

# REZONING REPORT

▶ **FILE #:** 5-P-26-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 5/14/2026

▶ **APPLICANT:** ANTHONY YANNIELLO  
 OWNER(S): Anthony and Nancy Yaniello

TAX ID NUMBER: 38 G B 008 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7313 MAJESTIC LN

▶ **LOCATION:** Southwest corner of E Emory Rd and Majestic Ln

▶ **APPX. SIZE OF TRACT:** 0.57 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

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:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Single Family Residential

▶ EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, multifamily residential - RA (Low Density Residential)  
 South: Single family residential - A (Agricultural)  
 East: Single family residential - A (Agricultural)  
 West: Single family residential - A (Agricultural)

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.

**STAFF RECOMMENDATION:**

▶ **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.**

**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. 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 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.

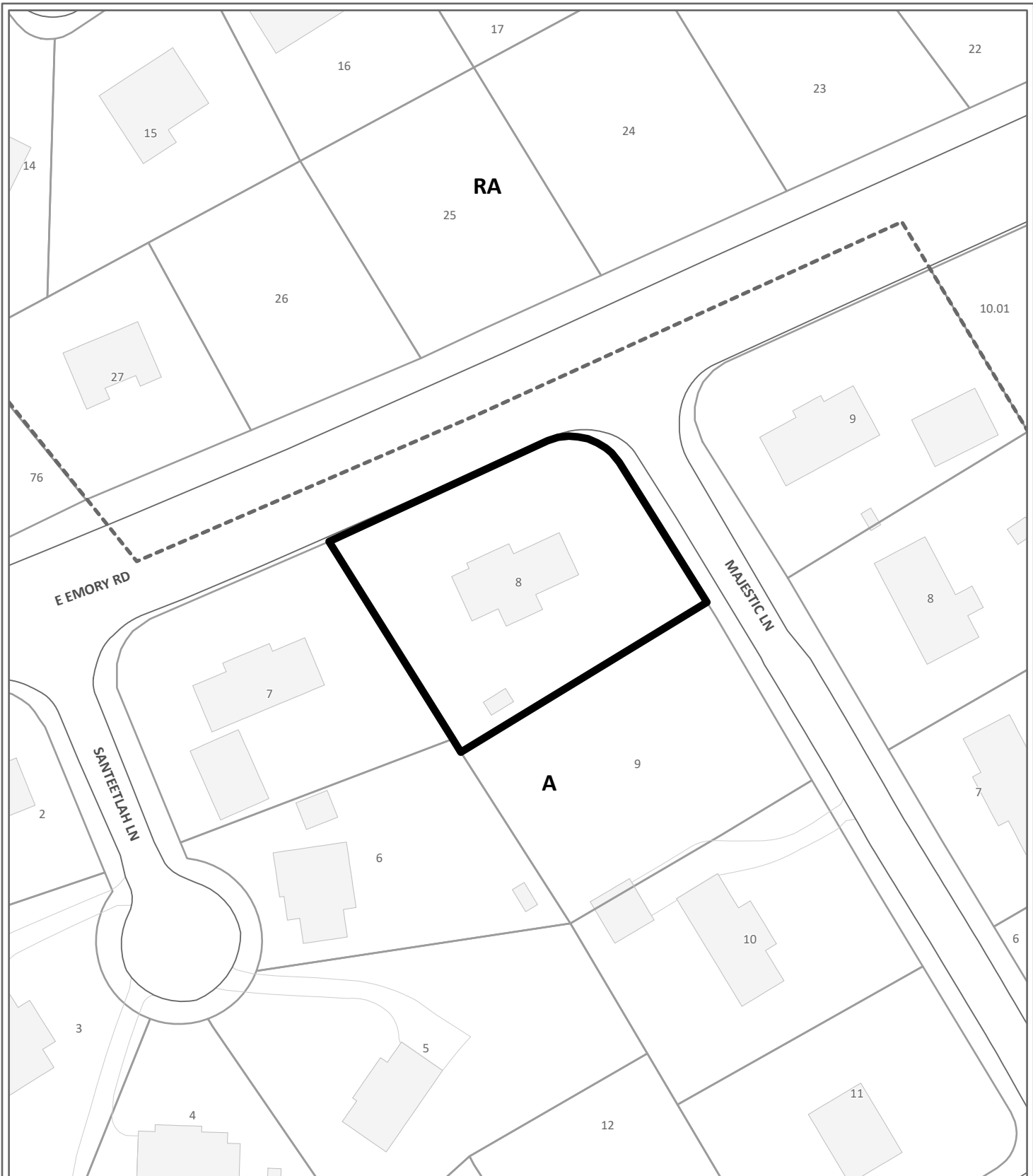
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. 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**

**5-P-26-RZ**

**Petitioner: Anthony Yanniello**

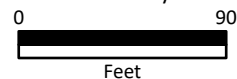


**From:** A (Agricultural)

**To:** OB (Office, Medical, and Related Services)

**Map No:** 38

**Jurisdiction:** County



**Original Print Date:** 4/7/2026

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

# Exhibit A. Contextual Images



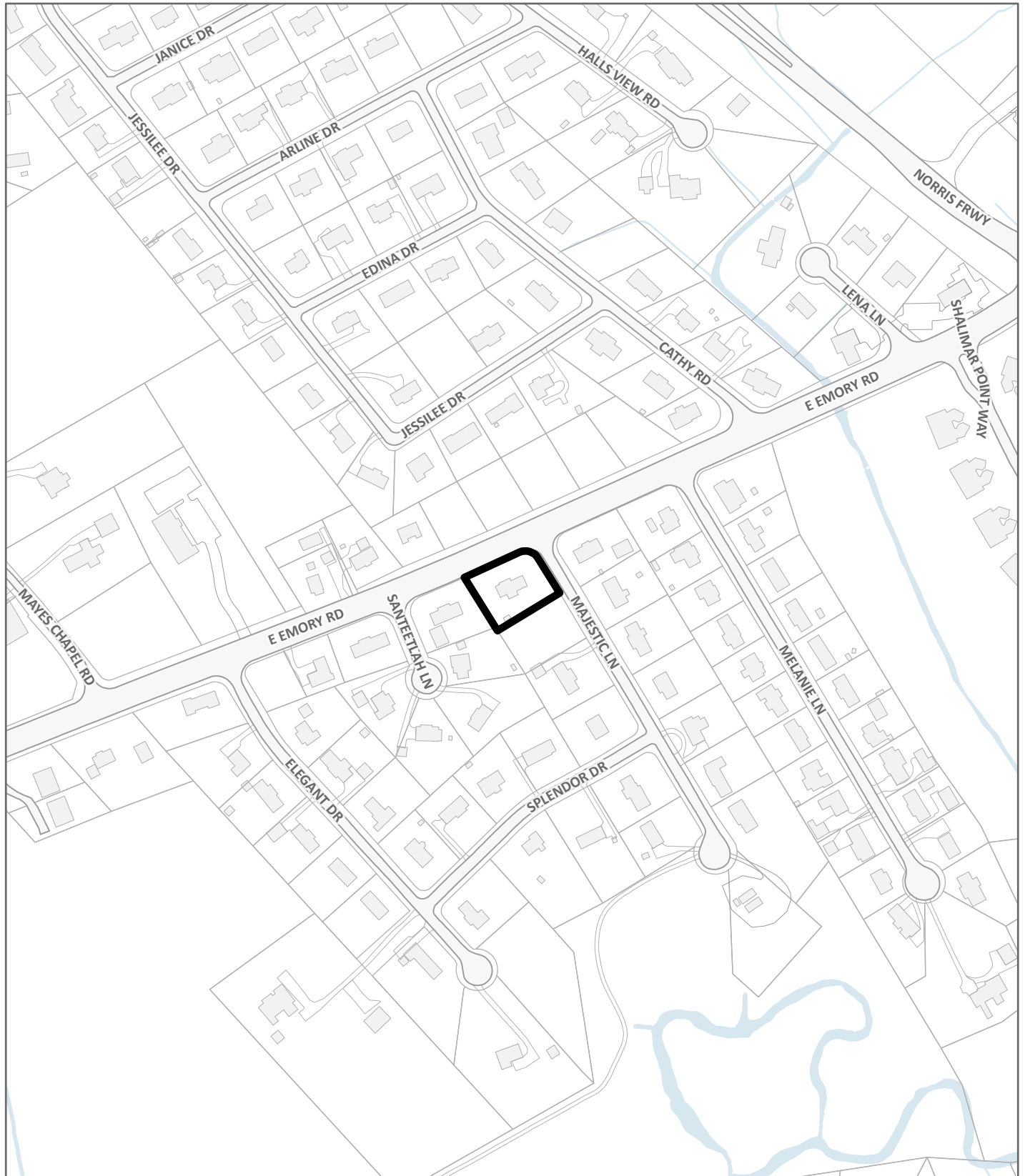
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

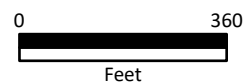


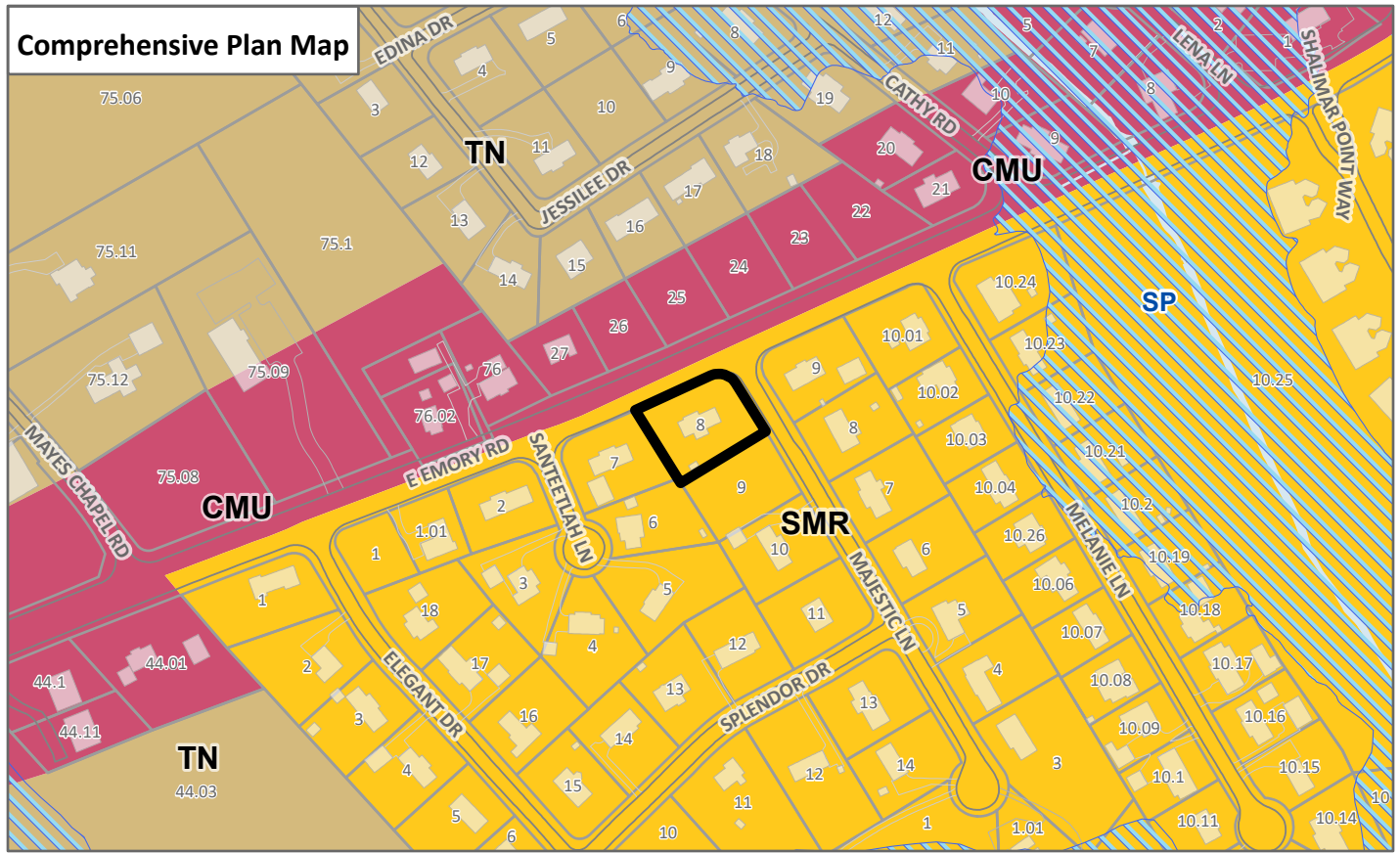
