

REZONING REPORT

▶ **FILE #:** 3-B-25-RZ

AGENDA ITEM #: 31

AGENDA DATE: 3/13/2025

▶ **APPLICANT:** BRYAN ANDREW BYRD
OWNER(S): Emmaus Abbey Church Inc

TAX ID NUMBER: 29 061 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4912 E EMORY RD

▶ **LOCATION:** South side of East Emory Rd, west of Brown Gap Rd

▶ **APPX. SIZE OF TRACT:** 1.11 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a major arterial street with a 20-ft pavement width within a right-of-way which varies from 40 ft to 100 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:
North: Single family residential - A (Agricultural)
South: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac
East: Rural residential - A (Agricultural)
West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The surrounding area has a residential character mainly consisting of single-family dwellings on a range of lot sizes and multi-family developments. The subject property is 0.93 miles northeast of the commercial node at the intersection of E Emory Road and Maynardville Pike. Halls Elementary, Middle, and High schools are nearby to the west, as is Halls Public Library and Halls Greenway Park.

STAFF RECOMMENDATION:

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

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 the surrounding area have largely been residential in nature, consisting of single-family and multi-dwelling developments. Since the early 1980s, there has been a gradual transition from A (Agricultural) zoning to residential zoning, such as RA (Low Density Residential) and PR (Planned Residential) with up to 5 du/ac.

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 residential areas with low population densities. The RA zone is compatible with the surrounding zoning, which consists of properties zoned RB (General Residential), RA, and PR with up to 5 du/ac.

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 allowable uses in the RA zone are primarily residential and civic in nature, which aligns with the 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 considered a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which is largely residential.

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's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type. The housing mix of the SR place type calls for predominantly single-family dwellings with lots smaller than one acre and attached residential dwellings 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 residential development in the surrounding area, which consist of single-family dwellings on a range of lot sizes, townhouses, and duplexes.

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 in the RA zone support the intent of the Planned Growth Area.

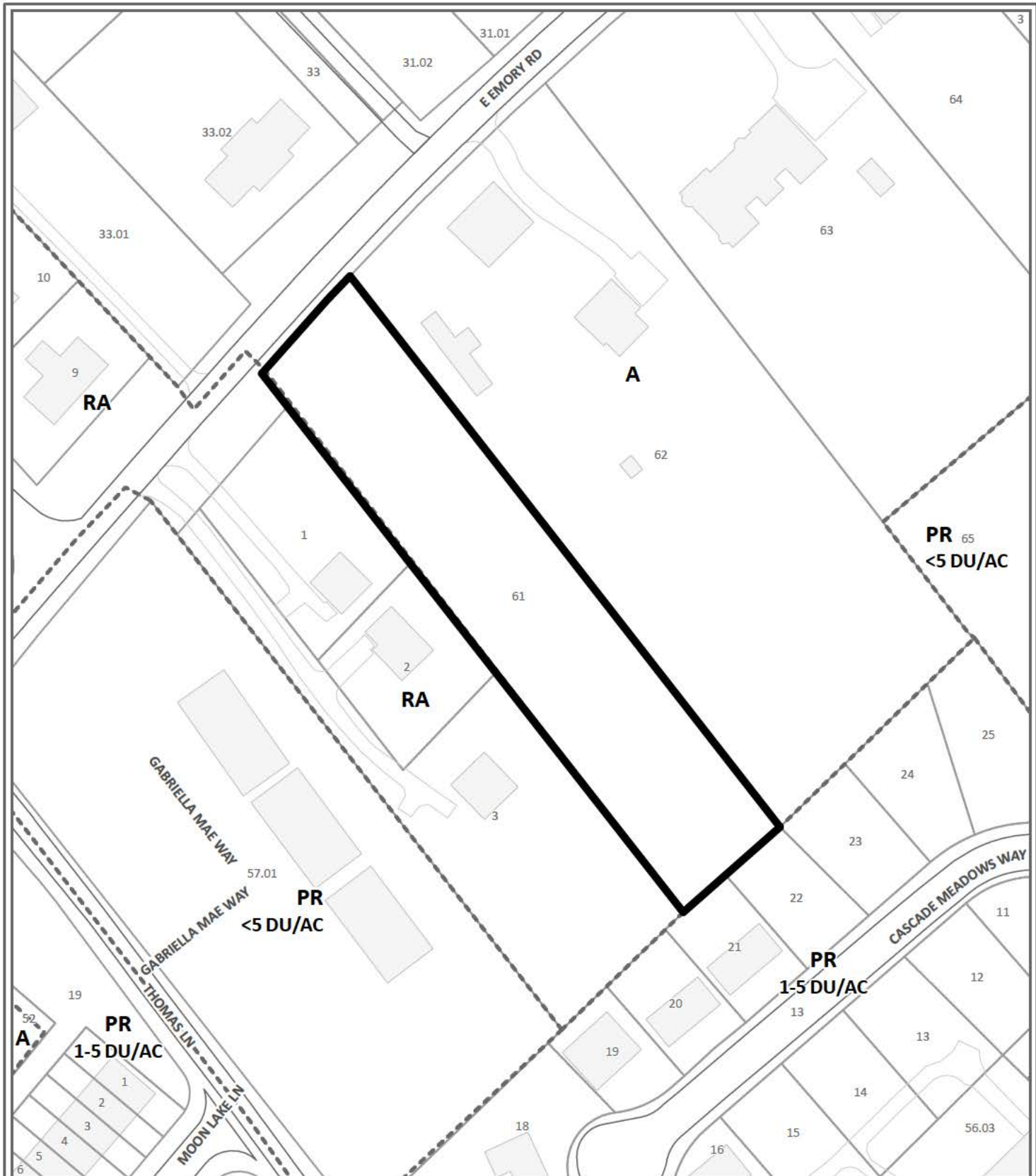
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 4/21/2025. 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

3-B-25-RZ

Petitioner: Bryan Andrew Byrd



From: A (Agricultural)
To: RA (Low Density Residential)

Map No: 29
Jurisdiction: County

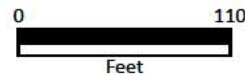
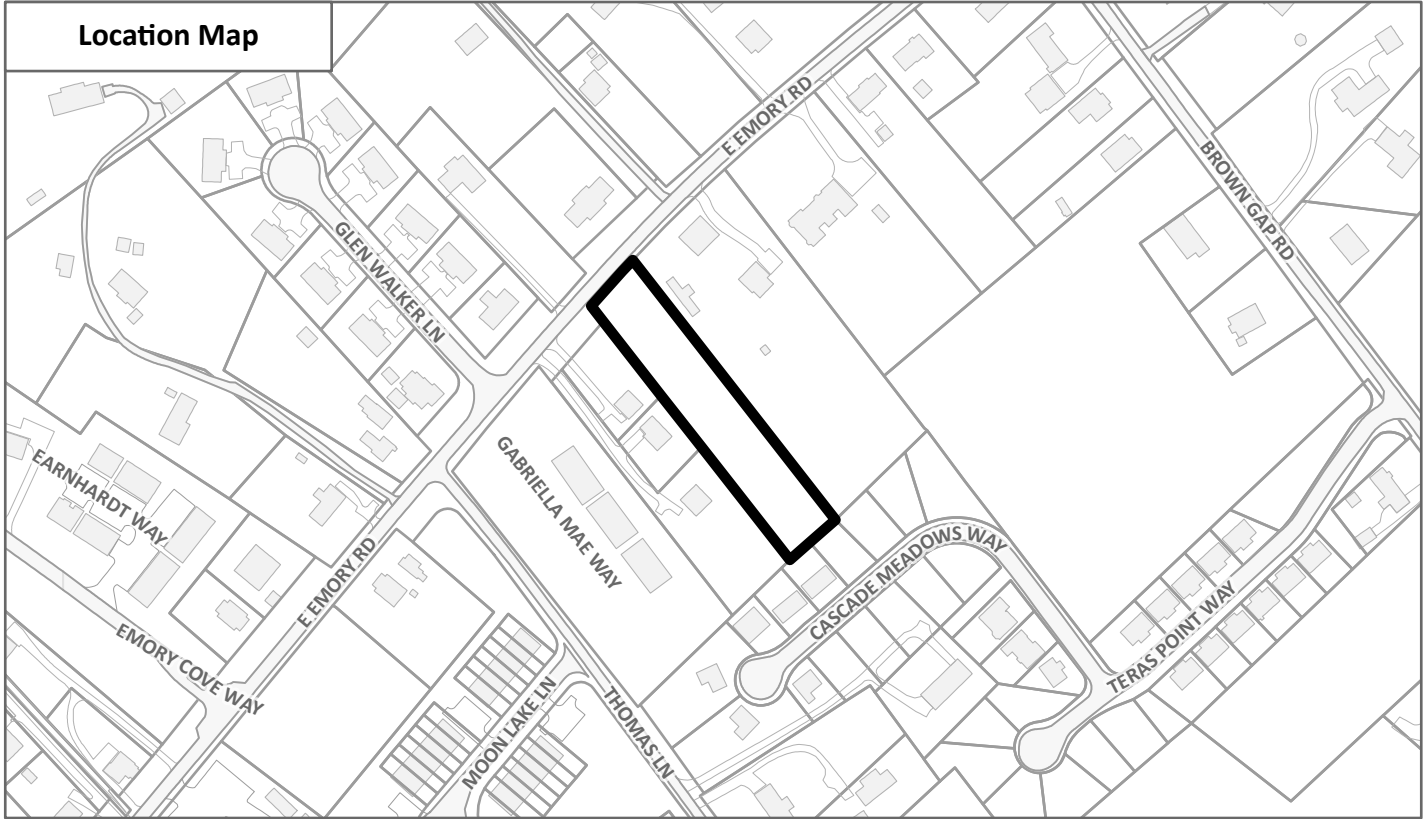


Exhibit A. Contextual Images

Location Map



Aerial Map

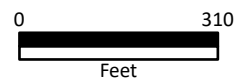


CONTEXTUAL MAPS 1

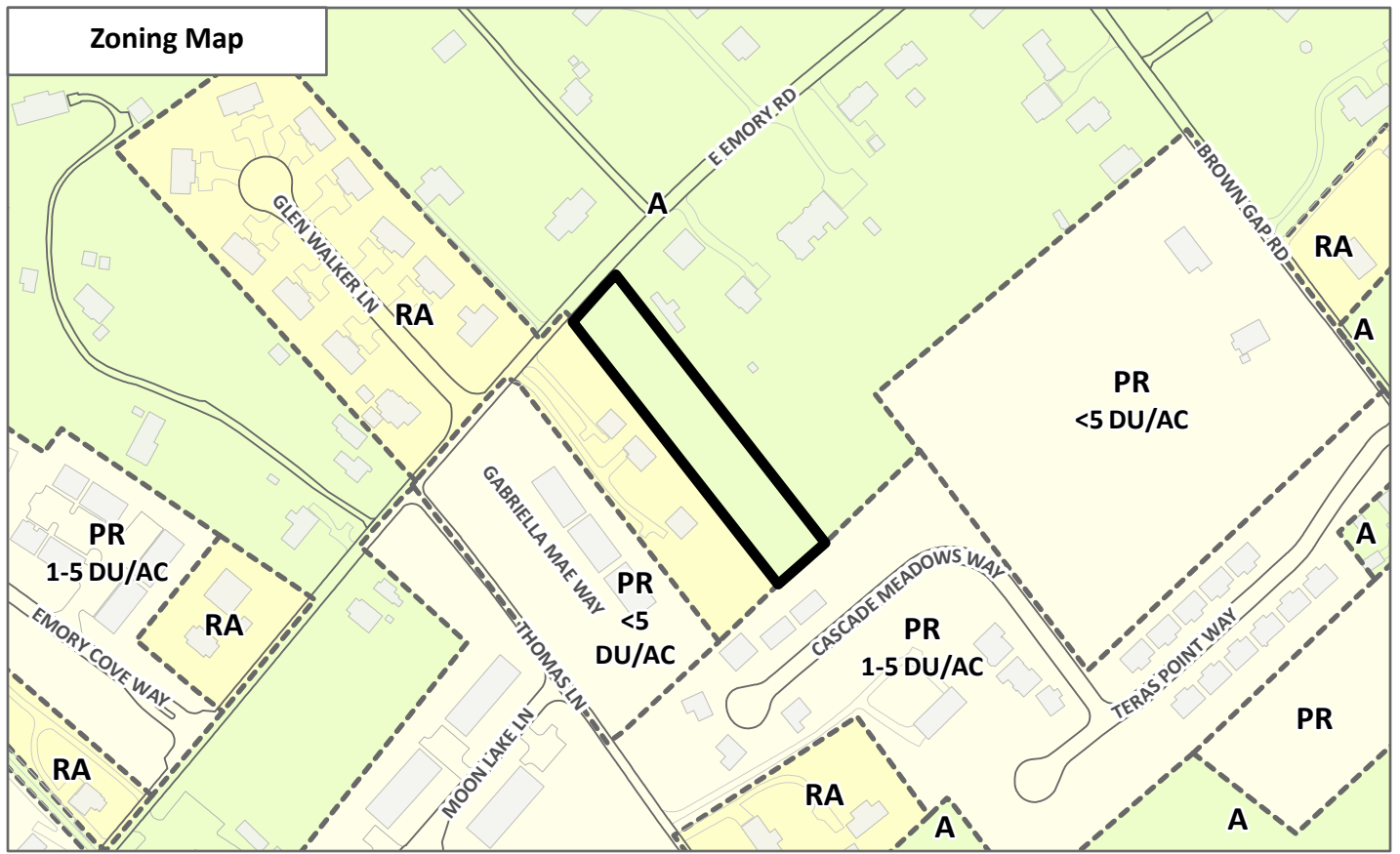
3-B-25-RZ



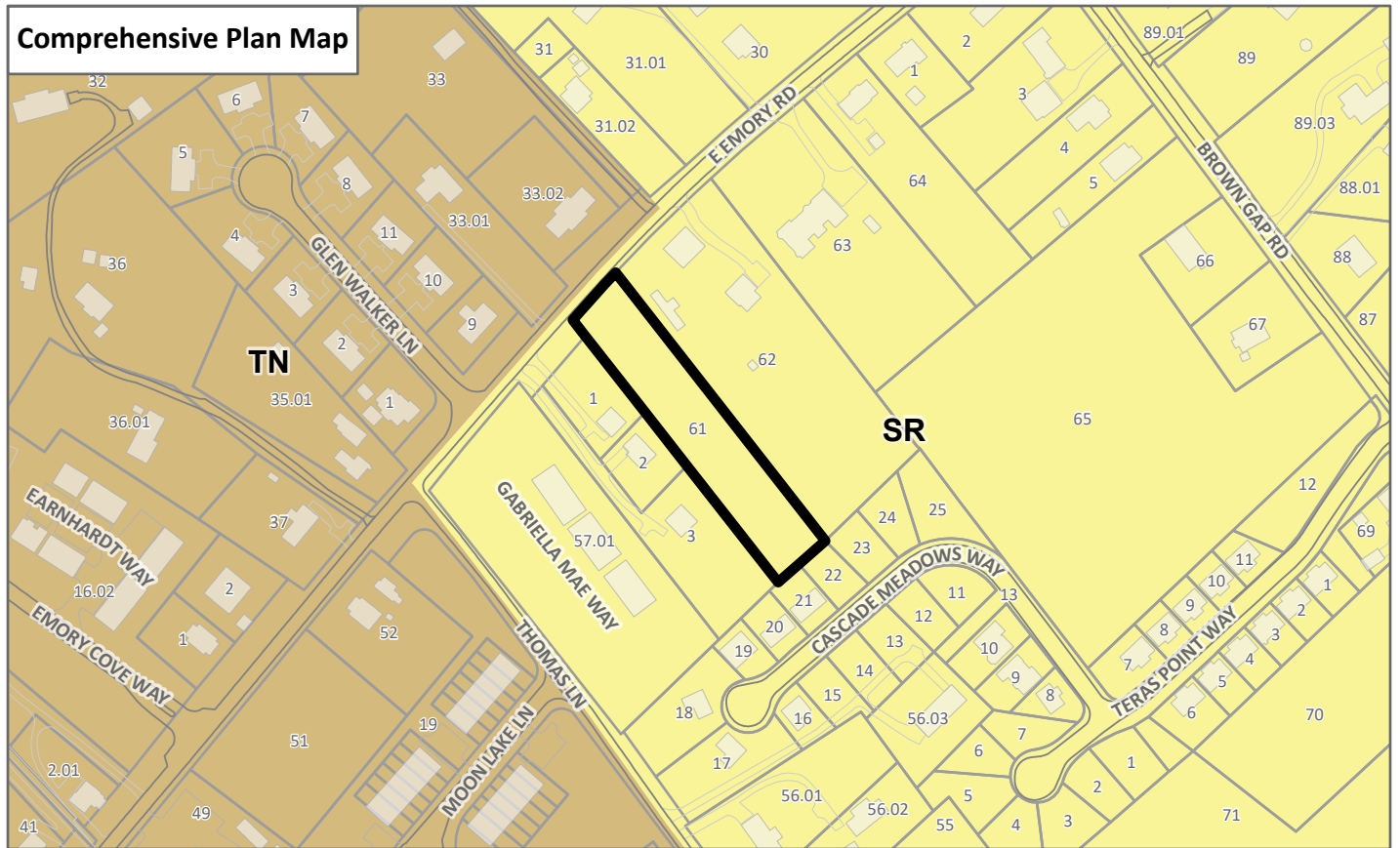
Case boundary



Zoning Map



Comprehensive Plan Map

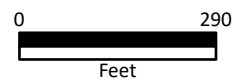


CONTEXTUAL MAPS 2

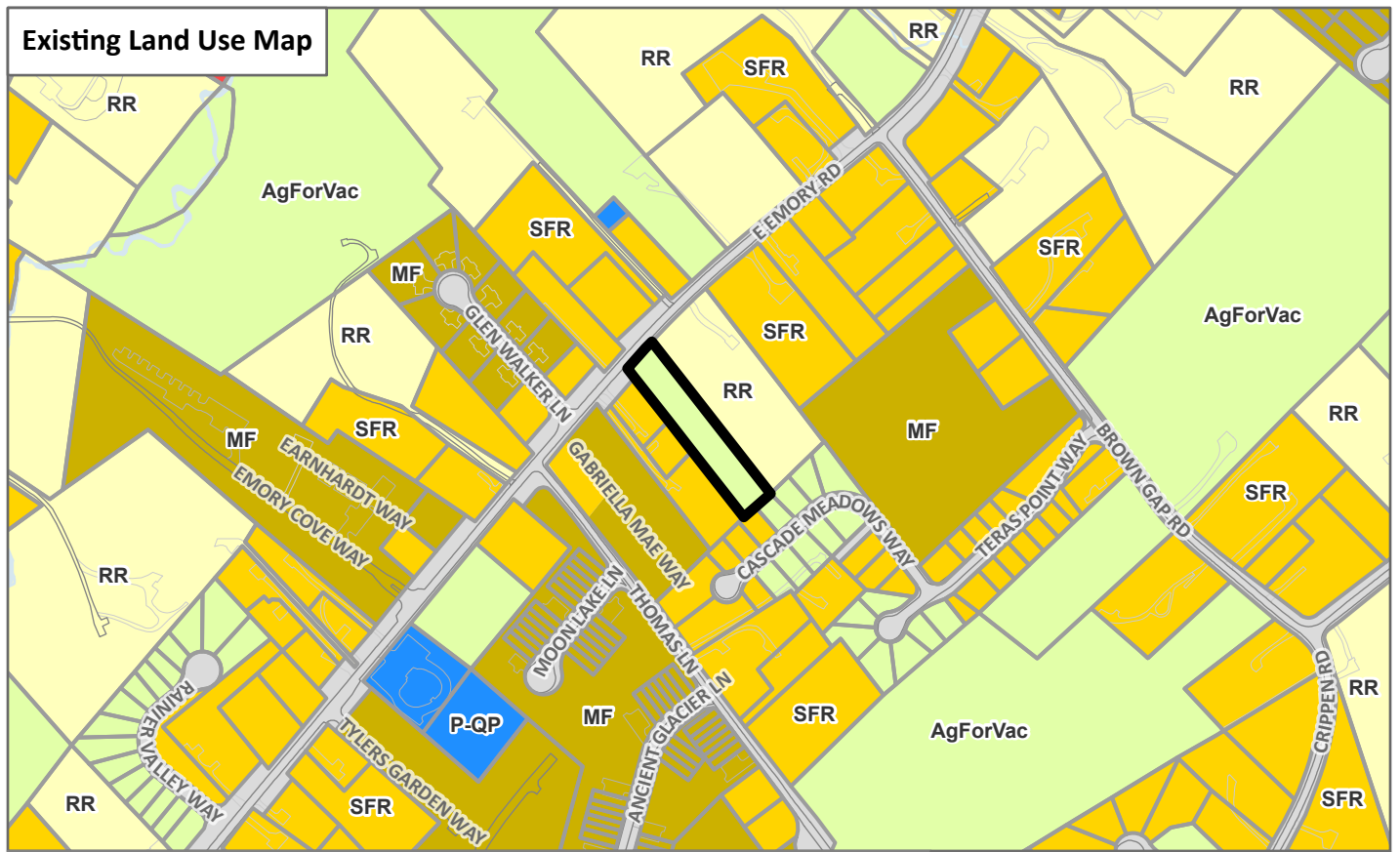
3-B-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

3-B-25-RZ



Case boundary





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Bryan Andrew Byrd

Applicant

Applicant Name

Affiliation

1/2/2025

03/13/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

3-B-25-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Bryan Andrew Byrd

Name	Company		
243 Hillcrest Drive	Caryville	TN	37714
Address	City	State	ZIP
423-827-2944	[REDACTED]		
Phone	Email		

CURRENT PROPERTY INFO

EMMAUS ABBEY CHURCH INC	7317 Glastonbury Rd, Knoxville, TN 37931	865-661-1418
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4912 E Emory Rd	029 061	
Property Address	Parcel ID	
HPUD	HPUD	
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
- Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **RA**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
- Amendment Request (*Comprehensive Plan*)


ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1	Total
0801	
Fee 2	\$650.00
Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.


Applicant Signature

Bryan Andrew Byrd

Print Name / Affiliation

1/2/2025

Date

423-827-2944

Phone Number

Email


Emmaus Abbey Church

Please Print

01/08/2025, SG

1/2/2025

Date Paid


Property Owner Signature

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.

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).

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.

2/28/2025

Date to be Posted

3/14/2025

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



Applicant Signature

Bryan Andrew Byrd

Applicant Name

1/7/2025

Date

3-B-25-RZ

FILE NUMBER