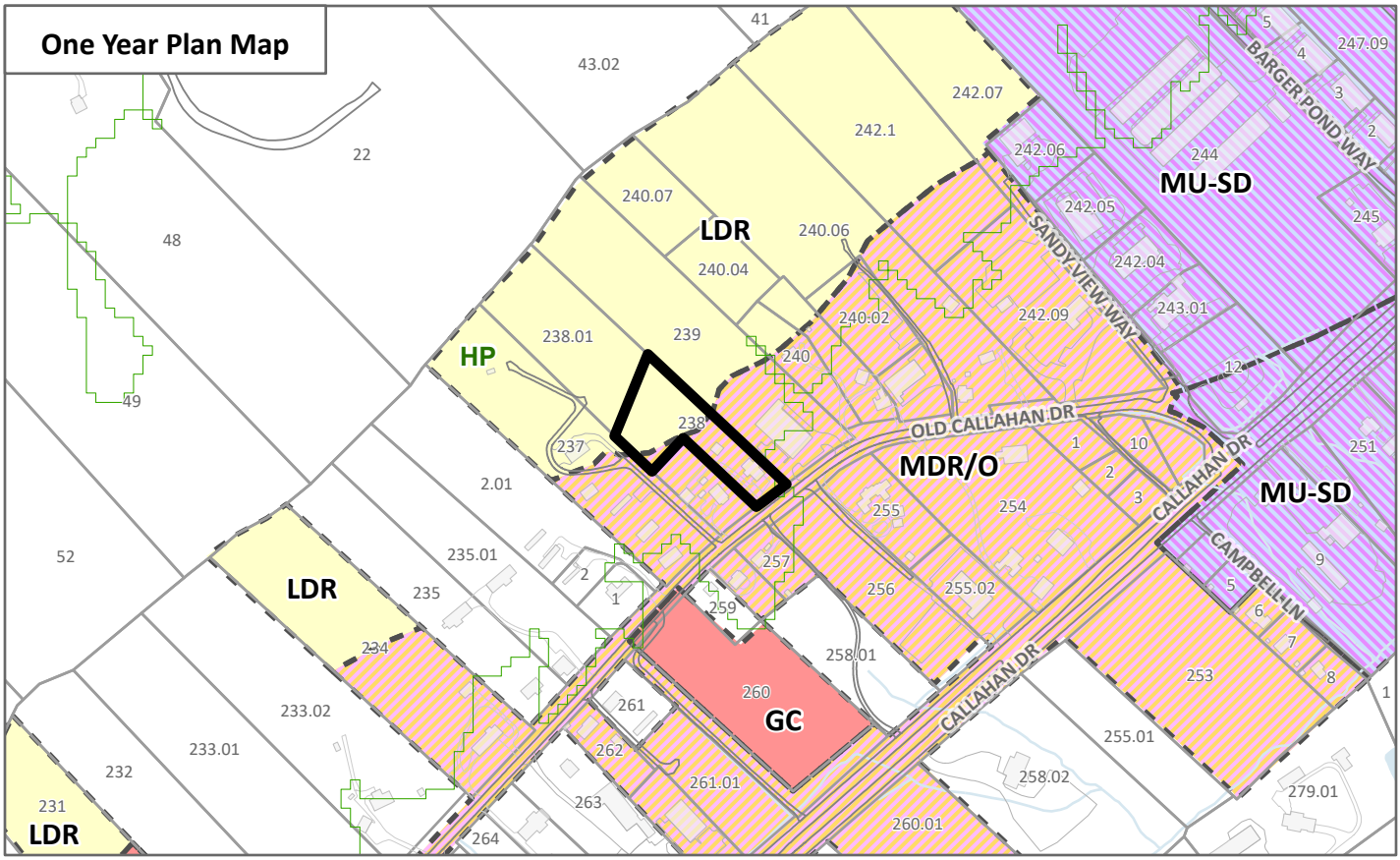

**CONTEXTUAL MAPS 2** **12-O-25-RZ**

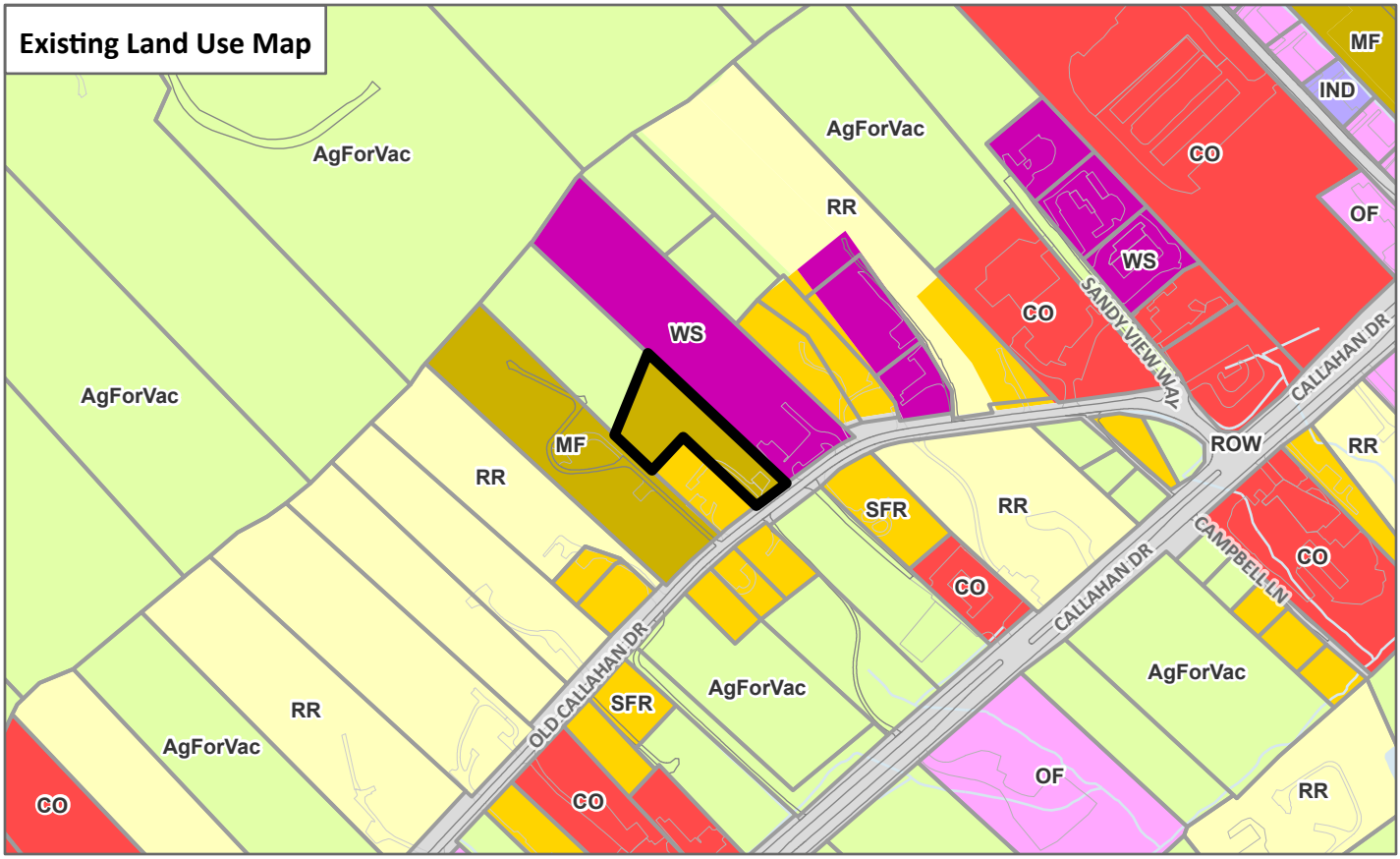
Case boundary

0 340

Feet

N




**CONTEXTUAL MAPS 3** **12-O-25-RZ**

Case boundary

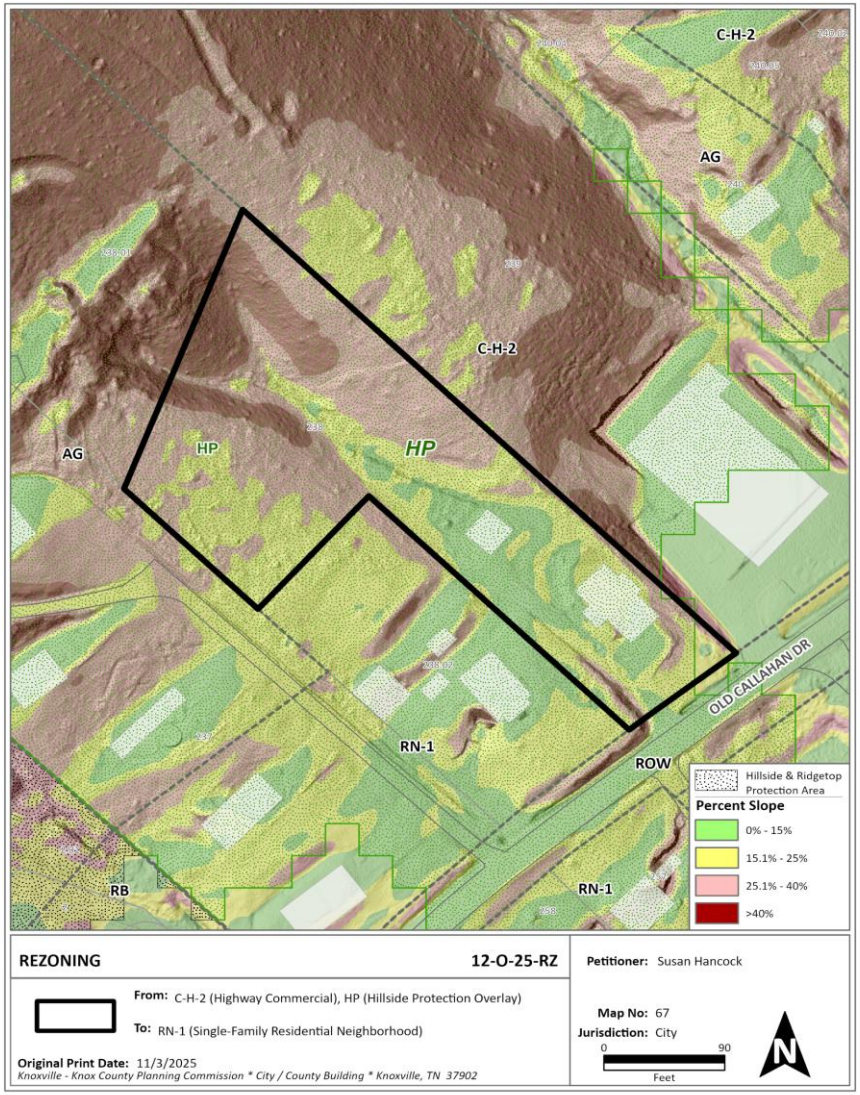
0 550

Feet

N

**Staff - Slope Analysis**
**Case: 12-O-25-RZ**

| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|---|---|---|---|---|---|
| **Total Area of Site** | **66,087.5** | **1.517** | | | |
| Non-Hillside | 862.1 | 0.020 | N/A | | |
| 0-15% Slope | 10,890.2 | 0.250 | 100% | 10,890.2 | 0.250 |
| 15-25% Slope | 21,548.0 | 0.495 | 50% | 10,774.0 | 0.247 |
| 25-40% Slope | 24,223.3 | 0.556 | 20% | 4,844.7 | 0.111 |
| Greater than 40% Slope | 8,563.9 | 0.197 | 10% | 856.4 | 0.020 |
| Ridgetops | | | | | |
| ***Hillside Protection (HP) Area*** | 65,225.4 | 1.497 | Recommended disturbance budget within HP Area | **27,365.2** | **0.628** |
| | | | Percent of HP Area | **42.0%** | |



# Planning
KNOXVILLE | KNOX COUNTY

# 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.

Susan Hancock
Applicant Name — Affiliation

10/2/2025 — Date Filed
12/11/2025 — Meeting Date (if applicable)

File Number(s): 12-O-25-RZ

## 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

| Name | Company | | |
|---|---|---|---|
| Susan Hancock | Adams Road, LLC | | |
| **Address** | **City** | **State** | **ZIP** |
| 6118 Little Madison Way | Knoxville | TN | 37922 |
| **Phone** | **Email** | | |
| 865-924-8767 | [redacted] | | |

## Current Property Info

| Property Owner Name (if different) | Property Owner Address | Property Owner Phone |
|---|---|---|
| Adams Road LLC | 6118 Little Madison Way Knoxville TN 3792 | 865-924-8767 |
| **Property Address** | **Parcel ID** | |
| 1921 Old Callahan Drive Knoxville TN 37912 | 067 238 | |
| **Sewer Provider** | **Water Provider** | **Septic (Y/N)** |
| Hallsdale Powell Utility District | Knoxville Utilities Board | N |

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Zoning Request

PENDING PLAT FILE NUMBER

■ Zoning Change RN-1, HP — Proposed Zoning: one home — Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change — Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application — Previous Rezoning Requests

☐ Other (specify)

## Authorization

☑ ***I declare under penalty of perjury*** *the foregoing is true and correct:* ***1)*** *He/she/it is the owner of the property AND* ***2)*** *The application and all associated materials are being submitted with his/her/its consent*

Susan Hancock — Applicant Signature

Susan Hancock — Print Name / Affiliation

10/2/25 — Date

865-924-8767 — Phone Number

[redacted] — Email

Susan Hancock — Property Owner Signature

Susan Hancock — Please Print

10/27/2025, SG — Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

| FEE 1 | | FEE 2 | | FEE 3 | | TOTAL |
|---|---|---|---|---|---|---|
| 0801 | $650 | | | | | $650.00 |

# 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 — Date to be Posted

12/11/2025 — 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

Susan Hancock — Applicant Signature

Susan Hancock — Applicant Name

10/2/25 — Date