REZONING REPORT

FILE #: 11-H-26-RZ **AGENDA ITEM #: 30**

AGENDA DATE: 11/12/2026

APPLICANT:	**TODD & MELINDA HAWKINS**
OWNER(S):	Todd & Melinda Hawkins
TAX ID NUMBER:	47 021 **View map on KGIS**
JURISDICTION:	County Commission District 7
STREET ADDRESS:	8006 CONNER RD (8016 CONNER RD)
LOCATION:	**East side of Conner Rd, north of Tate Trotter Rd, east of I-75**
APPX. SIZE OF TRACT:	**1 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via Conner Road, a minor collector with 17 ft of pavement width within a right-of-way width that varies from 43-51 ft.
UTILITIES:	Water Source: Hallsdale-Powell Utility District
	Sewer Source: Septic
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Beaver Creek
CURRENT ZONING:	**A (Agricultural)**
REQUESTED ZONING:	**RA (Low Density Residential)**
EXISTING LAND USE:	**Single Family Residential**
EXTENSION OF ZONING:	No, it is not an extension.
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land - A (Agricultural)
	South: Single family residential - A (Agricultural)
	East: Single family residential - A (Agricultural)
	West: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
NEIGHBORHOOD CONTEXT:	The surrounding area features single family houses in subdivisions and on large lots, and there are offices, an assisted living facility, and a hospital along Dannaher Drive 0.3 miles to the southeast. There are commercial and office uses concentrated along E Emory Road near its intersection with I-75 that lies 0.85 miles to the southwest of the subject property.

STAFF RECOMMENDATION:

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Residential development along this section of Conner Road has remained relatively stable since 1999 when the road was widened and realigned towards E Emory Road to the south. In October 2026, the County Commission approved a rezoning from A (Agricultural) to RA (Low Density Residential) 0.25 miles to the north of the subject property.
2. A medical and office park has developed along Dannaher Drive to the south in the years following the construction of North Knoxville Medical Center in 2007. This introduced the CA (General Business) and OB (Office, Medical, and Related Services) districts into the area, which permit residential development up to 12 dwelling units per acre by right.
3. TDOT has begun a major construction project at the I-75 and E Emory Road interchange 0.75 miles to the south, which will convert it to a Diverging Diamond in order to move high volumes of traffic.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone is intended to provide for areas with low population densities. It is compatible with the nearby A and RA residential zoning and development and the CA and OB zoning districts that permit residential uses up to 12 du/ac.
2. 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 RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area at the edge of a medical node.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.
1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. Since the property is on septic, up to two single family houses or two duplexes could be permitted on the property if it was rezoned to RA.
2. Conner Road is a minor collector with 17 ft of pavement width, which would be minimally affected by a development of the size permitted under RA. It also routes traffic to the E Emory Road corridor 0.75 miles to the south, which will discourage increased traffic through side streets.

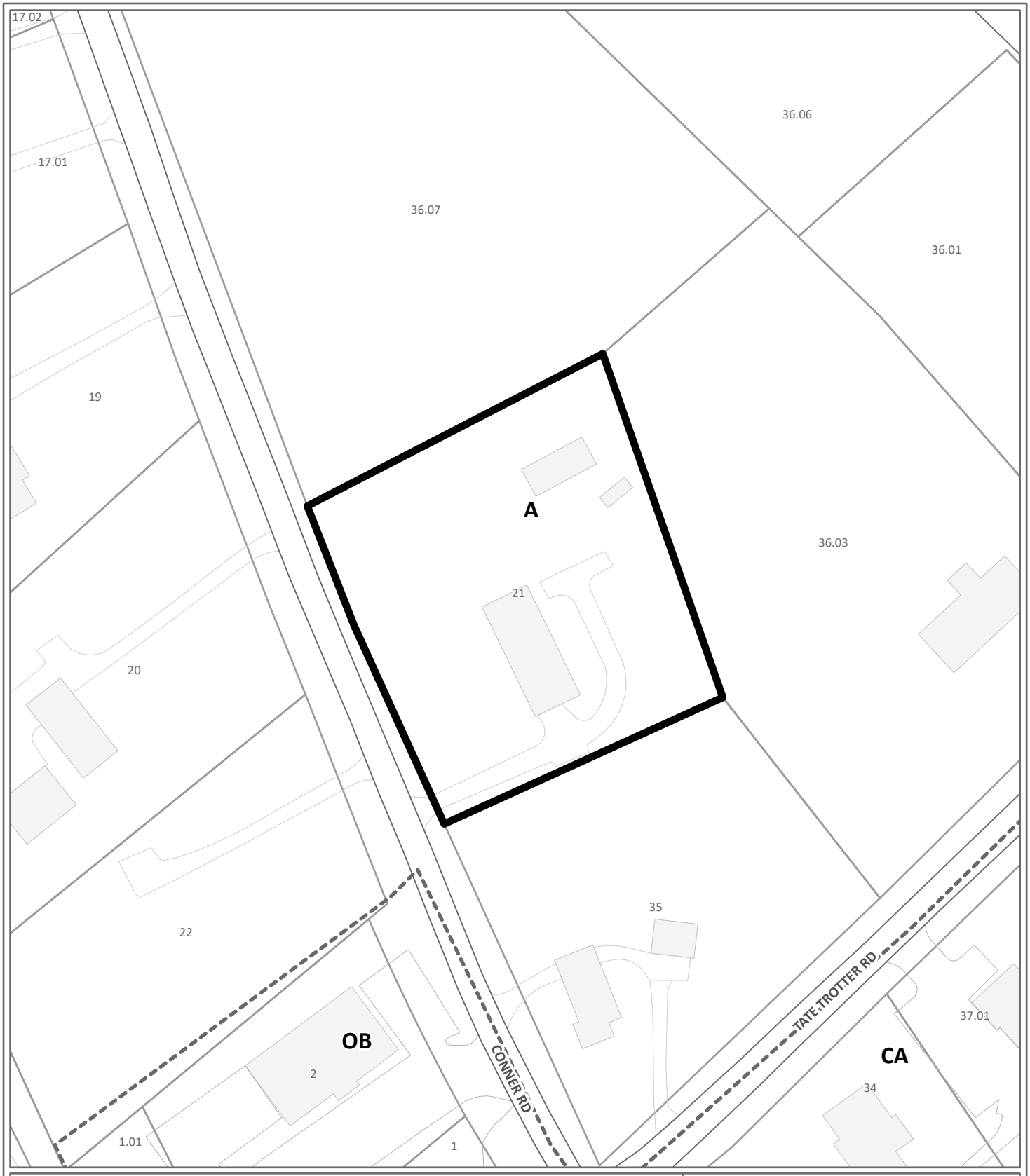
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 12/14/2026. 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 **11-H-26-RZ**

