

REZONING REPORT

► **FILE #:** 11-C-25-RZ

AGENDA ITEM #:

AGENDA DATE: 11/13/2025

► **APPLICANT:** SEAN OLU

OWNER(S): Sean Olu Boalar Home LLC

TAX ID NUMBER: 71 P A 006

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 207 HIDEELL RD

► **LOCATION:** West side of Hidell Rd, north of Asheville Hwy

► **APPX. SIZE OF TRACT:** 6169 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Hidell Road, a local street with a pavement width of 18 ft within a 30-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

► **PRESENT ZONING:** C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

► **ZONING REQUESTED:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Right of Way/Open Space, Single Family Residential

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EXTENSION OF ZONE: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING: North: Single family residential - RN-2 (Single Family Residential Neighborhood)

South: Single family residential - C-H-2 (Highway Commercial)

East: Agriculture/forestry/vacant land, office - C-H-2 (Highway Commercial)

West: Commercial - C-H-2 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is comprised of residential and commercial uses. Residential uses are single-family dwellings on medium-sized lots. Commercial uses are auto-oriented service and retail operations concentrated along Asheville Highway.

STAFF RECOMMENDATION:

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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/9/2025. 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.