

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.
1) A traffic impact study must be included with the submission of the development plan application.
2) Any roadway improvements to Heiskell Road identified in the traffic impact study must be implemented at the expense of the developer, subject to review and approval by the Knox County Engineering & Public Works Department.

Staff Recomm. (Full):

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. Since 2013, this section of W Emory and E Emory Roads, between I-75 and Powell Drive, has experienced a significant increase in office, commercial, and multi-family residential development. There has been a transition away from single-family residential and agricultural uses, as single-family homes have largely been demolished for commercial and office uses.
2. A 267-unit multi-family development is under construction roughly 0.30 miles to the west on W Emory Road. Across the street from the subject property, two single-family homes were demolished in 2025 for a new restaurant.
3. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.
4. Since the early 2000s, properties along Emory Road have gradually transitioned from A (Agricultural) zoning to residential and commercial zones such as PR (Planned Residential) with up to 19 du/ac and CA (General Business) in the County and C-R-2 (Regional Commercial) in the City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The SC (Shopping Center) zoning district is intended to encourage the development of unified retail shopping centers and promote safe and efficient movement of traffic within the site, and lessen the adverse effects which such shopping centers may have on the uses of adjacent land.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure compatibility with future surrounding land uses. The SC zone permits a wide range of retail and office uses, and prohibits heavy repair, wholesaling, industrial, and residential uses. The allowable uses in the SC zone are compatible with development trends along W Emory Road.

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 SC zone requires a development plan to be approved by the Planning Commission before a building permit can be issued for the construction of any building on the land. The SC zone requires a screening plan to be included with the development plan to ensure adequate screening is provided. The plan would be reviewed to determine that noise, light, and possible unsightliness of the developed center would be held to a minimum.
2. The SC zone requires increased setbacks for properties adjacent to residential properties, which is

the case here.

3. W Emory Road is a four-lane major arterial road with a center lane and sidewalks on the north and south sides. Heiskell Road, however, is a two-lane major arterial that does not have a center turn lane. A condition is recommended that a traffic impact study must be included with the submission of a development plan application to determine the extent of road improvements that may be required to Heiskell Road.

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 requested SC zone is partially related to the recommended CMU place type. Partially related zones require additional criteria to be met. The proposed rezoning meets the second criterion, as the SC zone is compatible with the neighboring commercial zoning.
2. The allowable uses and dimensional standards of the SC zone align with the CMU place type's recommended land use mix and building forms.
3. The proposed rezoning supports the Comprehensive Plan's Implementation Policy 3: Encourage infill and redevelopment of underutilized commercial land. The subject properties are large, grassy lots with direct access to arterial streets along the Emory Road commercial corridor.
4. The recommended condition to implement any roadway improvements to Heiskell Road identified in the traffic study, subject to review and approval by the Knox County Engineering & Public Works Department, is supported by Implementation Policy 9: Coordinate infrastructure improvements with development.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and supports the expansion of the Knox County economy. The SC zone aligns with the intent of the Planned Growth Area.

Action: Approved with Conditions **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.
1) A traffic impact study must be included with the submission of the development plan application.
2) Any roadway improvements to Heiskell Road identified in the traffic impact study must be implemented at the expense of the developer, subject to review and approval by the Knox County Engineering & Public Works Department.

Date of Approval: 5/14/2026 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/15/2026 **Date of Legislative Action, Second Reading:**

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:**