

# REZONING REPORT

▶ **FILE #:** 4-M-26-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** CPR  
OWNER(S): Christy, Chris, Betty Neely

TAX ID NUMBER: 38 035, 036, 03601 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 2910 (previously 2908) E EMORY RD (2916, 2920 E EMORY RD)

▶ **LOCATION:** **South side of E Emory Rd, west of Birdie Ln**

▶ **APPX. SIZE OF TRACT:** **2.08 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a state-owned major arterial with four lanes and a center turn lane within a right-of-way width that varies from 107-118 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

▶ **REQUESTED ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ **DENSITY PROPOSED:** **up to 5.1 du/ac**

EXTENSION OF ZONING: No, it is not an extension

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 3 du/ac

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Single family residential, multifamily residential - PR (Planned Residential) up to 4 du/ac, PR (Planned Residential) up to 5 du/ac

West: Single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features single family and multifamily subdivisions and single family houses on large lots, interspersed with undeveloped tracts and agricultural fields.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone up to 5.1 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.**

**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. Changes in conditions in the area include the E Emory Road widening from 2 to 5 lanes and the addition of sidewalks in 2009.
2. Since 1992, surrounding properties have been transitioning from the A zone to the PR zone with densities ranging from 2-5 du/ac. The surrounding subdivisions are single family residential and townhomes.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. A blue line stream is shown on the USGS quad map, making the PR zone an appropriate zone to consider since it allows the clustering of lots.
2. Houses, duplexes, multi-dwelling structures, and developments are permitted in the PR zone.
3. 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.

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. The property has access to E Emory Road, a major arterial road, so no additional traffic will be added through neighborhoods.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND 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 and SP (Stream Protection) area on the Future Land Use Map. The PR zone is listed as an indirectly related area to the SR place type. When the district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. PR up to 5.1 du/ac is compatible with the adjacent PR up to 5 du/ac zone to the east and PR up to 4 du/ac to the south.
2. Areas in the SR place type are appropriate for primarily single family residential development with lot sizes generally less than one acre and attached residential, such as duplexes, multiplexes, and townhomes that have the scale of a single family home. These areas may feature a range of lot sizes and housing size and styles. The PR zone allows single family houses, attached and multifamily on a range of lot sizes.
3. The FEMA floodway is on the east side of the property, and a blue line stream is shown on USGS quad map. Because a blue line stream is shown on the USGS quad map, a stream determination would be required during permitting. If it is determined to be a stream, then the appropriate stream buffers would be applied.
4. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5, which creates neighborhoods with a variety of housing types and amenities in close proximity. The PR zone provides flexibility for different types of residential development and is approximately a mile from the Norris Freeway and E Emory Road intersection, which is a large retail area.
5. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 69 (average daily vehicle trips)

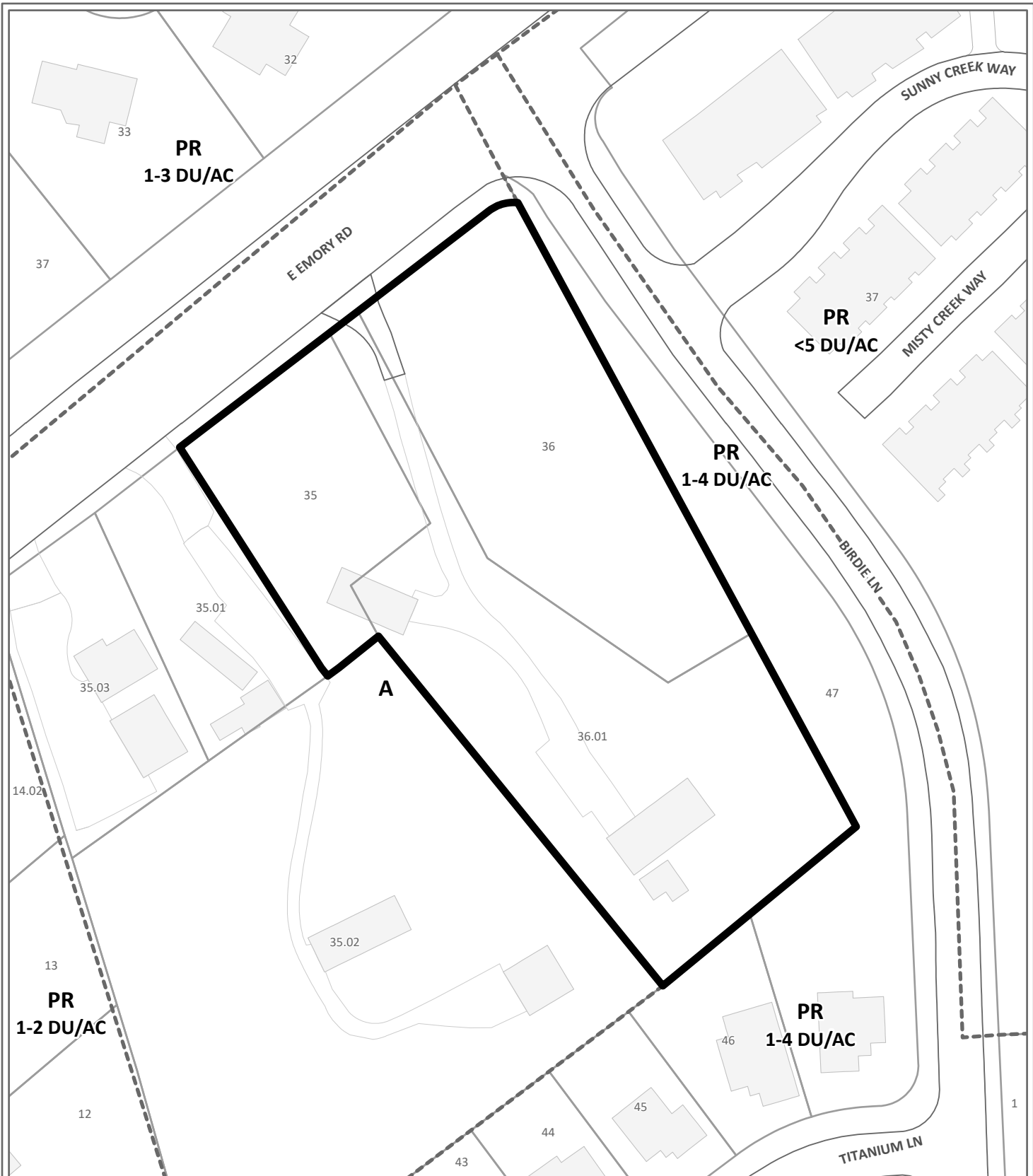
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud 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 5/11/2026. 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**

**4-M-26-RZ**

**Petitioner: CPR**

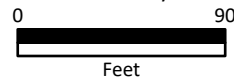


**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 5.1 du/ac

**Map No: 38**

**Jurisdiction: County**



**Original Print Date: 3/2/2026**

*Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902*

# Exhibit A. Contextual Images



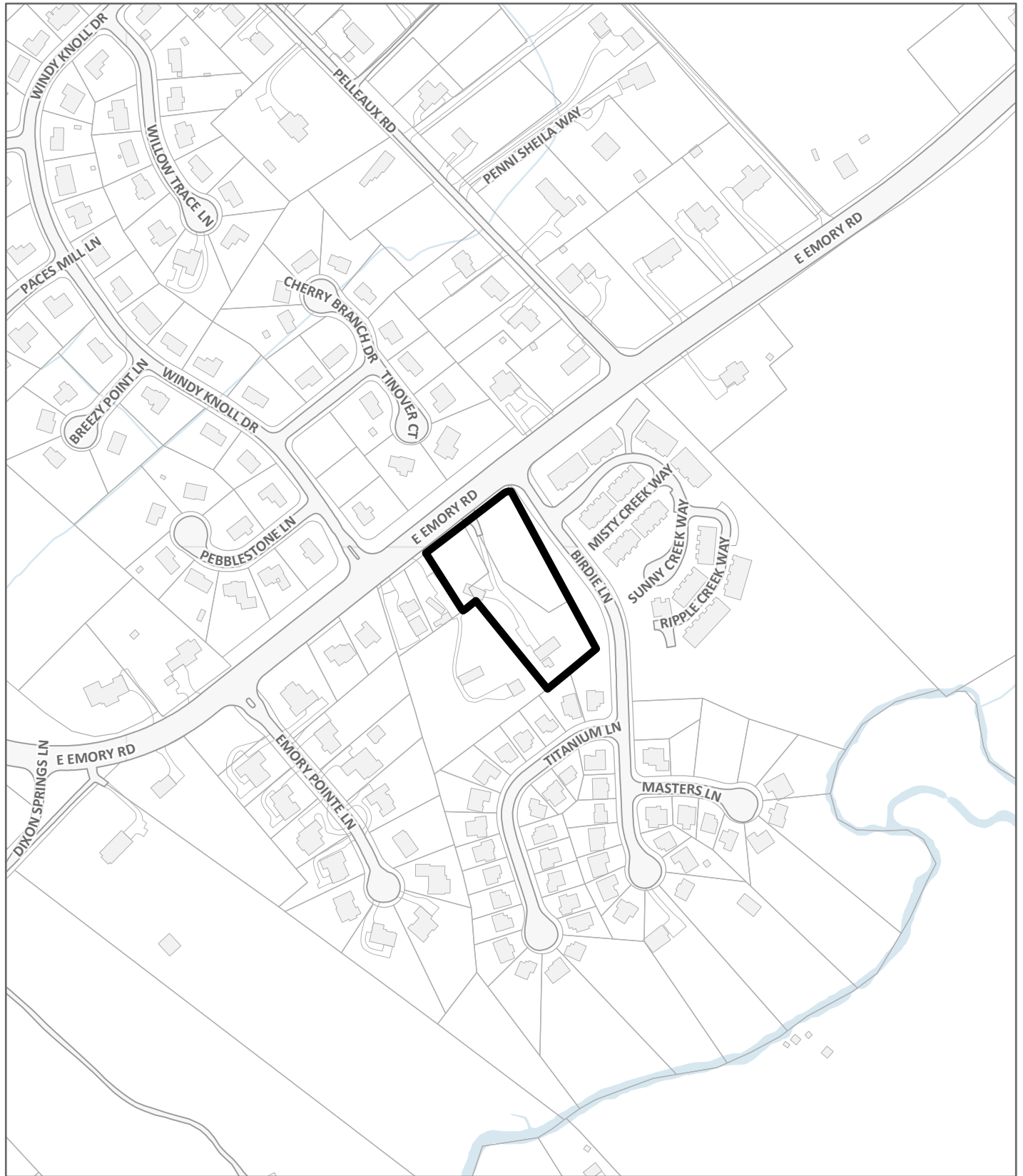
**AERIAL MAP**



Case boundary



# Exhibit A. Contextual Images



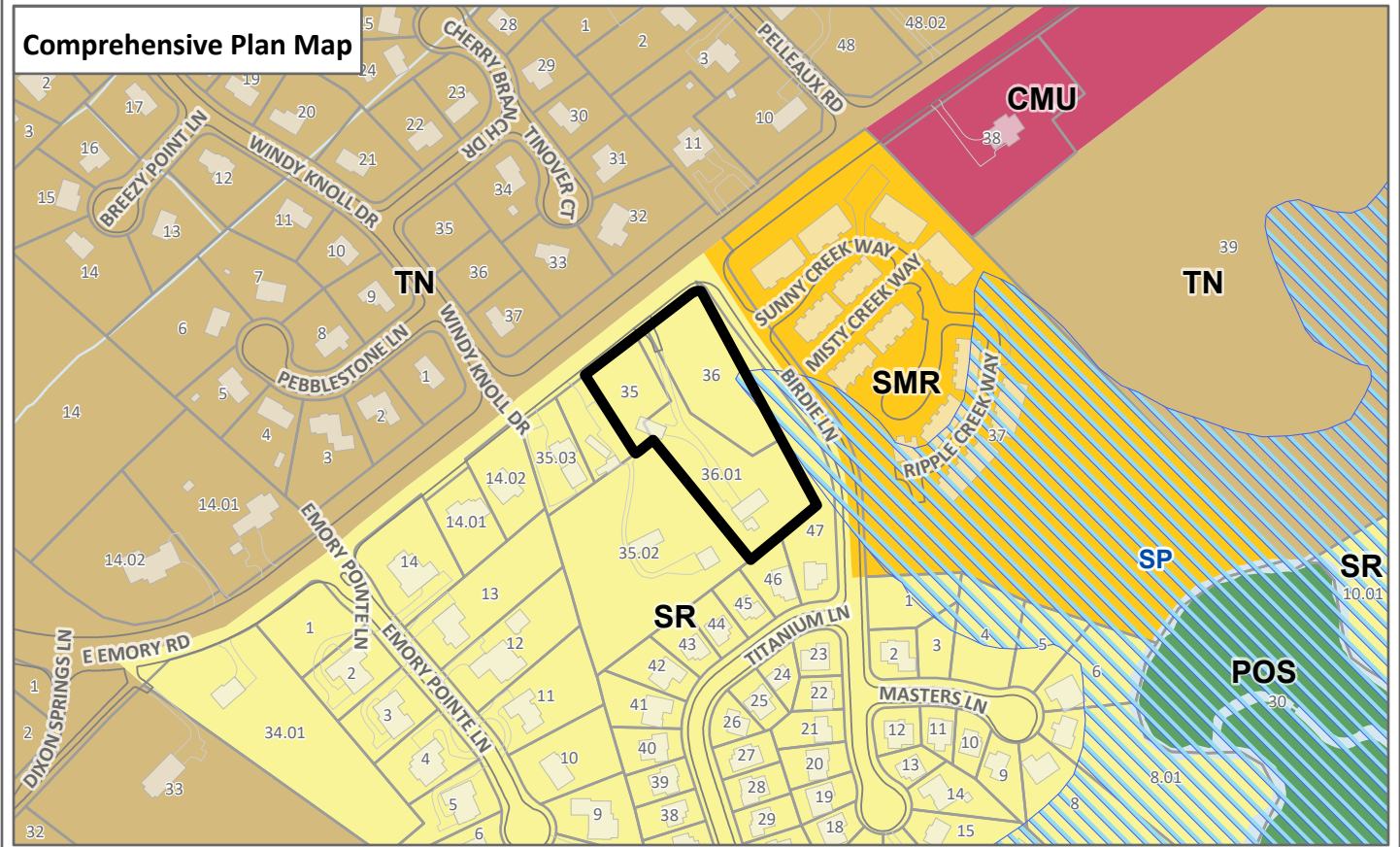
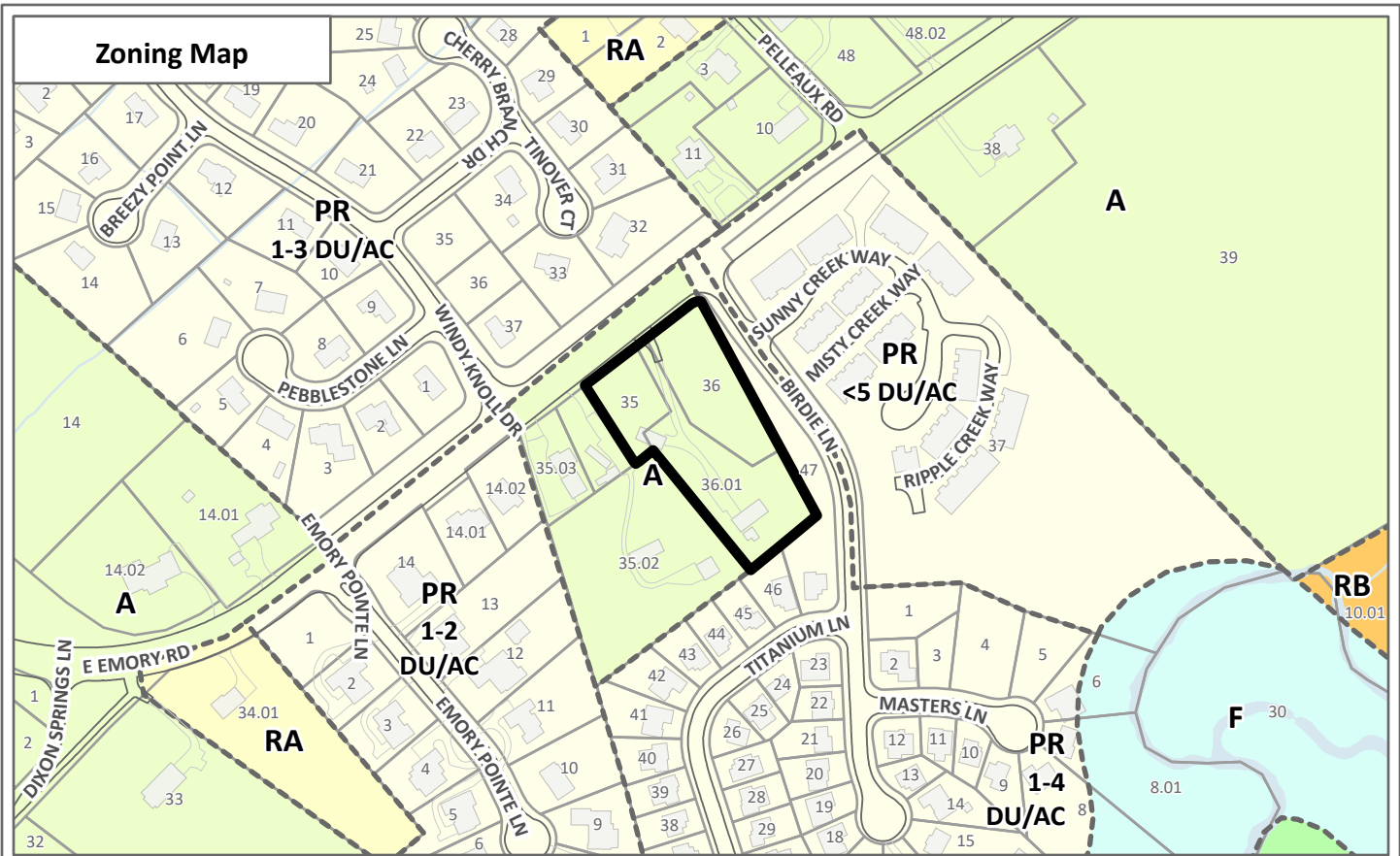
**LOCATION MAP**

**4-M-26-RZ**



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS**

**4-M-26-RZ**



Case boundary





# Public Notice and 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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## 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.

### 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.**

~~March 27, 2026~~ 03/28/2026 April 10, 2026

Date to be Posted

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



Robert Campbell

Applicant Name

Date

2/19/2026