

# 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.