

REZONING REPORT

► FILE #: 8-G-26-RZ		AGENDA ITEM #: 20
POSTPONEMENT(S):	8/13/26	AGENDA DATE: 9/10/2026
► APPLICANT: DANIEL HUMPHREYS		
OWNER(S):	Douglas and Kimberlin Smelcer Living Trust	
TAX ID NUMBER:	47 01007, 012	View map on KGIS
JURISDICTION:	County Commission District 7	
STREET ADDRESS:	0 CONNER RD	
► LOCATION:	West side of Conner Rd, east side of I-75, south of E Copeland Dr	
► APPX. SIZE OF TRACT:	1.82 acres	
GROWTH POLICY PLAN:	Planned Growth Area	
ACCESSIBILITY:	Access is via Conner Road, a minor collector with 18-21 ft of pavement width within a 50-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	
► CURRENT ZONING:	A (Agricultural)	
► REQUESTED ZONING:	RA (Low Density Residential)	
► EXISTING LAND USE:	Agriculture/Forestry/Vacant Land	
►		
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:	Rural residential - A (Agricultural)
	East:	Single family residential, agriculture/forestry/vacant - A (Agricultural)
	West:	I-75 right-of-way
NEIGHBORHOOD CONTEXT:	The subject property is in an area that predominantly features rural residences, forested land, and single family houses in subdivisions. Commercial and office uses are concentrated along E Emory Road. North Knoxville Medical Center is 0.65 miles to the south.	

STAFF RECOMMENDATION:

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

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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 section of Conner Road has remained mostly unchanged since 1999 when Conner Road was widened and realigned 0.25 miles south toward E Emory Road. Also, a mile south is the I-75 Interchange at Emory Road where TDOT is undergoing a major construction project to convert this diamond interchange into a Diverging Diamond in order to move high volumes of traffic.

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

1. The RA zone provides for residential areas with low population densities. The RA zone allows single-family houses with sewer on 10,000 sq ft lots and duplexes on 12,000 sq ft lots with use on review approval by the Planning Commission. Without sewer, the minimum lot size is 20,000 sq ft for houses and duplexes.

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 RA zone primarily allows residential uses, which aligns with the existing residential character of the area.

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. Conner Road is a minor collector road, so no additional traffic will be routed through neighborhoods.

2. While the surrounding properties on Conner Road are zoned A (Agricultural), many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted.

3. The Hillside Protection area covers the entirety of the property. The recommended disturbance budget, based on the steepness of the slopes, is 1.54 acres of this 1.82-acre 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 property is within the SR (Suburban Residential) place type and is considered directly related, meaning the zoning district is appropriate to consider in this place type.

2. This request brings the zoning into compliance with the Knox County Comprehensive Plan, as the current A zoning is not a zone that can be considered under the SR place type. The SR place type calls for primarily single family residential development and attached dwellings that have the scale of a single family home. The RA zone allows single family homes and duplexes.

