

REZONING REPORT

► **FILE #:** 8-G-26-RZ

AGENDA ITEM #: 18

AGENDA DATE: 8/13/2026

► **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:

► **Postpone the application 30 days to the September 10, 2026 meeting to allow the applicant time to verify sight distance.**

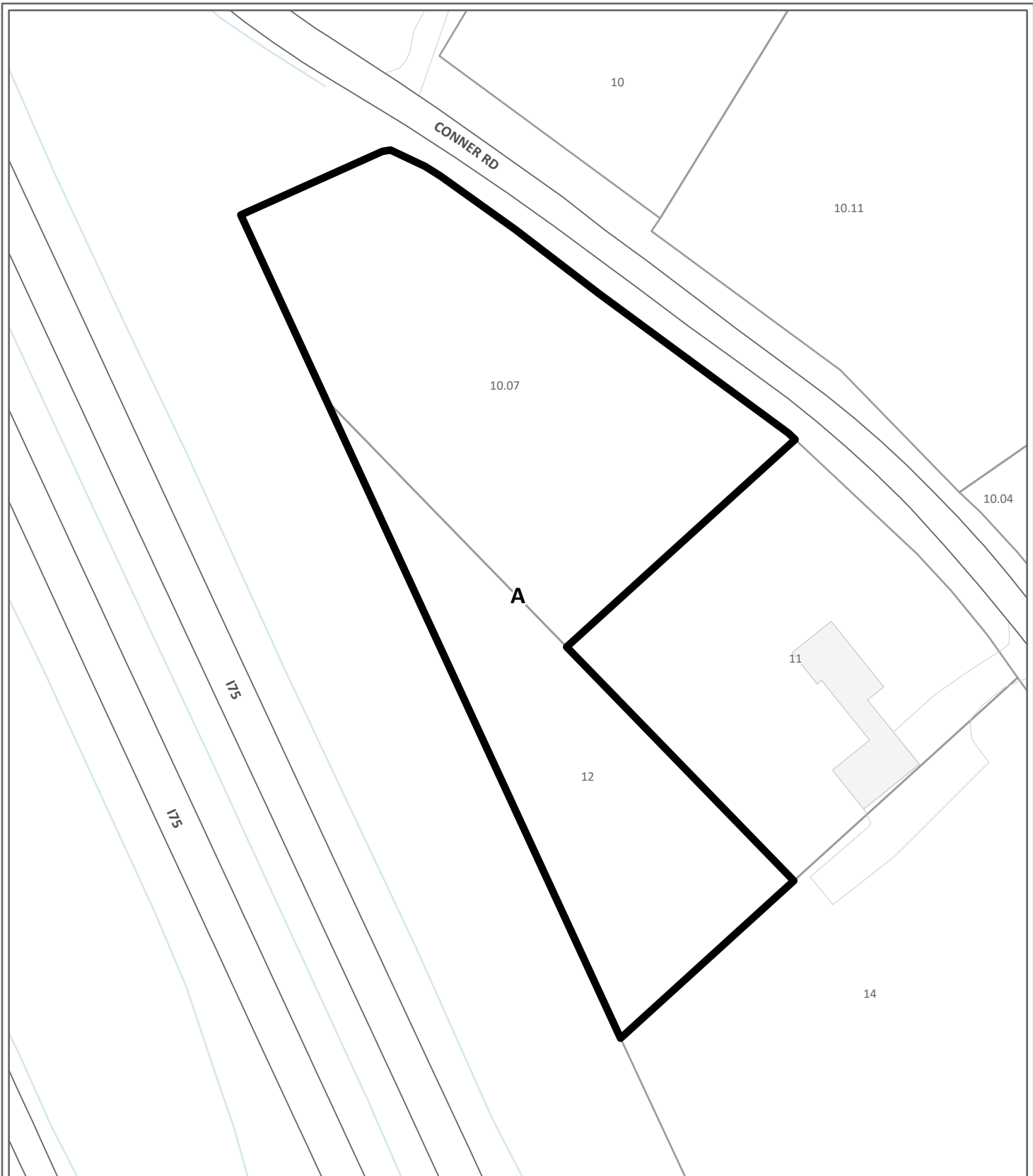
There are concerns with sight distance on Conner Road at this location due to the curve in the road.