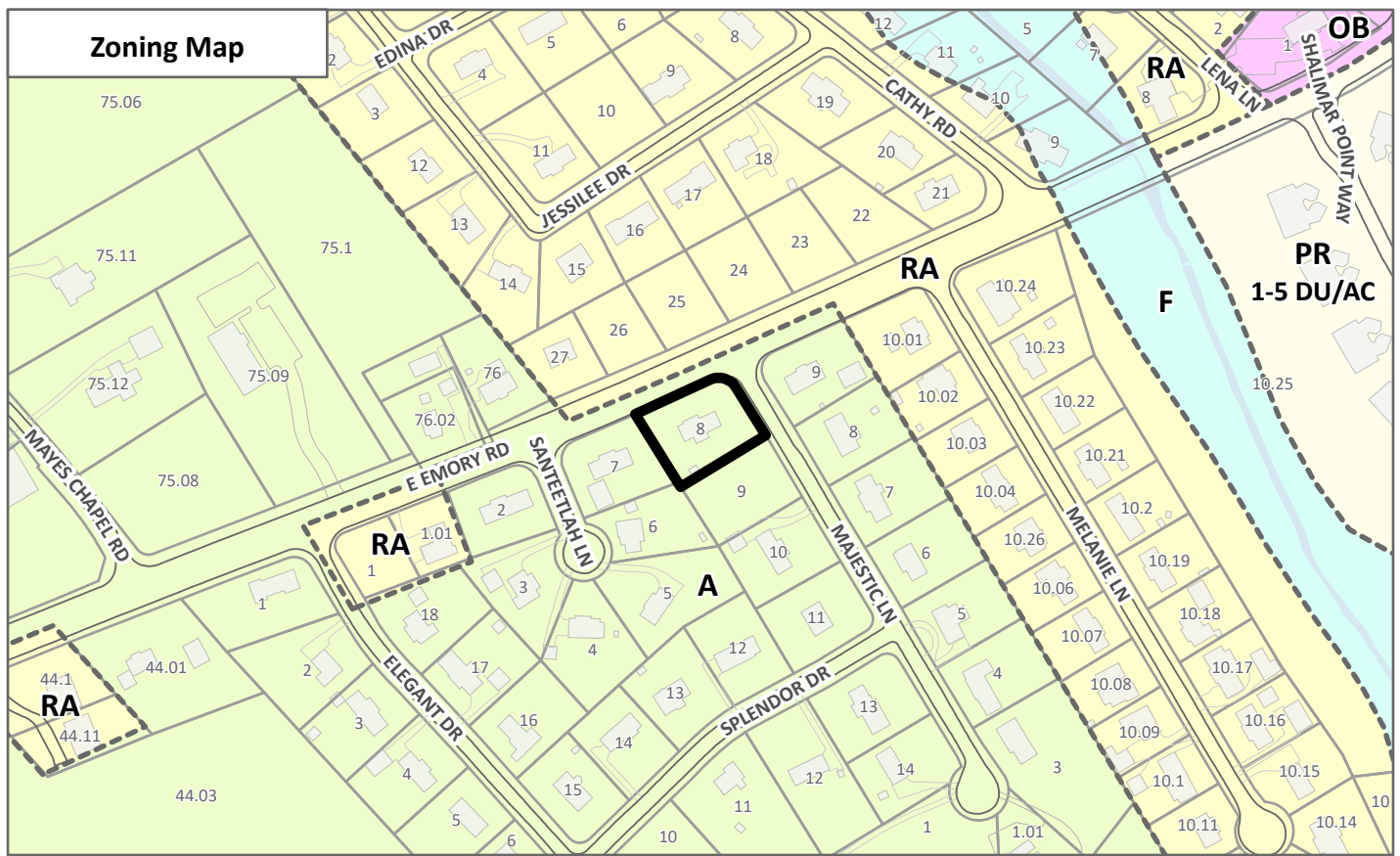
**LOCATION MAP**

**5-P-26-RZ**



Case boundary





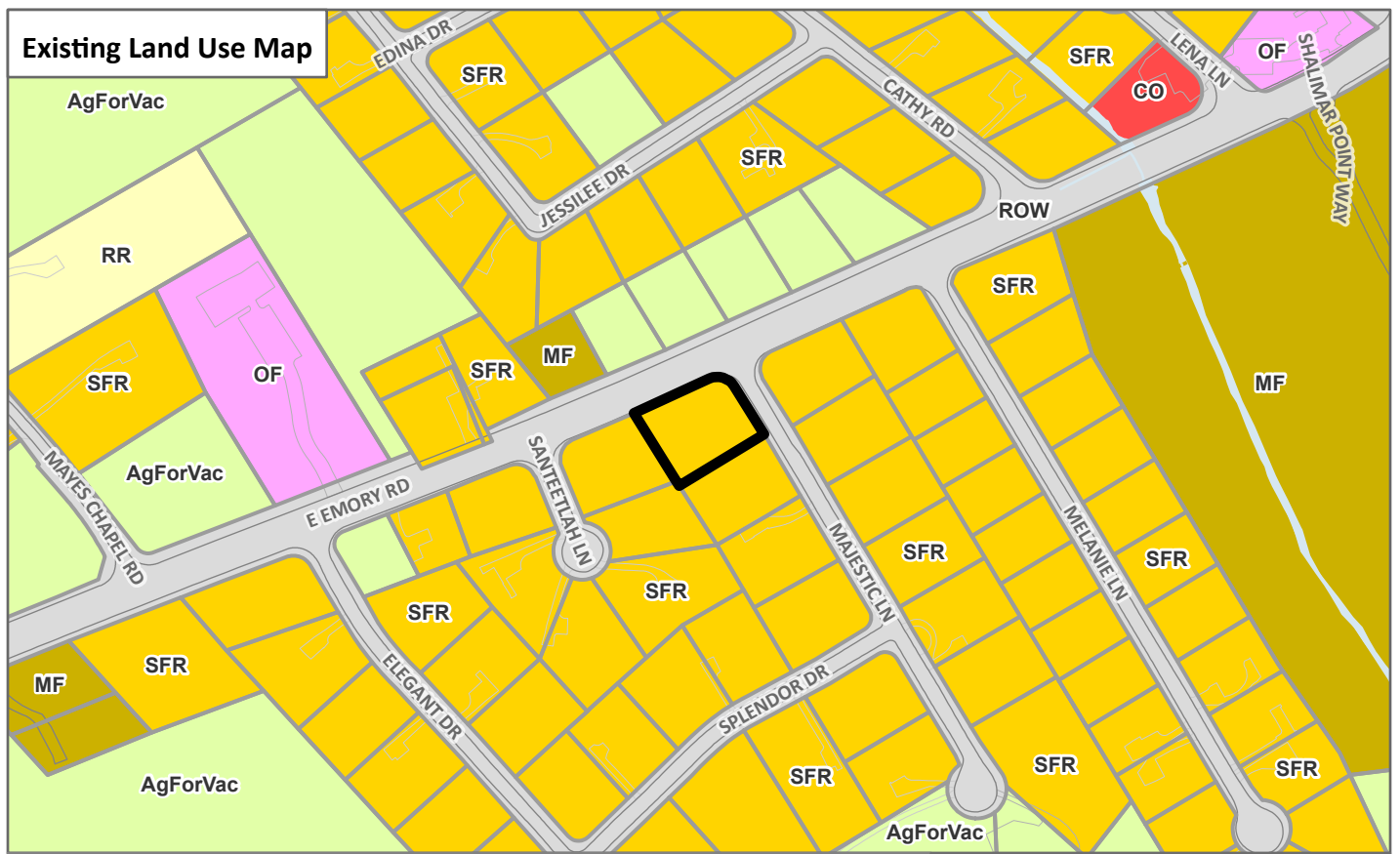
**EXHIBIT A, CONTEXTUAL MAPS** **5-P-26-RZ**

Case boundary

0 360

Feet

**Existing Land Use Map**



**EXHIBIT A, CONTEXTUAL MAPS**

5-P-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.**

05/02/2026

05/15/2026

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

Applicant Name

Date



Anthony Vanniello