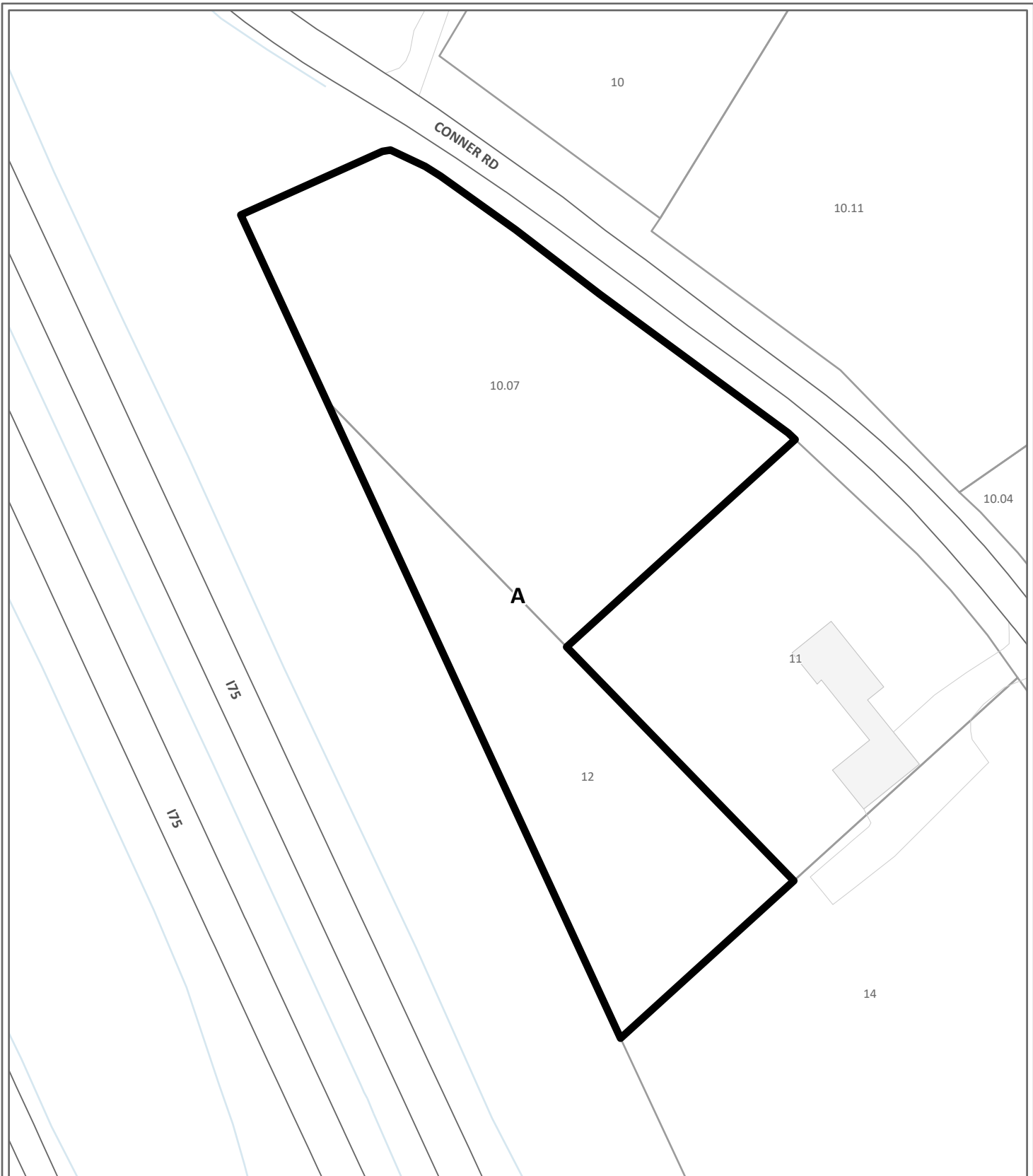
3. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

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 9/21/2026. 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

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Petitioner: Daniel Humphreys

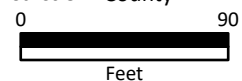


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 47

Jurisdiction: County



Original Print Date: 7/1/2026

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

Exhibit A. Contextual Images



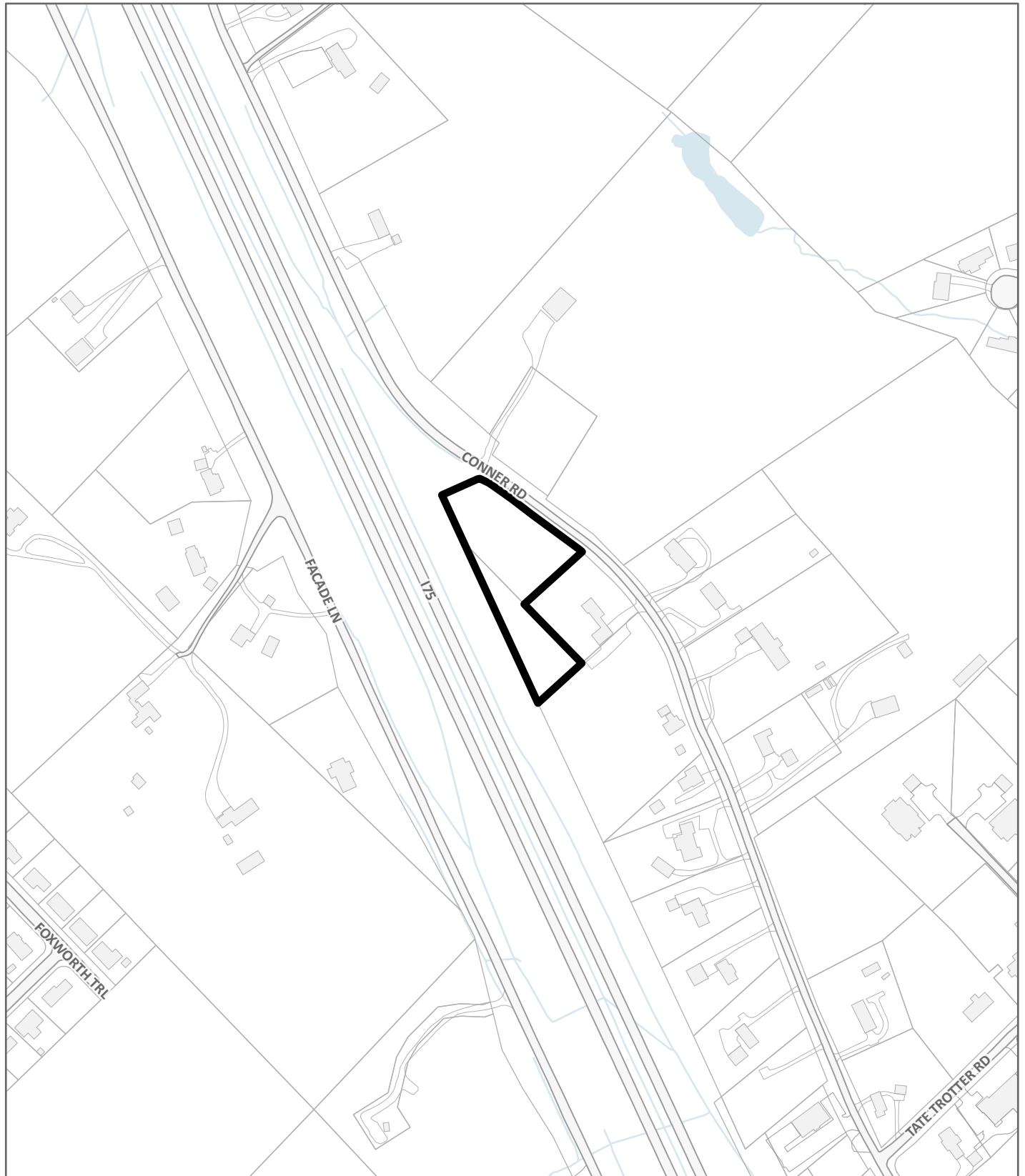
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

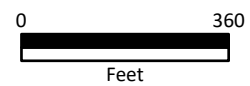


LOCATION MAP

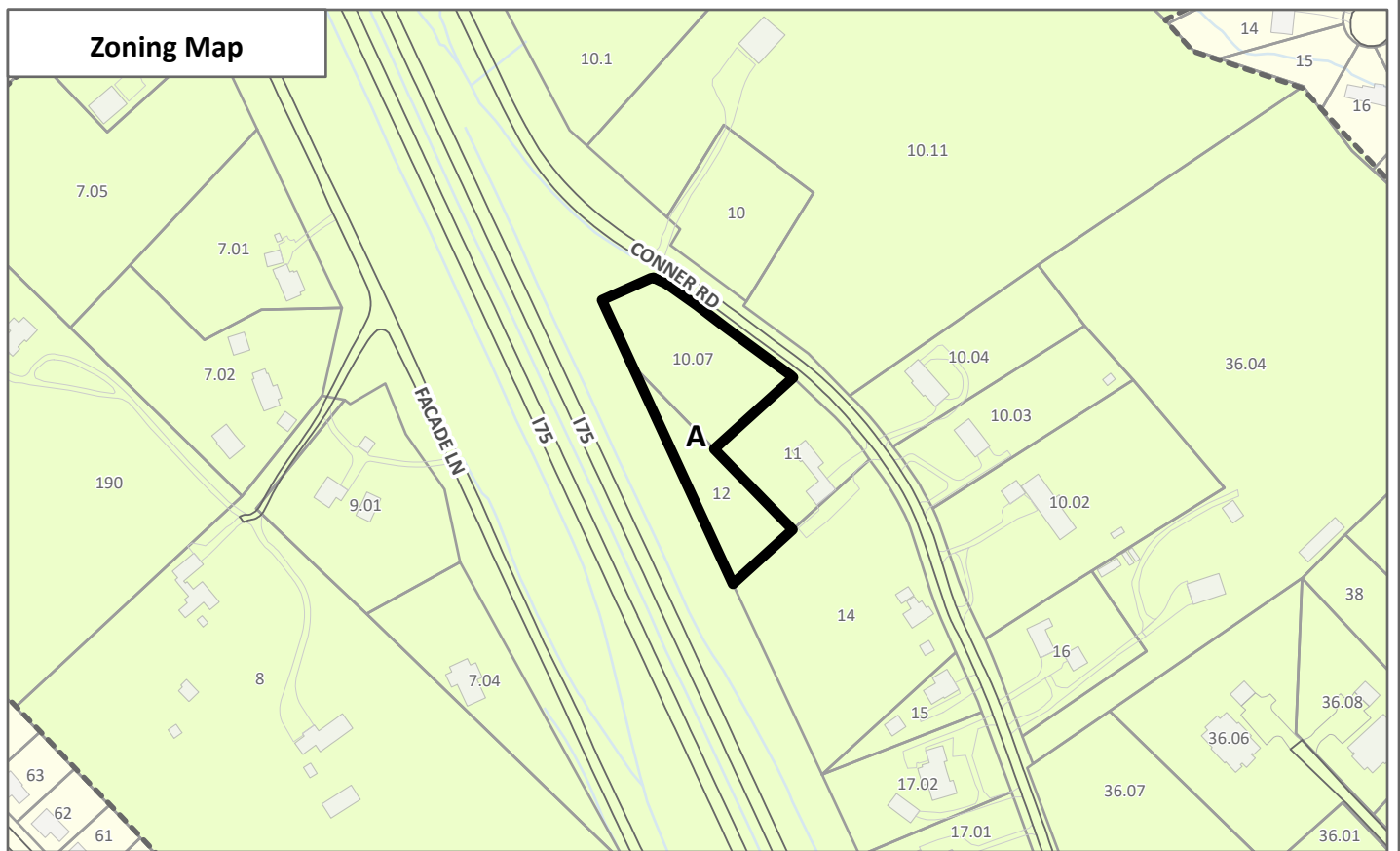
8-G-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

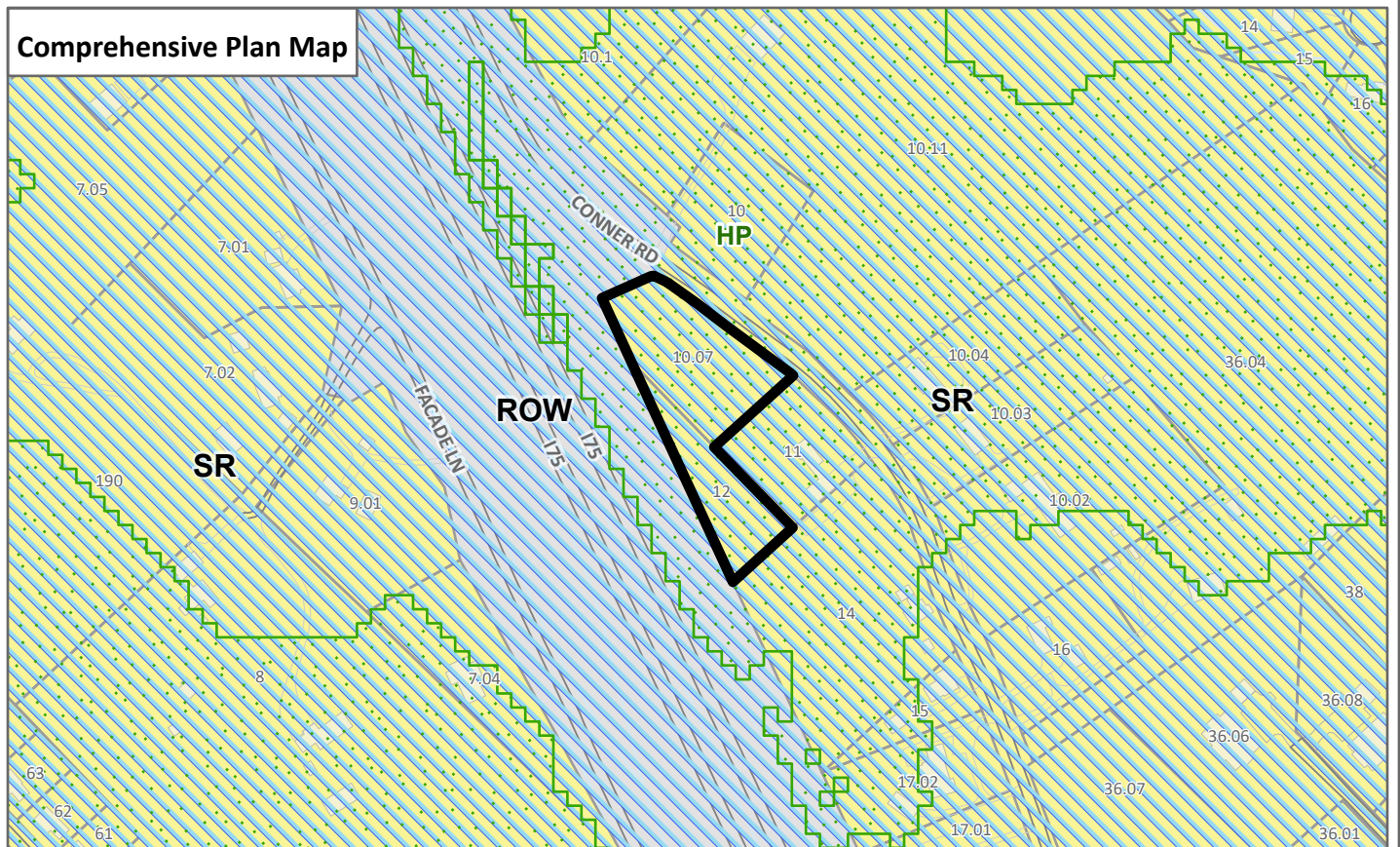
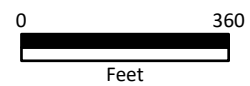


EXHIBIT A, CONTEXTUAL MAPS

8-G-26-RZ



Case boundary



Existing Land Use Map

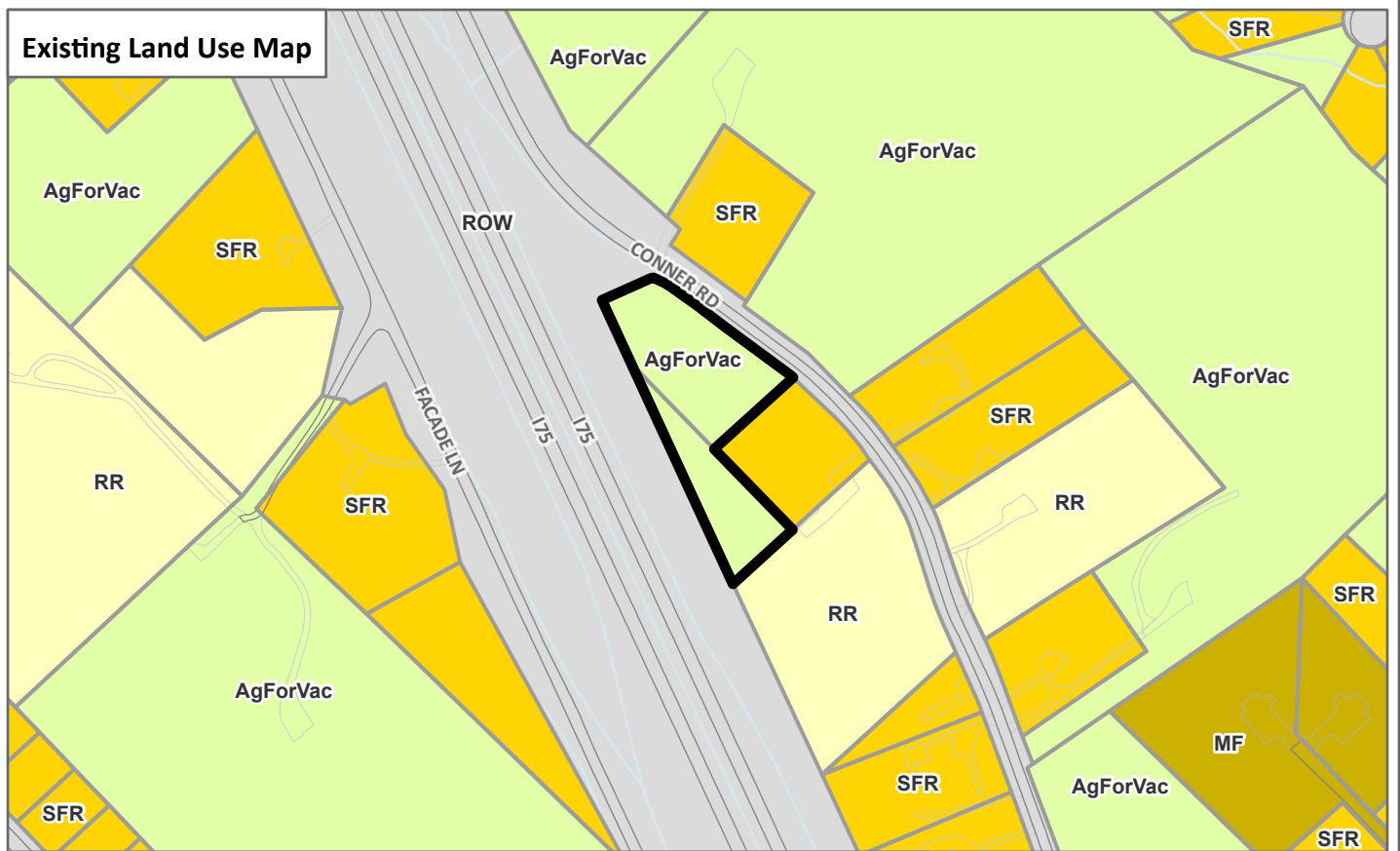


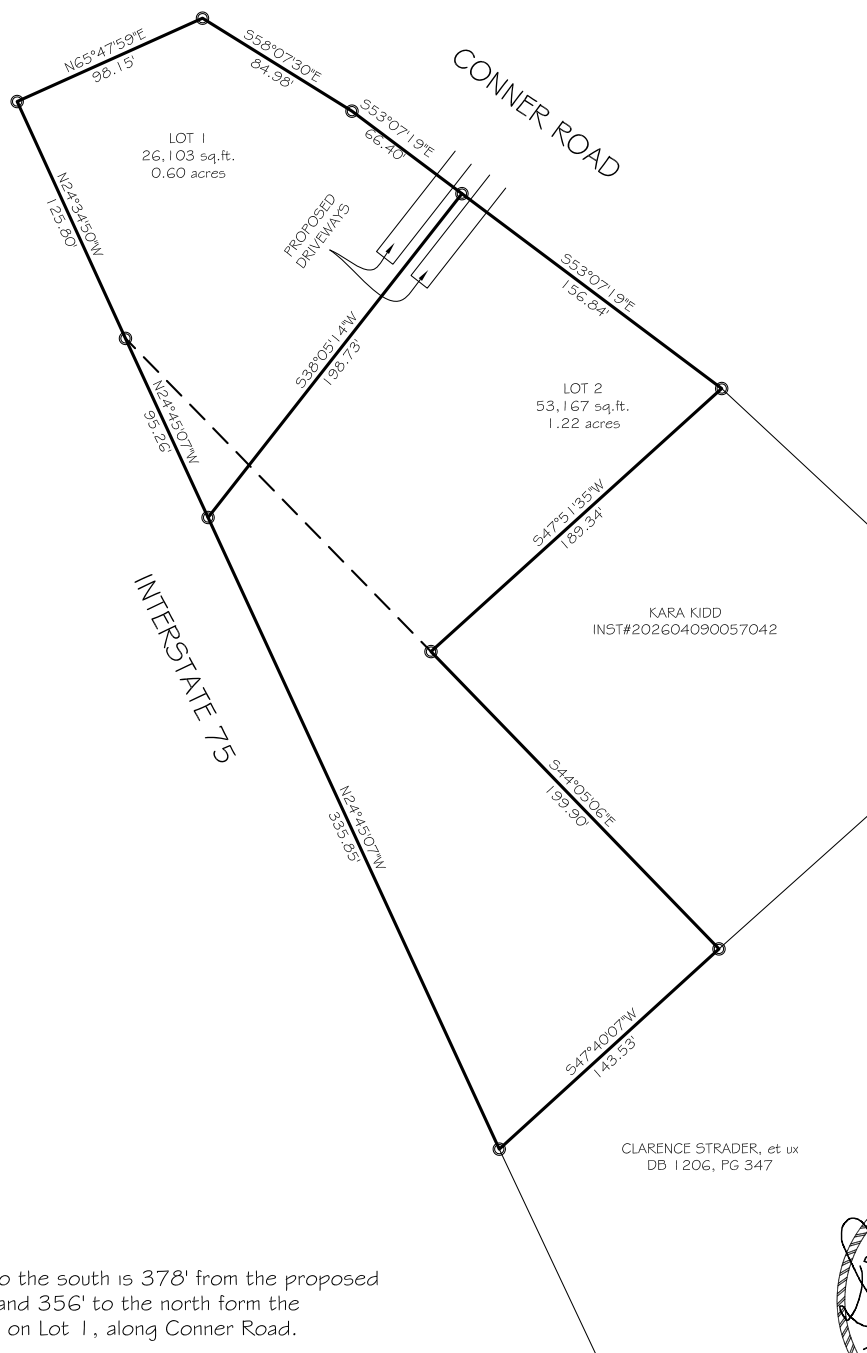
EXHIBIT A, CONTEXTUAL MAPS

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Case boundary





The site distance to the south is 378' from the proposed driveway on Lot 2 and 356' to the north from the proposed driveway on Lot 1, along Conner Road.

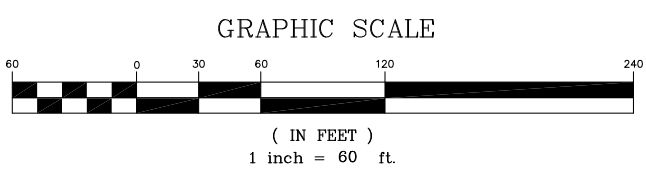


CERTIFICATION OF SURVEY
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS, EASEMENTS, AND/OR IMPROVEMENTS ARE LOCATED AS SHOWN HEREON. I HEREBY CERTIFY THAT THIS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

OWNER:
DOUGLAS & KIMBERLIN
SMELCER LIVING TRUST
227 WINDSTONE BLVD
POWELL, TN 37849

SIGHT DISTANCE EXHIBIT
DOUGLAS & KIMBERLIN SMELCER LIVING TRUST
CONNER ROAD
POWELL, TENNESSEE 37849
CLT. MAP 047, PARCELS 010.07 & 012.00

COUNTY: KNOX DATE: 7-20-2026
CITY: SCALE: 1"=60"
DISTRICT: 6th CITY BLOCK:
PLAT REFERENCE:
DEED REFERENCE: INST#202504070052460



**BEGINNING POINT**
LAND SURVEYING

234 Ladd Ridge Road
Kingston, TN 37763
PH. (865) 696-4613

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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.

8/1/26

Date to be Posted

8/14/26

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

Daniel
Humphreys

Applicant Signature

Digitally signed by Daniel
Humphreys
Data: 2026.06.23 06:48:37 -04'00'

Daniel Humphreys

Applicant Name

6/23/26

Date