Petitioner: Todd & Melinda Hawkins

From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 47

Jurisdiction: County

0 90

Feet

N

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

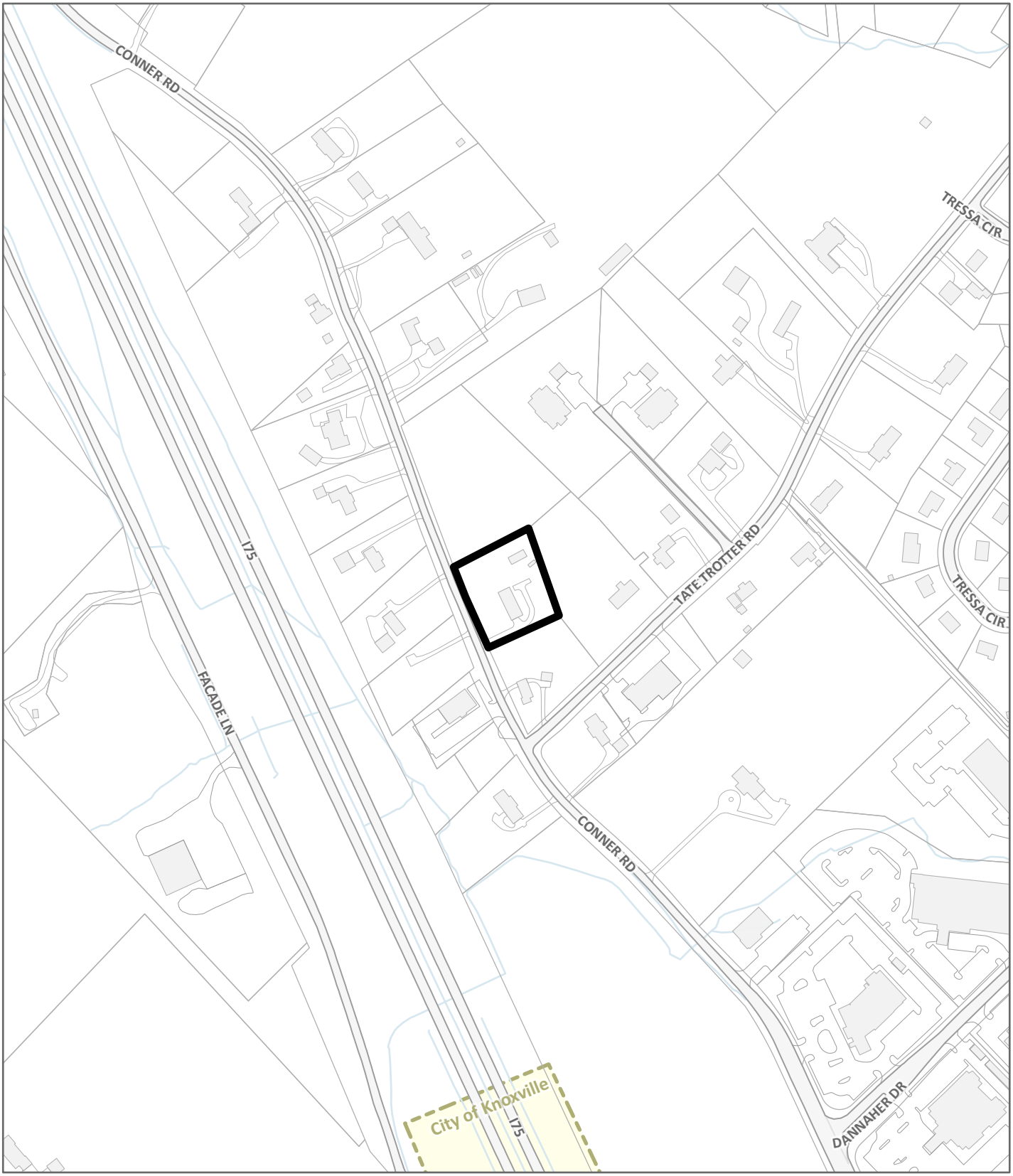
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



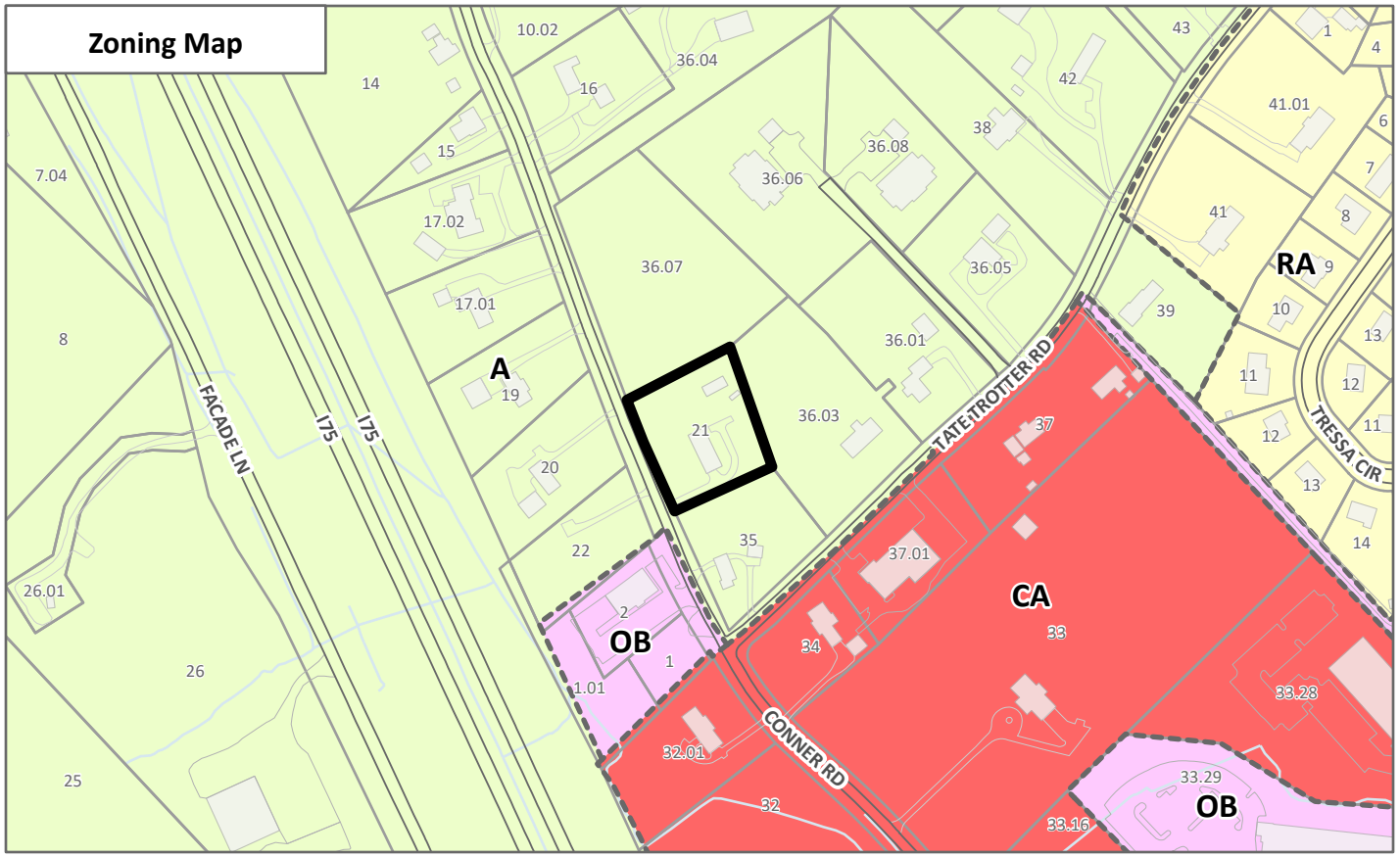
LOCATION MAP **11-H-26-RZ**

Case boundary

0 360

Feet

N



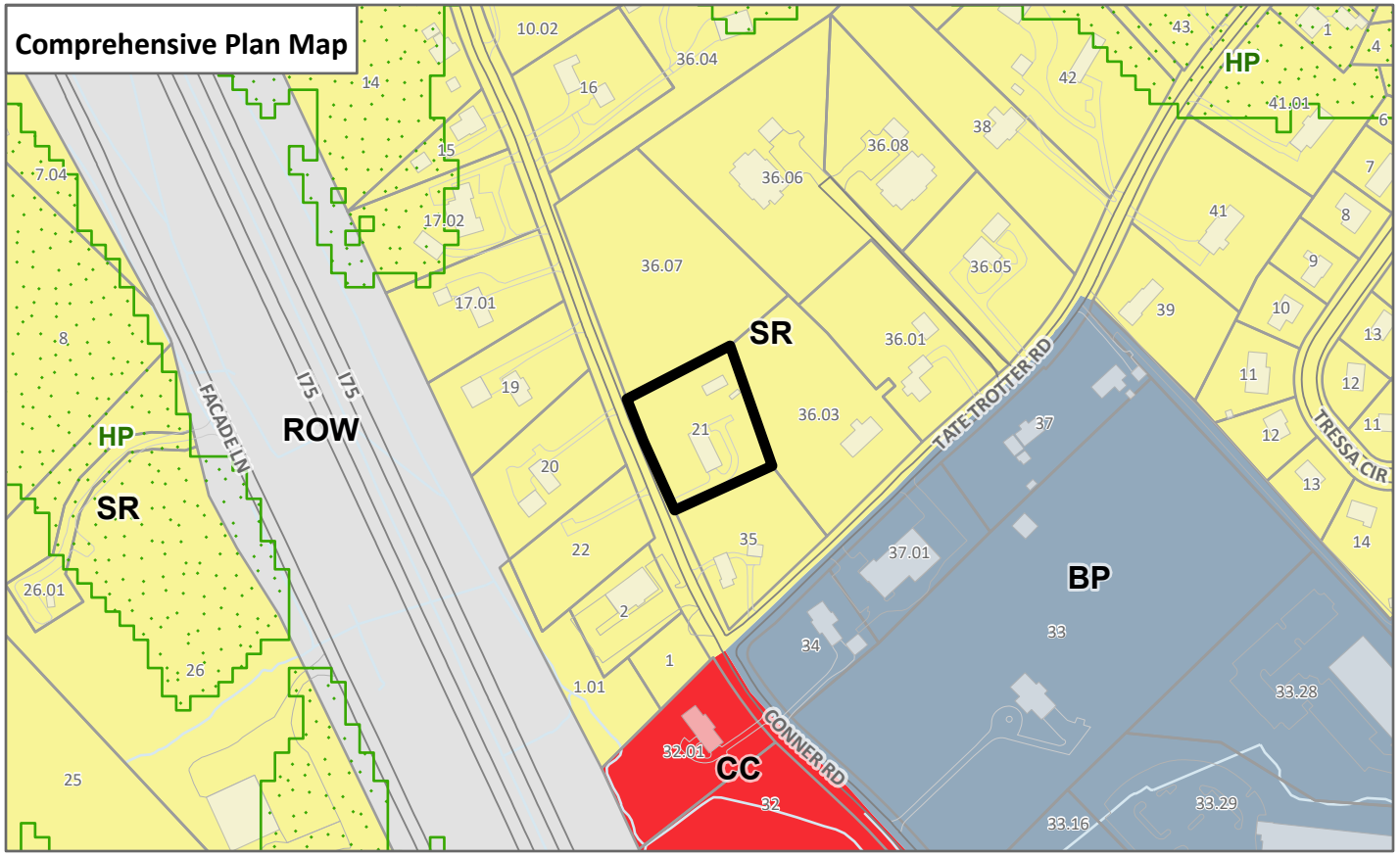


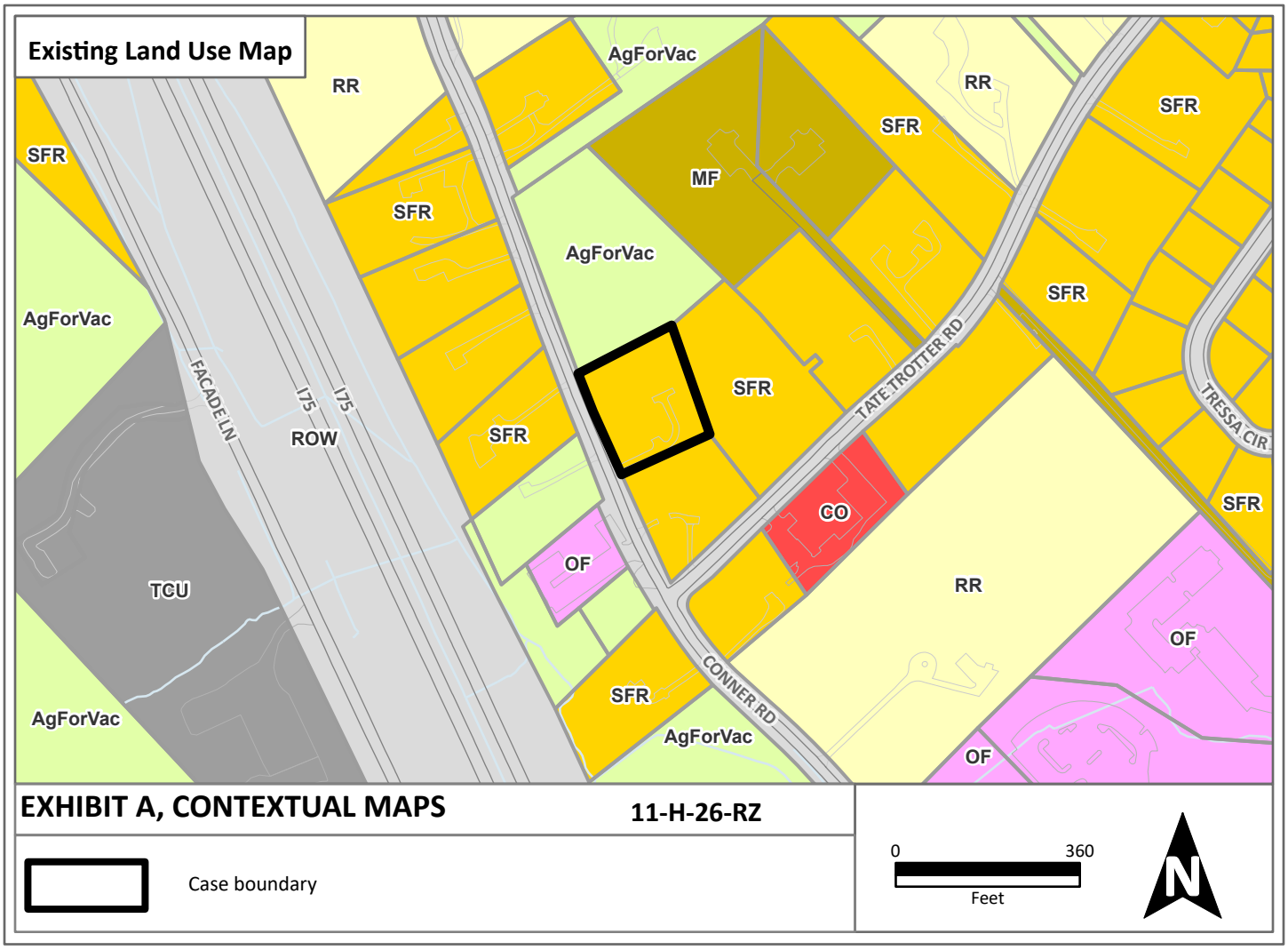
EXHIBIT A, CONTEXTUAL MAPS **11-H-26-RZ**

Case boundary

0 360

Feet

N


Existing Land Use Map
RR
AgForVac
SFR
MF
SFR
AgForVac
AgForVac
FACADE LN
I75
I75
ROW
SFR
SFR
TATE TROTTER RD
CO
OF
TCU
RR
CONNER RD
SFR
AgForVac
AgForVac
OF
OF
RR
SFR
SFR
TRESSA CIR
SFR
EXHIBIT A, CONTEXTUAL MAPS
11-H-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.*

Have you engaged the surrounding property owners to discuss your request?

- ☐ Yes
- ☒ No
- ☐ No, but I plan to prior to the Planning Commission meeting

10/31/26
Date to be Posted

11/13/26
Date to be Removed

Todd Hawkins
Applicant Signature

Todd Hawkins
Applicant Name

9/24/26
Date