

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-F-26-RZ **Related File Number:**
Application Filed: 6/25/2026 **Date of Revision:**
Applicant: RELIANCE DEVELOPMENT

PROPERTY INFORMATION

General Location: South side of E Emory Rd, west of Beeler Rd
Other Parcel Info.:
Tax ID Number: 20 117, 119 **Jurisdiction:** County
Size of Tract: 10.18 acres
Accessibility: Access is via E Emory Road, a major arterial with 20 ft of pavement width within a right-of-way width that varies from 53-135 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5.25 du/ac
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection), HP (Hill)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area features single family houses in subdivisions and on a variety of lot sizes, interspersed with agricultural uses and undeveloped tracts.

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

Street: 6806 E EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2021 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (9-B-21-RZ).

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 5.25 du/ac because it is compatible with surrounding development and consistent with previously approved plans.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. A concept and development plan for this property was approved in December of 2025. At the time, KGIS had calculated the area of the lot to be 10.79 acres, but when the property was surveyed later, it was discovered that the actual lot area was 10.14 acres. This made their approved development of 53 units exceed the allowable density under the property's PR (Planned Residential) zone at 5 du/ac. Thus, they are seeking a modest increase in density to PR up to 5.25 du/ac so the approved development plan can proceed to permitting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is also intended to be compatible with surrounding zones, and this compatibility was confirmed by the Planning Commission when the prior development plan was approved. This rezoning allows for that approved plan to proceed with construction.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed rezoning, which allows for a reviewed and approved development plan to be built.

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 PR zone up to 5.25 du/ac is partially related to the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. It meets the criteria for a partially related zone by being compatible with surrounding zoning and development.

Action: Approved

Meeting Date: 8/13/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5.25 du/ac because it is compatible with surrounding development and consistent with previously approved plans.

Date of Approval: 8/13/2026

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: 9/21/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: