

REZONING REPORT

▶ **FILE #:** 2-I-26-RZ

AGENDA ITEM #: 24

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** TRENT COLINS
OWNER(S): Jim Caughorn & Deborah Billings

TAX ID NUMBER: 138 049 (PARTIAL) [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 115 W HENDRON CHAPEL RD

▶ **LOCATION:** **South side of Chapman Hwy, north side of W Hendron Chapel Rd, east of Tipton Station Rd**

▶ **APPX. SIZE OF TRACT:** 1.84 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Hendron Chapel Road, a major collector with 19 ft of pavement width within a 30-ft right-of-way. Access is also via Chapman Highway, a state-owned major arterial with four lanes within a 120-127 ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

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

▶ **REQUESTED ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Rural Residential

▶ **EXTENSION OF ZONING:** Yes, it is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - CA (General Business)

South: Single family residential - A (Agricultural)

East: Commercial - A (Agricultural)

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property lies along the Chapman Highway corridor, which features a mix of commercial, office, and residential uses. There are single family houses on large lots to the north and south of Chapman Highway interspersed with large tracts of undeveloped, forested slopes. The Chapman Highway and E Governor John Sevier Highway intersection and commercial node are 1 mile to the northwest.

STAFF RECOMMENDATION:

▶ **Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. This segment of W Hendron Chapel Road includes several residential properties in a rural setting and two commercial properties that are primarily accessed from Chapman Highway. The 2024 amendment to the Growth Policy Plan expanded the Planned Growth Area designation to properties south of W Hendron Chapel Road and Chapman Highway, indicating that this area is anticipated to experience growth.
2. The northern portion of the subject parcel has been zoned CA since at least the late 1970s, and the proposed rezoning will be an expansion of the zone.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CA zone is intended to accommodate general retail business and services. The neighboring properties to the east include commercial uses, and the area meets the intent of the zoning ordinance.
2. Rezoning 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 COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Although the property has frontage on Chapman Highway, access to the major arterial street may be limited due to an existing guardrail along the front and the lack of a center turn lane on this segment. Access to Chapman Highway would also require TDOT approval. The existing access point off of W Hendron Chapel Road would likely need to remain. While the proposed rezoning may increase commercial traffic on this road, it would likely be contained to the first 1,000 feet since this parcel is so close to Chapman Highway. Additionally, Hendron Chapel Road has a signalized intersection at Chapman Highway, and it is a major collector street expected to handle such traffic.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

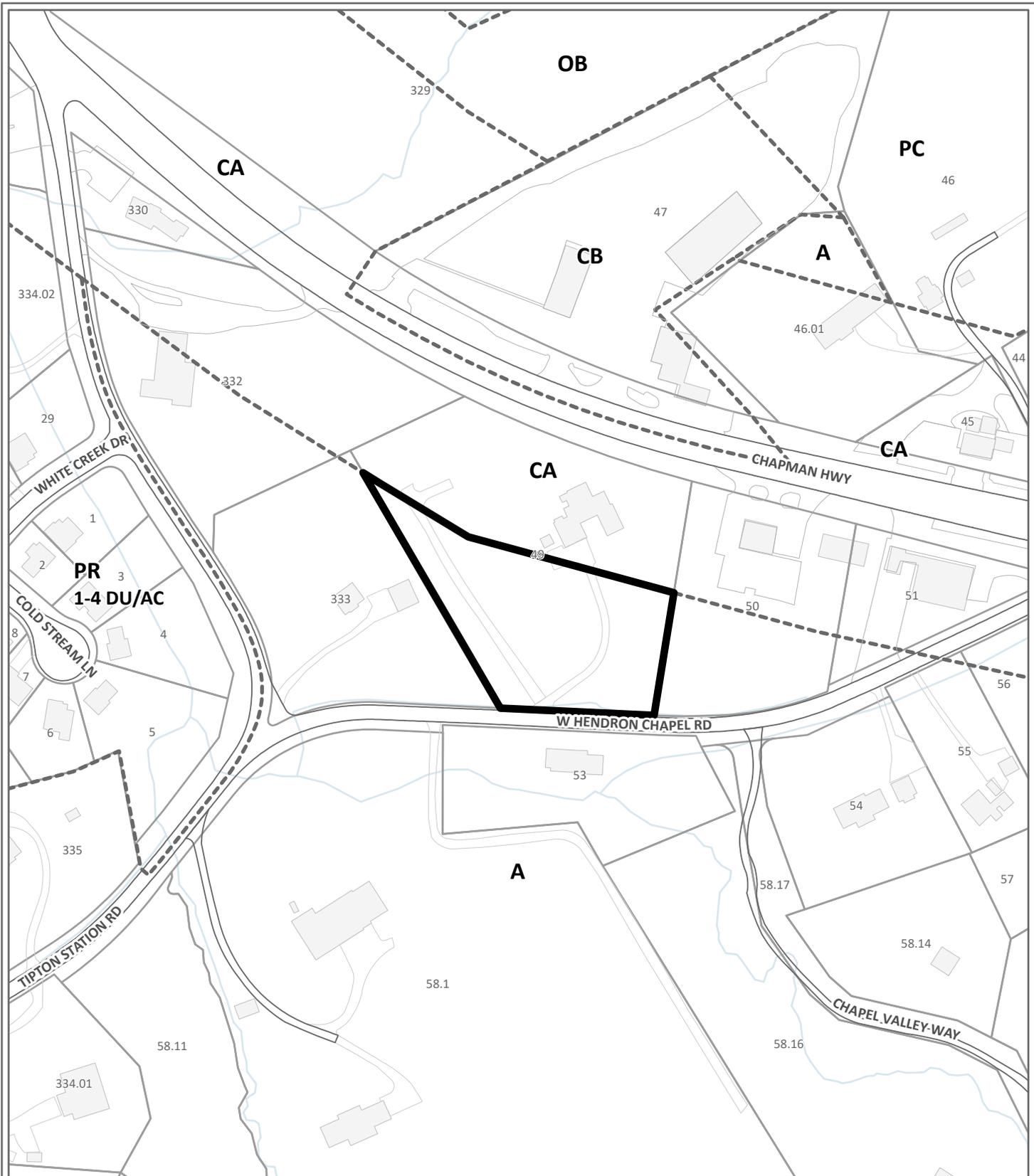
1. The CA zone would bring zoning into compliance with the CMU (Corridor Mixed-Use) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the CMU place type, but the requested CA zone is partially related to it.
2. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The CA zone is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1), and it is compatible with the current zoning of adjacent sites (criterion 2), particularly the eastern commercial property with dual CA and A zones.
3. The property's location on a commercial and office corridor along a major arterial street is consistent with the Comprehensive Plan's Action 9.3, which recommends growth in areas that are already served by adequate infrastructure.
4. The Chapman Highway Corridor Study (2006) recommends small-scale, neighborhood-serving commercial uses at the highway's intersection with Hendron Chapel Road (p. 38 of the study). The subject property is close to the intersection, and the CA zone is the least intensive commercial zone allowed in the CMU place type.
5. The rezoning is also aligned with the property's location in the Planned Growth Area of the Growth Policy Plan and is consistent with the policies related to the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. 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.



REZONING

2-I-26-RZ

Petitioner: Trent Colins



From: A (Agricultural)

To: CA (General Business)

Map No: 138

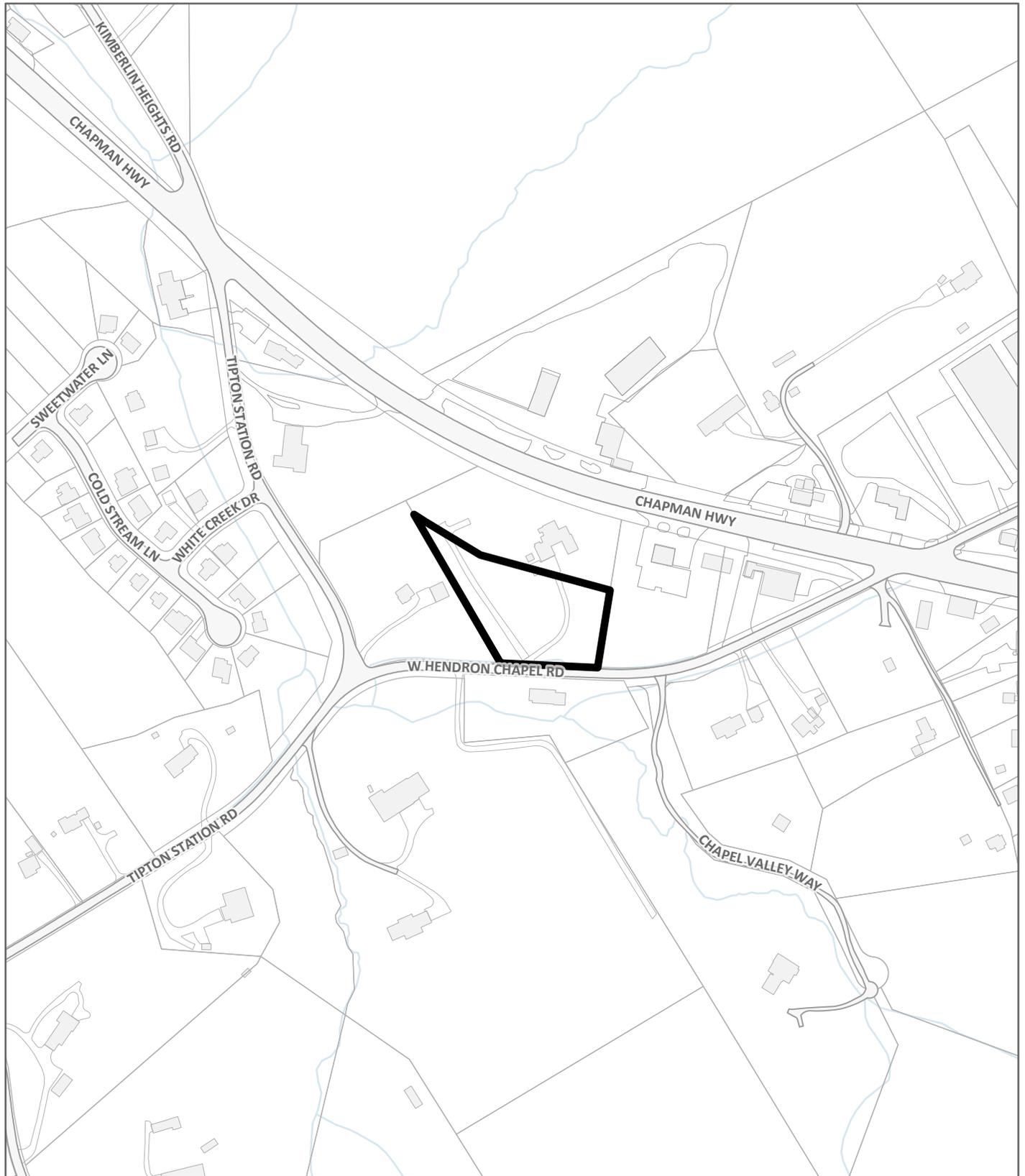
Jurisdiction: County



Original Print Date: 1/13/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-I-26-RZ



Case boundary

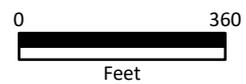


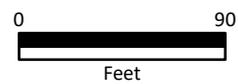
Exhibit A. Contextual Images



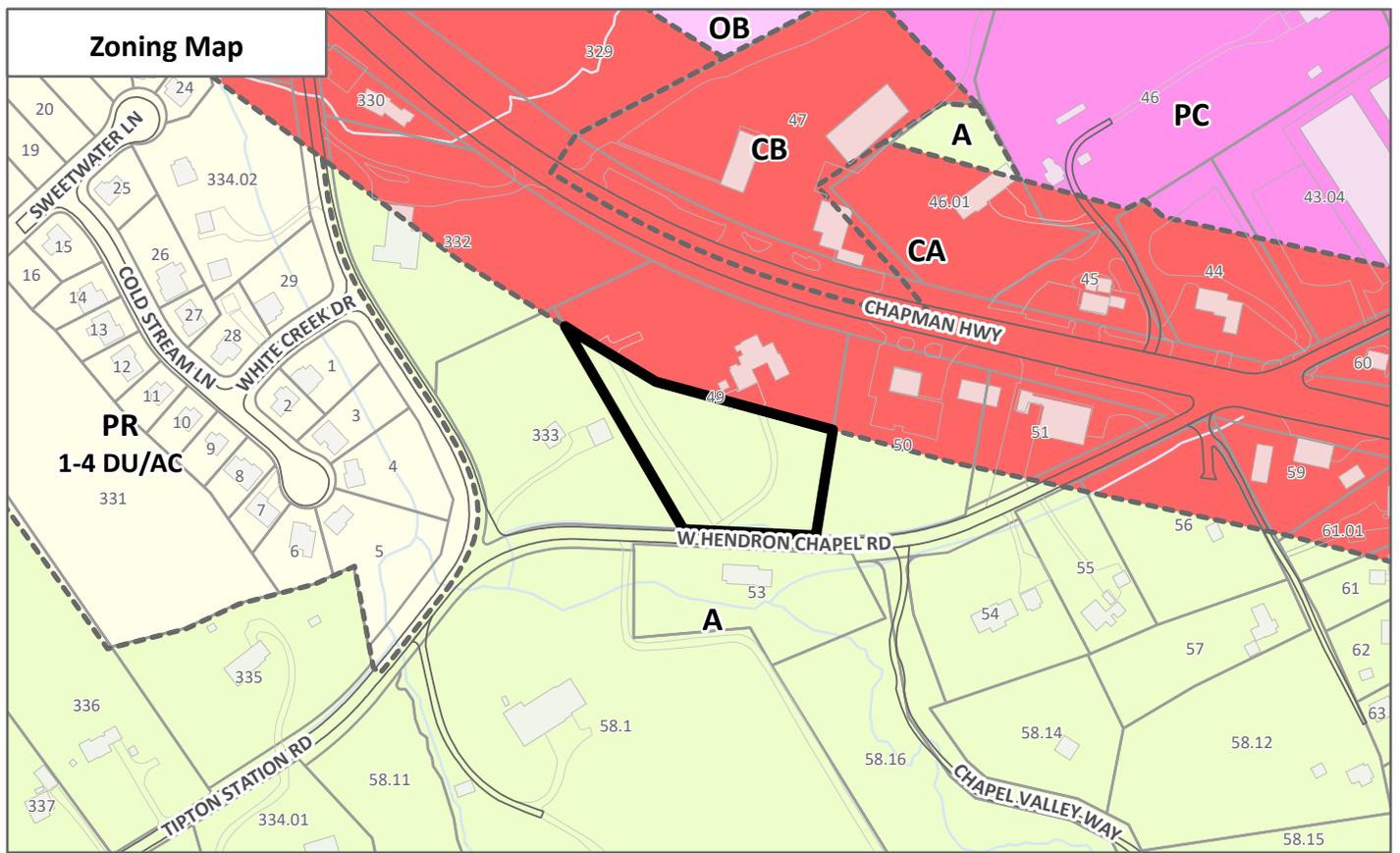
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

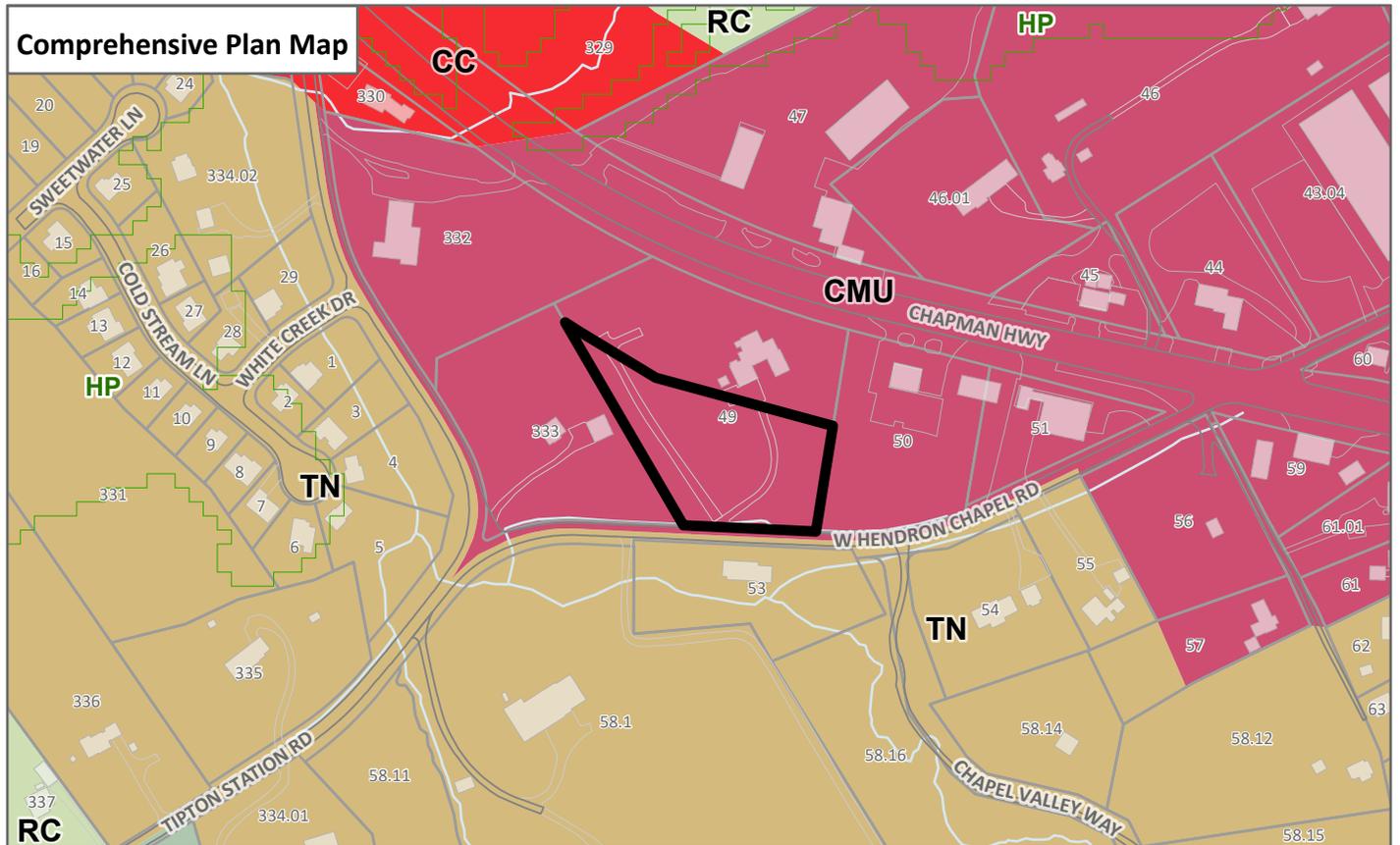
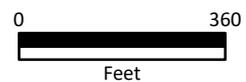


EXHIBIT A, CONTEXTUAL MAPS

2-I-26-RZ



Case boundary



Existing Land Use Map

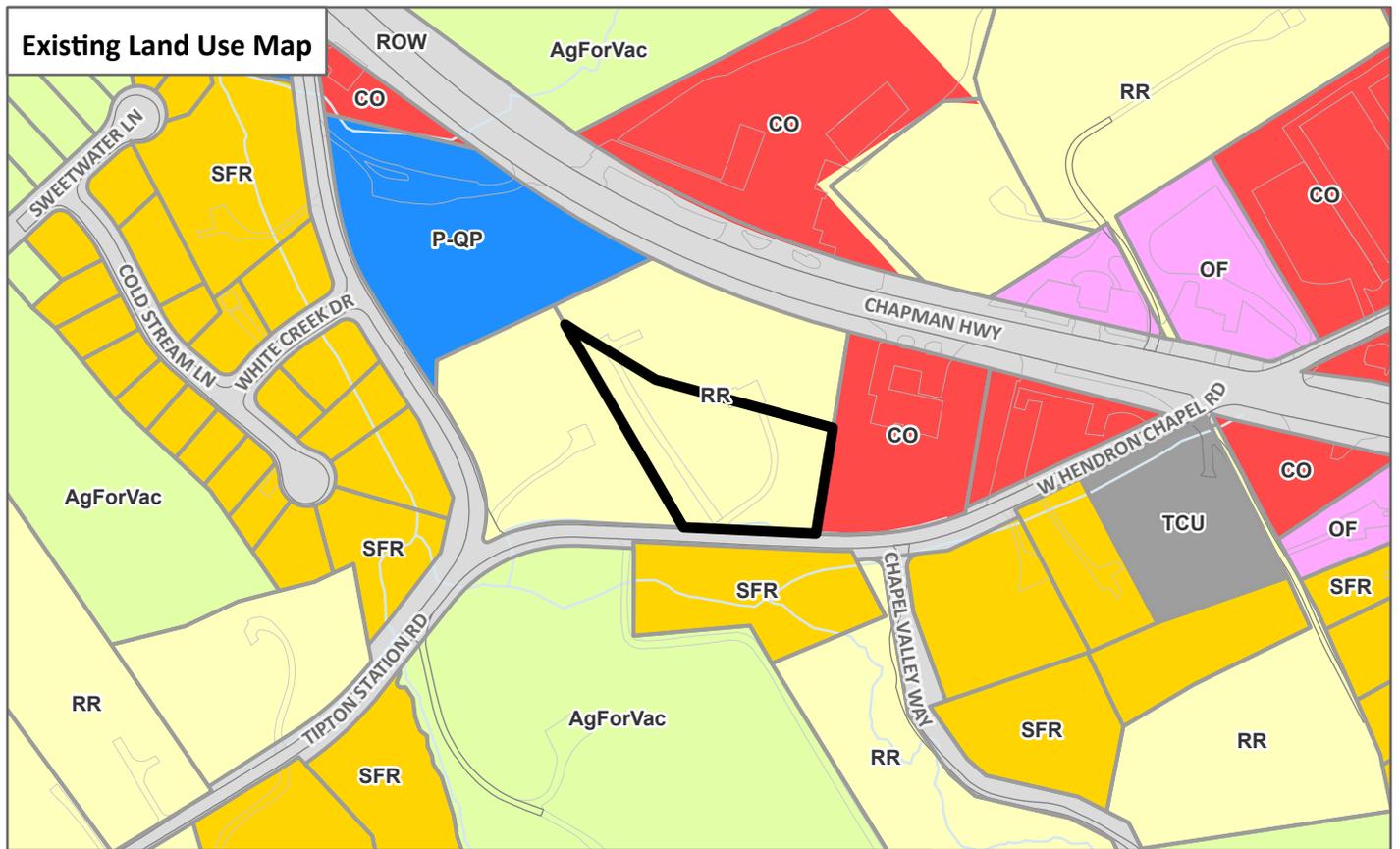
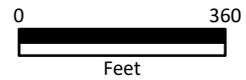


EXHIBIT A, CONTEXTUAL MAPS

2-I-26-RZ



Case boundary



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.

01/31/2026

Date to be Posted

02/13/2026

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

Debbie Billings
Applicant Signature

Debbie Billings
Applicant Name

12-24-25
Date