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

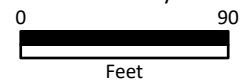


From: A (Agricultural)

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

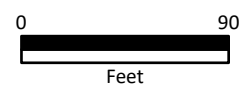
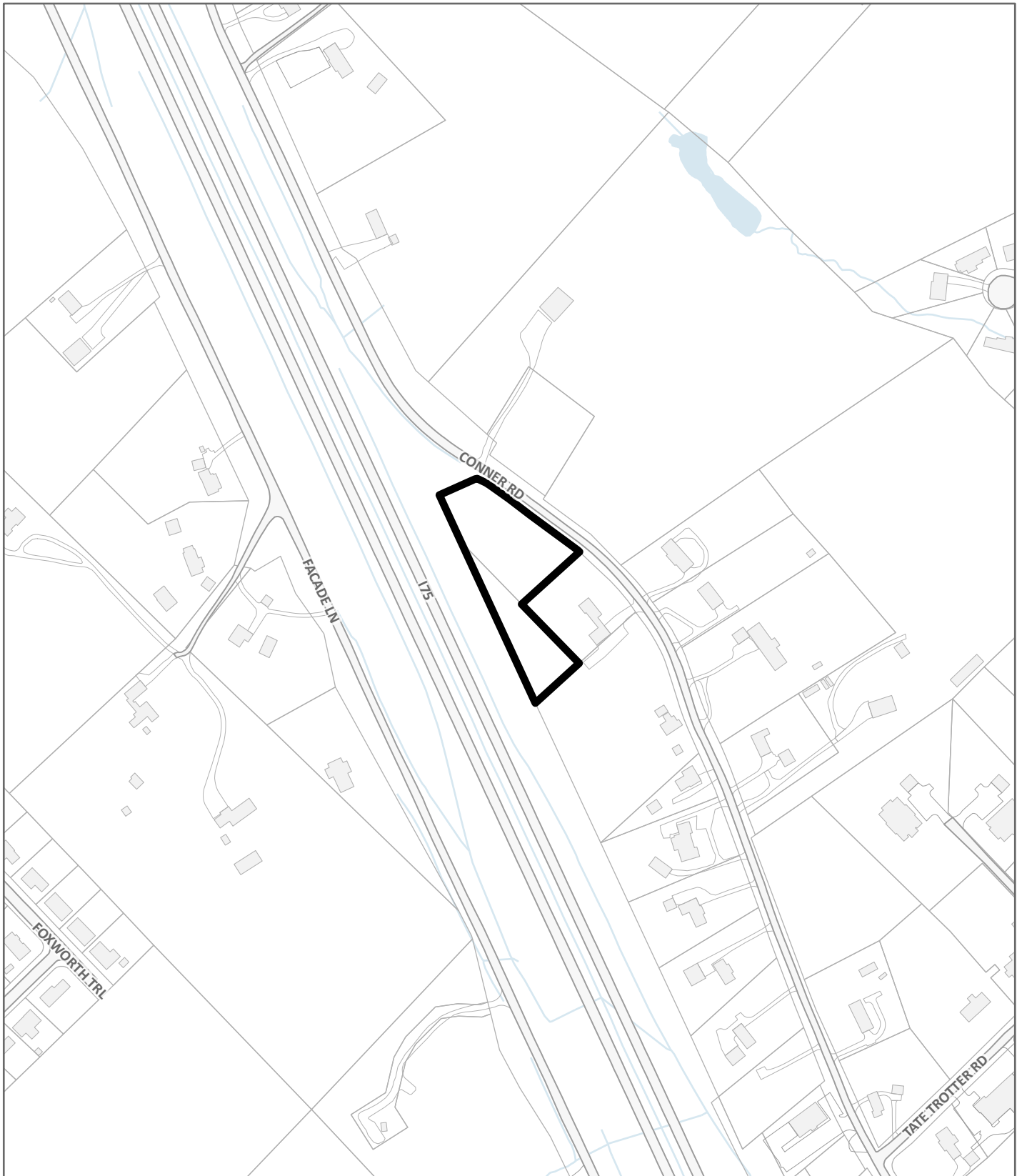


Exhibit A. Contextual Images

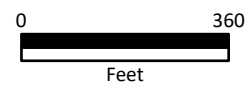


LOCATION MAP

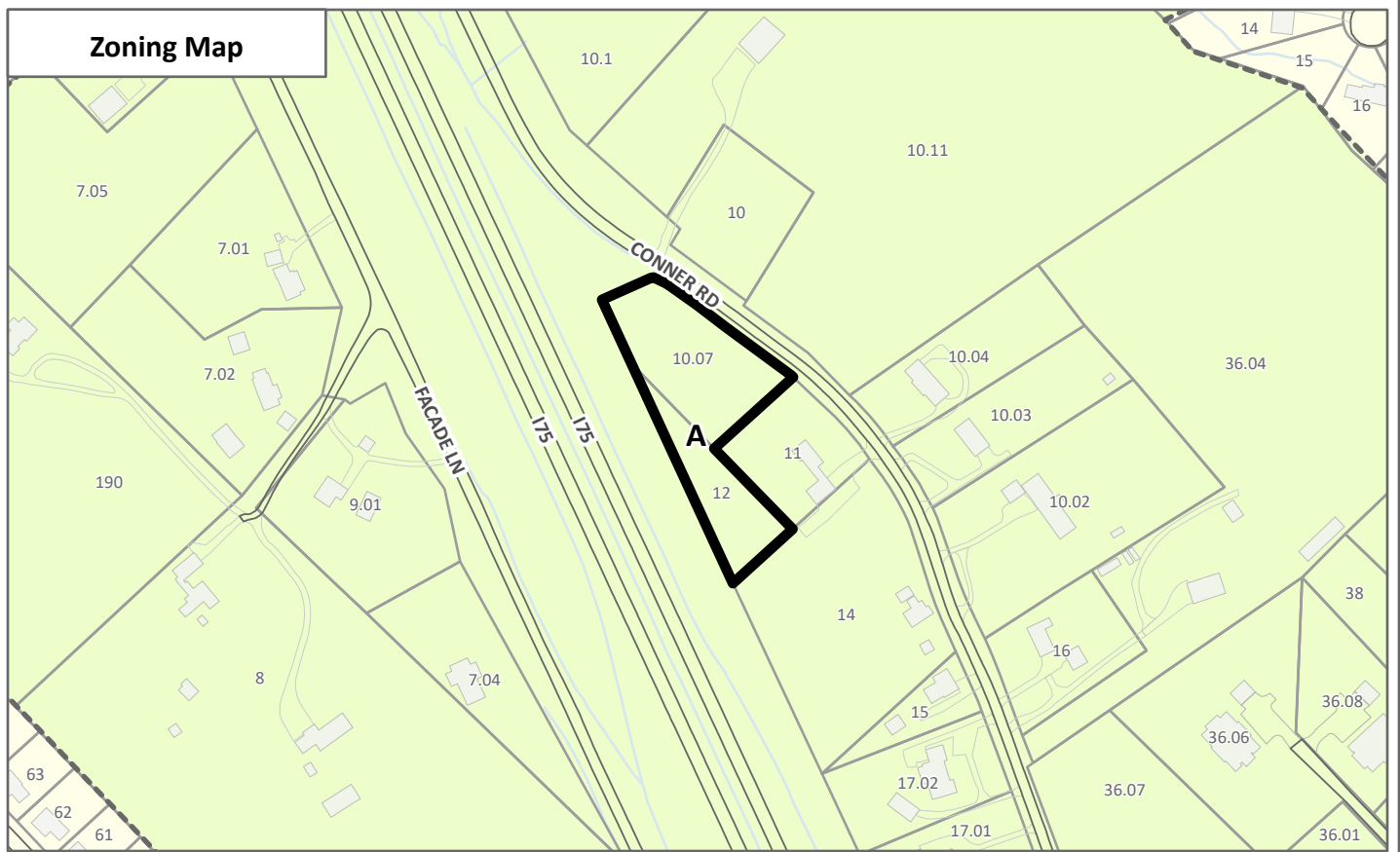
8-G-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

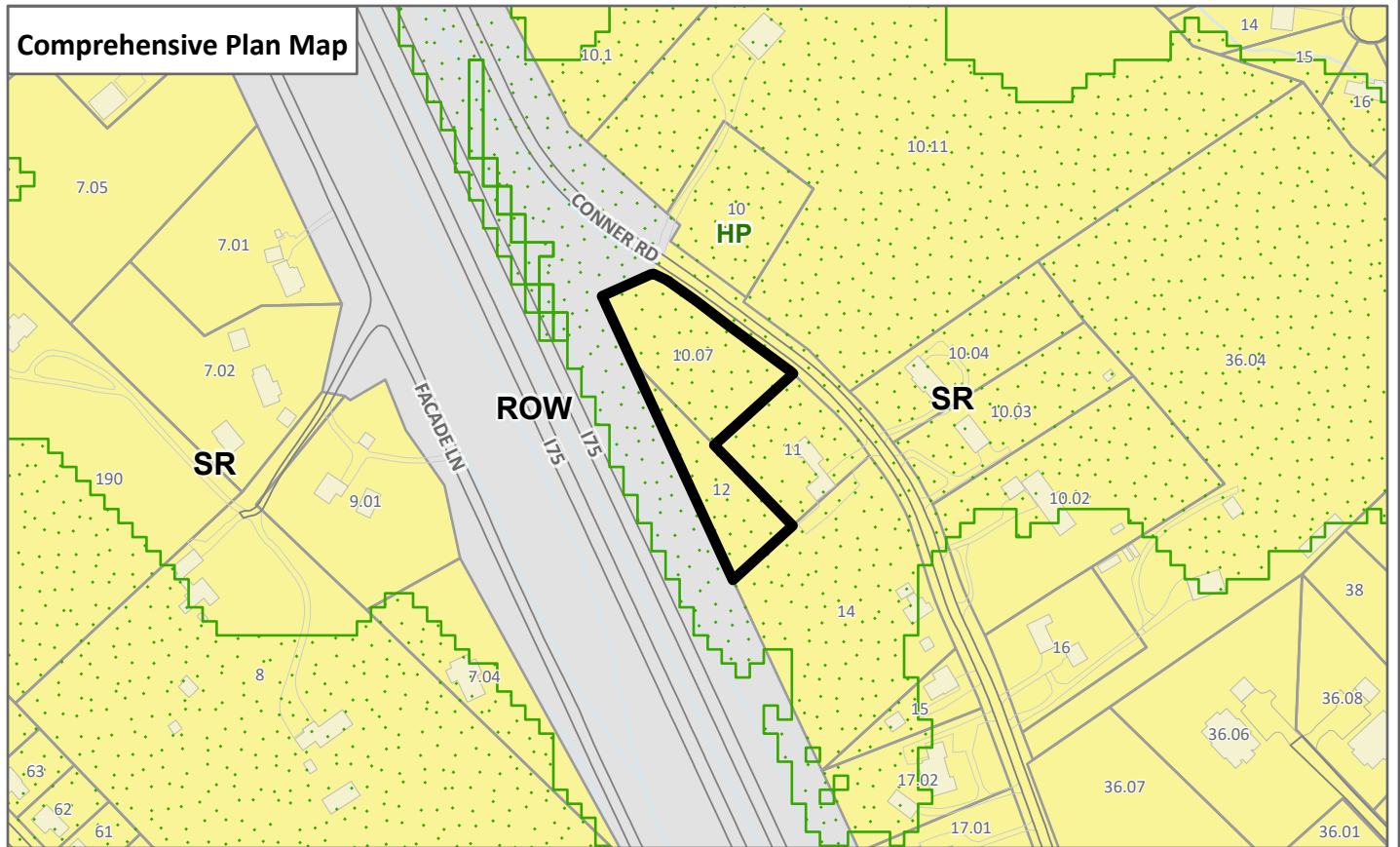


EXHIBIT A, CONTEXTUAL MAPS

8-G-26-RZ



Case boundary



Existing Land Use Map

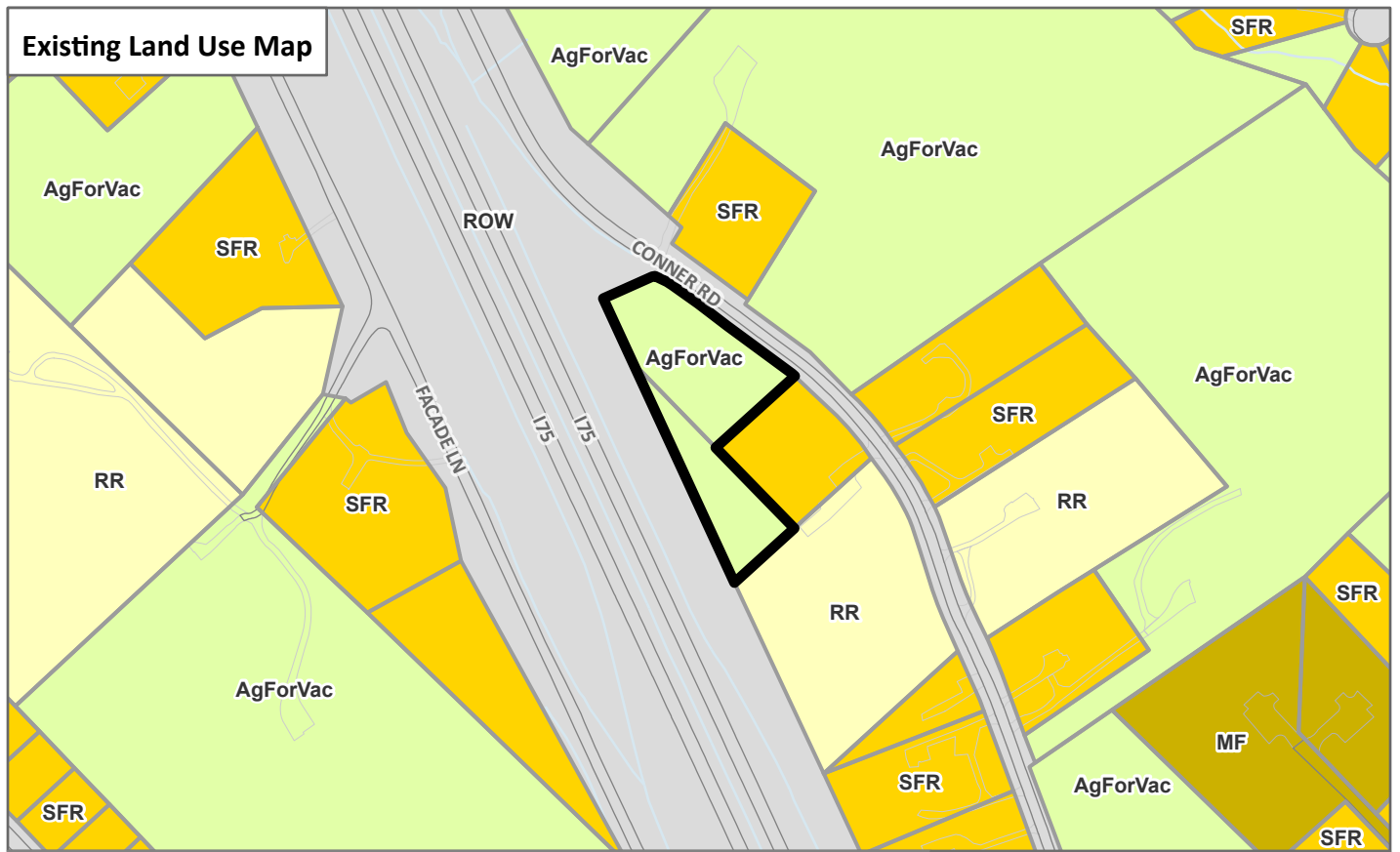
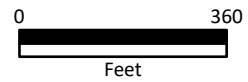


EXHIBIT A, CONTEXTUAL MAPS

8-G-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.

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