

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-P-26-RZ **Related File Number:**
Application Filed: 3/30/2026 **Date of Revision:**
Applicant: ANTHONY YANNIELLO

PROPERTY INFORMATION

General Location: Southwest corner of E Emory Rd and Majestic Ln
Other Parcel Info.:
Tax ID Number: 38 G B 008 **Jurisdiction:** County
Size of Tract: 0.57 acres
Accessibility: Access is via Majestic Lane, a local street with a pavement width which varies between 24 ft and 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SMR (Suburban Mixed Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of a mix of attached and detached single family dwellings on small suburban lots. The commercial node at the intersection of Norris Freeway and E Emory Road is approximately 0.30 miles east of the subject property.

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

Street: 7313 MAJESTIC LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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.): Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision.

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 the early 1990s, there has been a gradual shift from A (Agricultural) zoning to residential zoning such as RA (Low Density Residential), RB (General Residential), and PR (Planned Residential) from up to 4 to 5 du/ac. Nonresidential zoning, such as OB (Office, Medical, and Related Services) and PC (Planned Commercial), has been concentrated east of the subject property near the commercial node around the intersection of Maynardville Pike and Norris Freeway.
2. Development trends along this section of E Emory Road have been primarily residential in nature, consisting of single-family, duplex, and townhouse developments. Nonresidential development has been limited, consisting of one veterinary hospital to the north, and a fire station and hair salon to the northeast near Norris Freeway.

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

1. The OB zone is intended to provide for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent of the zone is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential areas. Though the OB zone is generally considered a transitional use, the subject property is situated at the entrance of an established residential neighborhood and part of a cohesive section of residential developments on E Emory Road.
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 subject property is surrounded by RA and A zoning with established single-family and duplex dwellings. As such, the OB zone at this location would be an encroachment of a nonresidential zone in a residential 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 AN AMENDMENT.

1. As previously mentioned, the subject property is at the entrance of an established residential neighborhood with primary access from Majestic Lane, a local street. The proposed rezoning could bring nonresidential traffic to Majestic Lane, a residential street that is solely intended to provide access to and from the neighborhood.

THE 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 subject property is designated SMR (Suburban Mixed Residential) on the Future Lane Use Map, which is intended to support residential development with a mix of housing types typically near or adjacent to collector roads within close proximity to existing or planned neighborhood services.
2. The OB zone is partially related to the SMR place type, which requires additional criteria to be met.

The OB zone meets the first criterion, as it permits residential and civic uses, which are consistent with the recommended land-use mix for the SMR place type. However, partially related zones should be reviewed on a case-by-case basis, as the zone may be appropriate in some areas while not in others. The OB zone at this location would be an encroachment of a nonresidential zone in a residential neighborhood, which conflicts with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character.

3. The Comprehensive Plan has identified other nearby areas along E Emory Road as more appropriate for nonresidential uses, such as the swath of CMU (Corridor Mixed-use) to the north and west. The plan has identified this section of E Emory Road, extending from Elegant Drive to Shalimar Point Way, as an area appropriate for maintaining an established residential character.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

Action: Withdrawn **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Withdrawn

Date of Approval: **Date of Denial:** **Postponements:**

Date of Withdrawal: 5/14/2026 **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: