

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 5-D-26-PA Related File Number: 5-I-26-RZ
Application Filed: 3/26/2026 Date of Revision:
Applicant: MIKE DEDMAN

PROPERTY INFORMATION

General Location: West side of Heiskell Rd, north side of W Emory Rd
Other Parcel Info.:
Tax ID Number: 56 115, 116, 117 OTHER: 057 001 Jurisdiction: County
Size of Tract: 22.7 acres
Accessibility: Access is via W Emory road, a four-lane major arterial with a center turn lane within a right-of-way width which varies between 50 ft and 95.5 ft. Access is also via Heiskell Road, a major collector with 20 to 30 ft of pavement width within a 52 to 76-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North County Plan Designation: CMU (Corridor Mixed-use), SMR (Suburban Mixed Resident)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of residential and commercial uses. Residential uses are detached single family dwellings on small suburban lots and large multifamily developments. Commercial uses are retail and service operations concentrated along Emory Road.

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

Street: 7601 HEISKELL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)
Former Zoning:
Requested Zoning: SC (Shopping Center)
Previous Requests:
Extension of Zone: This would be an extension of the place type but not the zoning.
History of Zoning: A request to rezone a portion of the subject site from A (Agricultural) to CA (General Business) was denied in 2002 (10-K-02-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: SMR (Suburban Mixed Residential), SR (Suburban Residential)

Requested Plan Category: CMU (Corridor Mixed-use)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

Staff Recomm. (Full):

Comments:

The applicant is requesting to rezone five contiguous lots from the A (Agricultural) and CA (General Business) zones to the SC (Shopping Center) zone. Two of the lots require plan amendments. The property at 7625 Heiskell Road requires a plan amendment from the SR (Suburban Residential) place type to the CMU (Corridor Mixed-Use) place type, and the property at 119 W Emory Road requires an amendment from the SMR (Suburban Mixed Residential) place type to CMU.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY. OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The SR (Suburban Residential) place type is intended for areas with primarily single-family residential development with varying lot sizes and accurately reflects the longstanding residential use of the property at 7265 Heiskell Road.
2. The SMR (Suburban Mixed Residential) place type is intended for residential areas with a similar pattern to the SR place type but with a greater mix of housing types, including attached housing or small-scale multifamily housing. The property at 119 W Emory Road is an undeveloped 11.19-acre parcel situated between low density residential uses to the north and multi-family and commercial development to the south with direct access to a major arterial street. The SMR place type is not an error in the plan, as it provides a transition in land use intensity between the residential development to the north and west and the nonresidential development to the east and south.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. This section of Emory Road has experienced a rapid increase in multi-family residential, commercial, and office development over the last 10 years, transitioning from single-family dwellings and agricultural uses to service-oriented uses and large-scale multi-family complexes. Across the street from the subject property, two single-family dwellings were demolished for a new eating establishment that opened at the beginning of 2026 and a 267-unit multi-family complex, the Sheldon, which is currently under construction roughly 0.30 miles west of the subject property. The changing conditions support consideration of expanding the CMU place type at this location.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. In October 2025, the Tennessee Department of Transportation began construction on the I-75 at Emory Road Improvement Project, which will reconfigure the interchange to move high volumes of traffic more efficiently. The project will also connect the disjointed sidewalks between E Emory Road and W Emory Road, allowing pedestrians safe access through the interchange.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data or reporting on this property that warrants a land use amendment.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The proposed plan amendment supports Implementation Policy 4: Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. The proposed plan amendment would be an extension of the CMU place type in an area with existing pedestrian facilities that has experienced rapid residential and commercial growth.

Action: Approved

Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

Date of Approval: 5/14/2026

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: 6/15/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: