

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-O-25-RZ **Related File Number:**
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: SUSAN HANCOCK

PROPERTY INFORMATION

General Location: Northwest side of Old Callahan Rd, northwest of Callahan Drive
Other Parcel Info.:
Tax ID Number: 67 238 **Jurisdiction:** City
Size of Tract: 1.52 acres
Accessibility: Access is via Old Callahan Drive, a major collector with 20 ft of pavement width within a 63-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** MDR/O (Medium Density Residential/Office), LDR (Low Den
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is north of the Clinton Highway commercial corridor, and the surrounding area features a mix of commercial, wholesale, office, and residential uses interspersed with vacant land. The forested slopes of Beaver Ridge lie directly to the north.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1921 OLD CALLAHAN DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, it is an extension.
History of Zoning: In 2003 the property was rezoned to R-2 (General Residential) and A-1 (General Agricultural) following annexation (12-F-03-RZ). In 2006 the property was rezoned from R-2 and A-1 to C-6 (General Commercial Park) (7-M-06-RZ).

PLAN INFORMATION (where applicable)

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 downzoning at the base of Beaver Ridge, in tandem with the retention of the HP overlay, is consistent with the General Plan's Development Policy 9.2, which encourages development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat.
2. The North City Sector Plan and One Year Plan designate this property as MDR (Medium Density Residential / Office) along the front and LDR (Low Density Residential) along the rear side. 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 provided by KUB and Hallsdale-Powell Utility District. There is a nearby commercial node at the intersection of Callahan Drive and Clinton Highway.

Action: Approved **Meeting Date:** 12/11/2025

Details of Action:

Summary of Action: Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and the surrounding development.

Date of Approval: 12/11/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/6/2026

Date of Legislative Action, Second Reading: 1/20/2026

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: