REZONING REPORT

▸ **FILE #:**	**11-G-26-RZ**	**AGENDA ITEM #:**	**6**
		AGENDA DATE:	**11/12/2026**
▸ **APPLICANT:**	**STEVE DRUMMER**		
OWNER(S):	Merchant Holdings, LLC Merchant Holdings, LLC		
TAX ID NUMBER:	123 L D 01601 (PARTIAL)	**View map on KGIS**	
JURISDICTION:	City Council District 1		
STREET ADDRESS:	218 LINDY DR		
▸ **LOCATION:**	**South side of Lindy Dr, north of Chapman Hwy**		
▸ **APPX. SIZE OF TRACT:**	**0.68 acres**		
SECTOR PLAN:	South City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
ACCESSIBILITY:	Access is via Lindy Drive, a minor collector with 19 ft of pavement width within a right-of-way width that varies from 35-36 ft.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Knob Creek		
▸ **CURRENT ZONING:**	**C-H-2 (Highway Commercial)**		
▸ **REQUESTED ZONING:**	**RN-1 (Single-Family Residential Neighborhood)**		
▸ **EXISTING LAND USE:**	**Single Family Residential**		
▸			
EXTENSION OF ZONING:	Yes, it is an extension.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Single family residential - RN-1 (Single-Family Residential Neighborhood)		
	South: Office - C-H-2 (Highway Commercial)		
	East: Single family residential, multifamily residential - RN-1 (Single-Family Residential Neighborhood)		
	West: Commercial - C-H-2 (Highway Commercial)		
NEIGHBORHOOD CONTEXT:	The subject property is located north of Chapman Highway, east of the Lake Forest neighborhood and north of the Colonial Village neighborhood. The surrounding area is developed primarily with single family houses with commercial uses along Chapman Highway.		

STAFF RECOMMENDATION:

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

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. This neighborhood north of the Chapman Highway commercial corridor has experienced modest growth over the past two decades, including the Colonial Estate condo development a quarter mile north of the subject parcel and the Ford Valley Estates subdivision a quarter mile east. Recent infill development includes a house along the northern portion of the subject parcel and a duplex on the adjacent eastern parcel, both constructed in 2025.
2. The southern portion of the subject parcel has had a highway commercial zoning designation since at least the 1960s, when the parcel extended farther south and had direct access to Chapman Highway. The property has since been subdivided and separated from the highway. A continuation of the legacy zoning designation is not warranted, given the property's current access and its location within a residential area.

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.
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.
3. The RN-1 district would be an extension of the district from the north and east sides and is consistent with the low-intensity development pattern north of the commercial corridor.
4. 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. No adverse impacts are expected from the requested RN-1 district because the permitted uses are less intensive than those in the existing zone. Any additional residential development would require a subdivision of the property.

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 rezoning is consistent with the General Plan's Development Policy 11.5, which encourages avoiding abrupt, incompatible changes in density, scale, and building appearance from one development to another. Here, the rezoning will eliminate the situation in which a parcel has two incompatible zones.
2. A downzoning to the residential district is also consistent with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
3. The South City Sector Plan and One Year Plan designate this property as LDR (Low Density Residential), which does not support the current C-H-2 district. Approval of this request will bring the zoning district into conformance with the adopted plans.

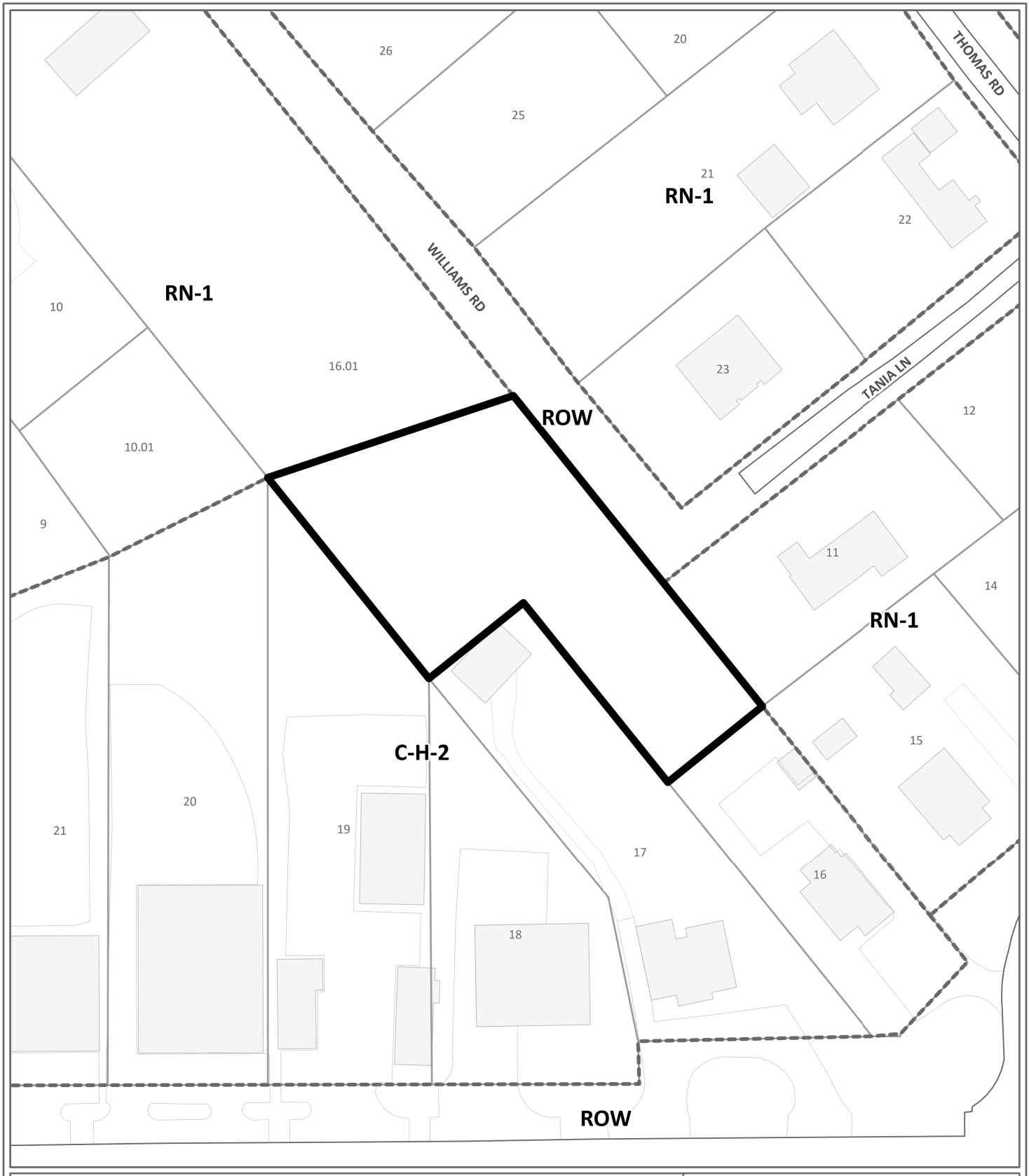
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:
1. This is an urbanized area with adequate utility infrastructure. Proximity to the Chapman Highway commercial corridor, bus stops at the highway's intersection with Lindy Drive, and the Anderson Head Start preschool support a minor increase in residential density here.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knoxville City Council for action on 1/5/2027 and 1/19/2027. 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 **11-G-26-RZ**

Petitioner: Steve Drummer

From: C-H-2 (Highway Commercial)

To: RN-1 (Single-Family Residential Neighborhood)

Map No: 123

Jurisdiction: City

0 90

Feet

N

Original Print Date: 10/6/2026

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

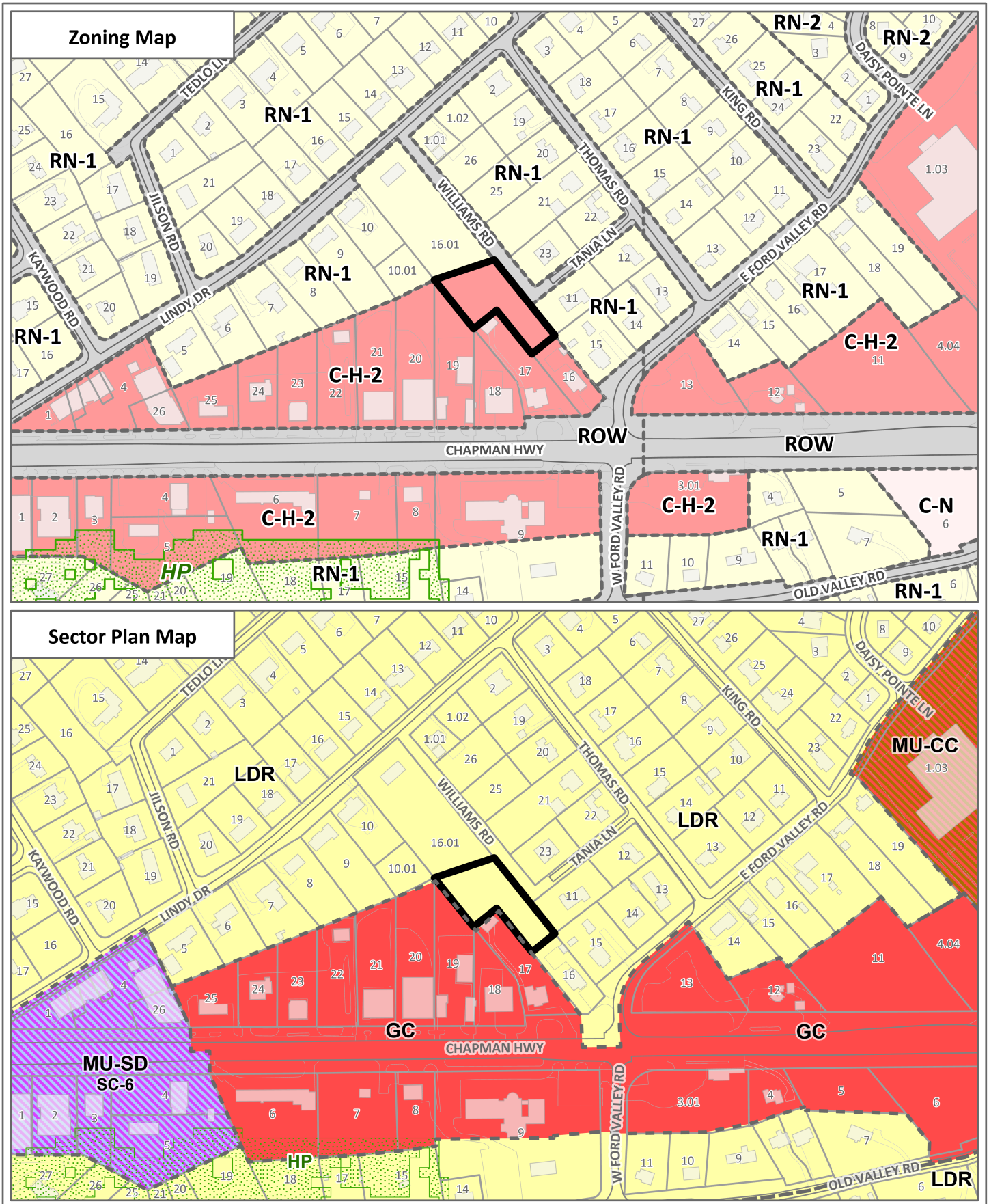


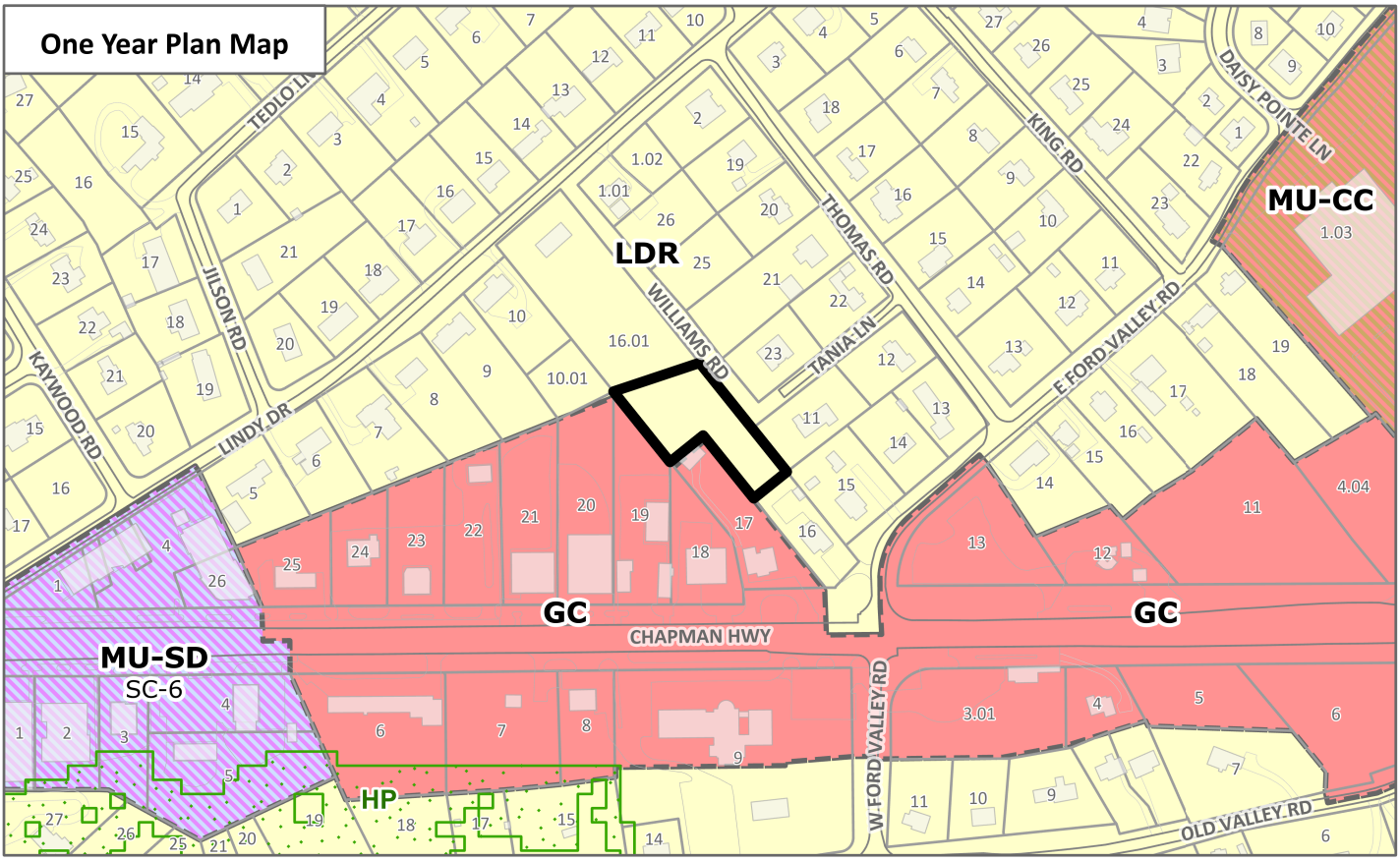
EXHIBIT A, CONTEXTUAL MAPS 11-G-26-RZ

Case boundary

0 340

Feet

N



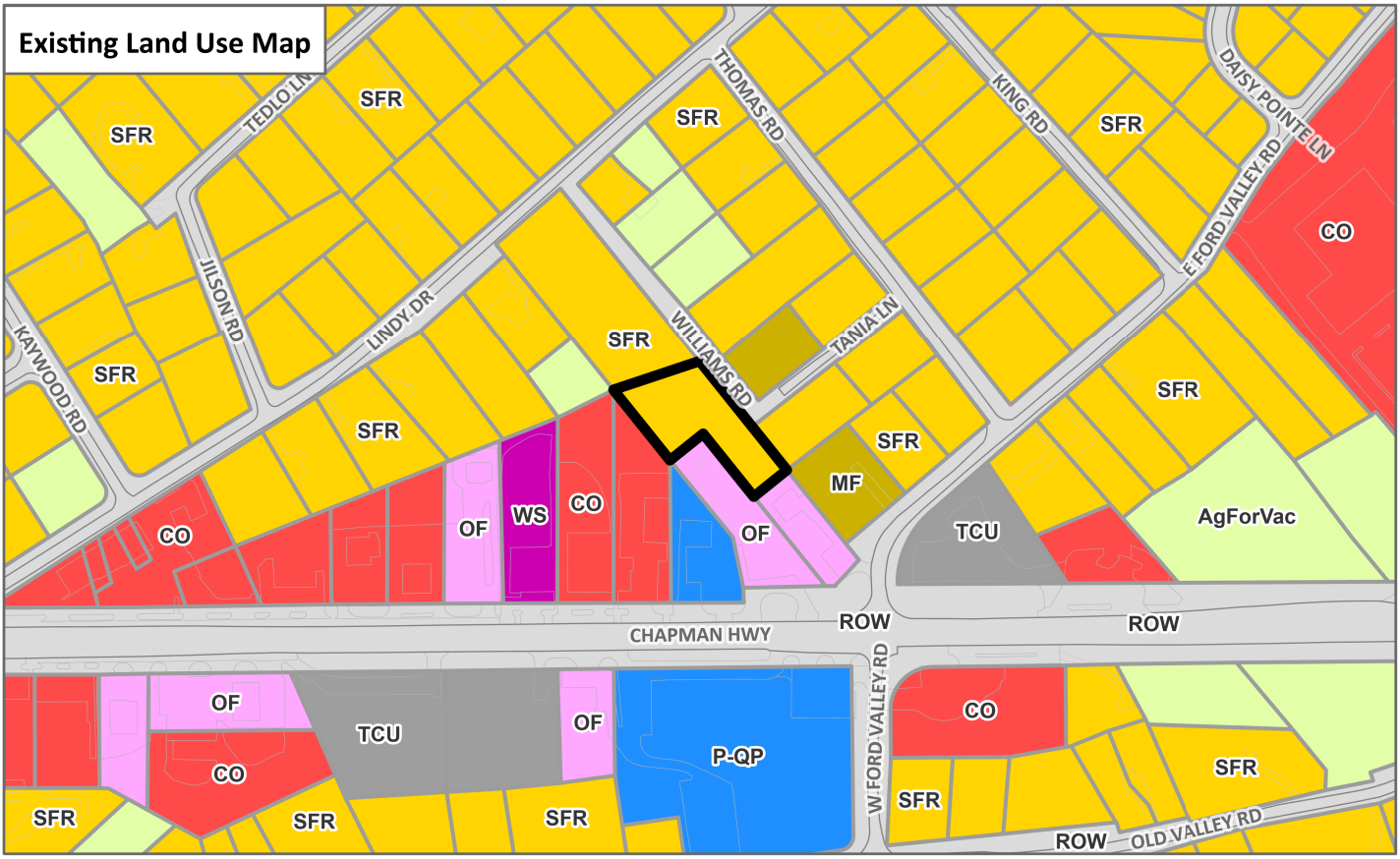


EXHIBIT A, CONTEXTUAL MAPS **11-G-26-RZ**

Case boundary

0 360

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

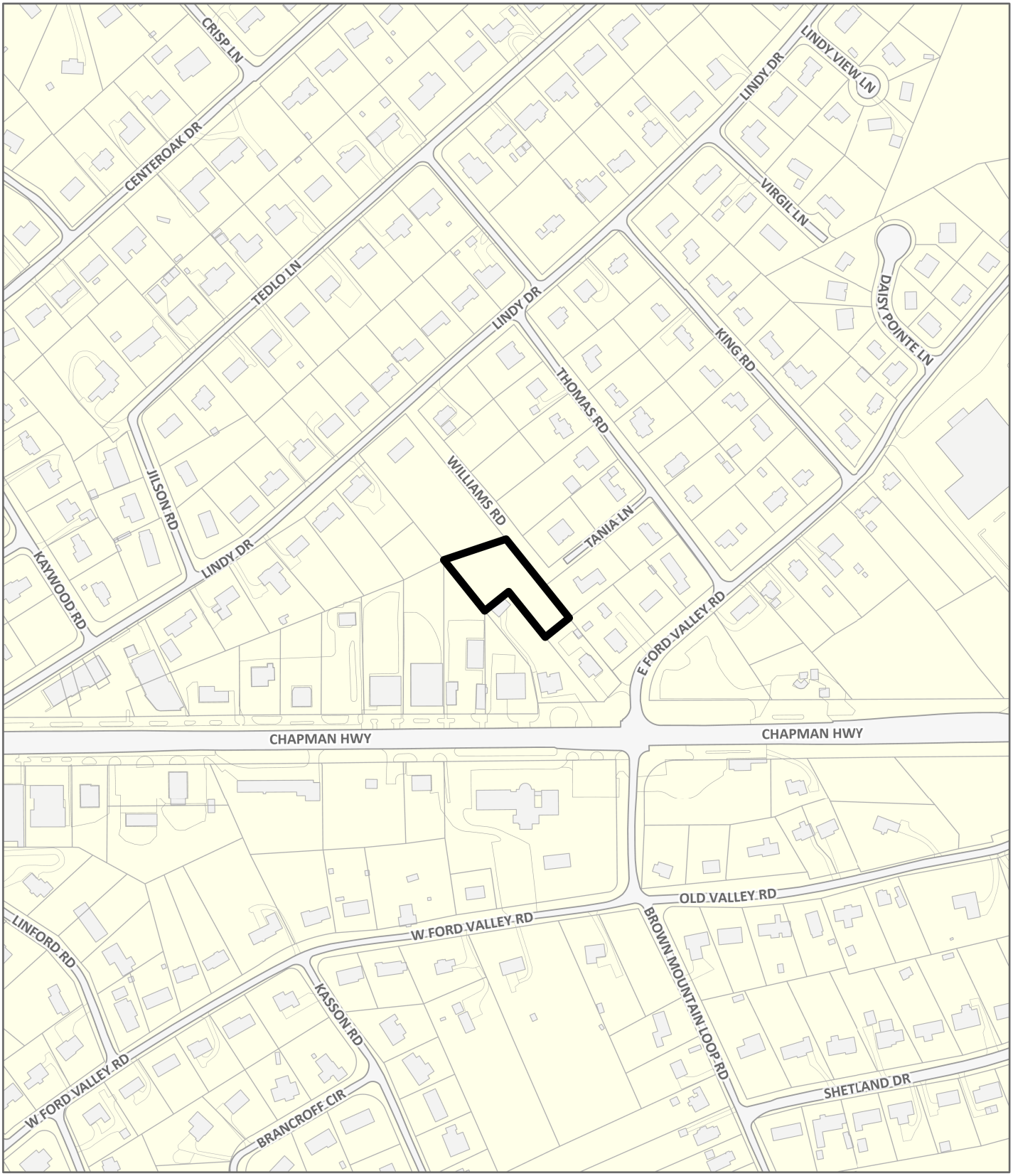
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **11-G-26-RZ**

Case boundary

0 360

Feet

N

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.*

~~10/2/2026~~ 10/31/2026 — Date to be Posted

~~11/16/2026~~ 11/13/2026 — 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

Steve Drummer — Applicant Signature

Digitally signed by Steve Drummer
DN: C=US, E=sdrummer@civildesignservices.org, O="Civil Design Services, LLC", CN=Steve Drummer
Date: 2026.09.20 08:52:21 -04'00'

Steve Drummer — Applicant Name

9/21/2026 — Date