

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-C-25-RZ

Related File Number:

Application Filed: 4/22/2025

Date of Revision:

Applicant: NILS HAY

PROPERTY INFORMATION

General Location: Northwest side of E Emory Rd, southwest of the terminus of Brown Gap Rd

Other Parcel Info.:

Tax ID Number: 29 030

Jurisdiction: County

Size of Tract: 1.93 acres

Accessibility: Access is via E Emory Road, a state-owned major arterial with 19-ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: North County

Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is in a residential area that features a mix of single family and multifamily subdivisions, single family houses on large 1+ acre lots, and undeveloped tracts. Halls Elementary, Middle, and High Schools lie along the commercial corridor near the intersection of E Emory Road, Andersonville Pike, Maynardville Pike, and Norris Freeway to the southwest.

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

Street: 4925 E EMORY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, it is not 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:

Malynda Wollert

Staff Recomm. (Abbr.):

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

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. Development trends in this section of E Emory Road have been residential in nature, consisting of single family and multifamily subdivisions with apartments and townhouses. There is commercial development along Maynardville Pike to the north.
2. The residential density of the area has been gradually increasing since the late 1980s, beginning with rezonings from A (Agricultural) to RA (Low Density Residential). Rezonings from A to PR (Planned Residential) with densities ranging from 3 du/ac to 6 du/ac began in the late 1990s and have increased in frequency starting around 2018.

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

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, A, and PR up to 5 du/ac.
2. Rezonings 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 and civic 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 AN AMENDMENT.

1. The RA zone is a low-density residential zone that allows single family houses by right and duplexes with Use on Review approval by the Planning Commission. These uses are consistent with the existing residential character.
2. The traffic on E Emory Road, a major collector, would be minimally affected by a development of this size, and traffic would be routed through classified streets and not through side streets.

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 property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one acre and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 6/12/2025
Details of Action:
Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.
Date of Approval: 6/12/2025 **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, Second Reading:
Date of Legislative Action:	7/21/2025	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		