CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 7-C-26-RZ **Related File Number:**

Application Filed: 5/9/2026 **Date of Revision:**

Applicant: LANDMARK ENGINEERS & SURVEYORS, LLC

PROPERTY INFORMATION

General Location: Southwest side of Old Clinton Pike, east of Clinton Hwy

Other Parcel Info.:

Tax ID Number: 55 M A 018 OTHER: (PARTIAL) **Jurisdiction:** County

Size of Tract: 2.36 acres

Accessibility: Access is via Old Clinton Pike, a minor collector with a 19-ft pavement width within a right-of-way which varies between 46 ft and 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: North County **Plan Designation:** SMR (Suburban Mixed Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is predominantly comprised of residential and commercial. Residential uses are a mix of single family dwellings on medium-sized suburban and large rural lots. Commercial uses are service, warehousing, and retail operations concentrated along Clinton Highway. Interspersed amongst residential uses are churches and a cemetery space. Powell Middle School is 0.7 miles southeast of the subject site.

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

Street: 7843 OLD CLINTON PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests:

Extension of Zone: Yes, this would be an extension.

History of Zoning: None noted.

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: Jake Beaumier

Staff Recomm. (Abbr.): APPROVE the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.
1. Development in the area has historically been residential in nature. Development in recent years has been concentrated on Old Clinton Pike as it progresses north from W Emory Rd, including a duplex complex at 7601-7609 Old Clinton Pike.
2. In 2019, a rezoning and subsequent concept/use on review approval allowed for the development of attached dwellings along Emma Grace Way to the south off of Old Clinton Pike (6-F-19-RZ, 10-SB-19-C/10-G-19-UR).
3. In 2023, rezoning and sector plan amendment approvals (5-D-23-RZ/5-A-23-SP) were followed by concept/development approvals for attached dwellings on Bisham Wood Ln, also to the south off of Old Cllinton Pike (6-SA-23-C/6-A-23-DP)

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RB zone is intended to provide for areas with medium population densities and is compatible with the surrounding residential uses in 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 a low-density residential zone. As such, it is not anticipated to negatively impact the surrounding area, which consists largely of single-family dwellings.

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 County's Comprehensive Land use and Transportation plan assigns the SMR (Suburban Mixed Residential) place type to the lot. The RB zone is directly related to the SMR place type.
2. This request aligns with Comprehensive Plan Implementation Policy 5 to "create neighborhoods with a variety of housing types and amenities in close proximity" as the RB zone allows for a variety of residential dwelling forms and the subject site is located adjacent to the Clinton Highway commercial corridor.
3. The subject site is located on Old Clinton Pike, which is identified as a minor collector by the Major Road Plan. This rezoning would not result in excess traffic on local roads.
4. The property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development, and a wide range of housing choices. The RB zone supports these policies.

Action: Approved **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 7/9/2026 **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: 8/24/2026 **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:**