CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-B-26-RZ **Related File Number:**

Application Filed: 6/9/2026 **Date of Revision:**

Applicant: RANDALL BUCKNER

PROPERTY INFORMATION

General Location: North side of E Emory Rd, west of Bell Rd

Other Parcel Info.:

Tax ID Number: 29 02302, 02309, 098, 106 **Jurisdiction:** County

Size of Tract: 6.88 acres

Accessibility: Access is via E Emory Road, a state-owned major arterial with 20 ft of pavement width within a right-of-way width that varies from 40-71 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This section of E Emory Road predominantly features single family and multifamily subdivisions and single family houses on 0.5+ acre lots, interspersed with agricultural uses and undeveloped tracts. Willow Creek Park abuts the subject property to the north. There are commercial and office uses along Maynardville Pike, 0.6 miles to the northwest.

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

Street: 5317 E EMORY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, it is not 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:

Variances Requested:

Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RA (Low Density 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 trends along this section of E Emory Road have been residential in nature, consisting of single family and multifamily subdivisions. There is commercial development along Maynardville Pike to the north.
2. The residential density of the area has been gradually increasing since the late 1980s, primarily through rezonings from A (Agricultural) to RA (Low Density Residential) that were developed into single family subdivisions and smaller lots. Nearby residential rezonings have increased in frequency since approximately 2018, with multiple rezonings to RA and PR (Planned Residential) up to 4 and 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 areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned A, RA, and PR up to 4 and 5 du/ac.
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 RA zone primarily allows residential and civic uses, which aligns with the existing 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 a low-density residential zone that allows single family houses by right and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. Not accounting for the necessary area for road access, up to 29 single family houses or 24 duplexes could be constructed on the 6.88 acre property. Any subdivision creating 6 or more lots or any request for duplexes would require Planning Commission approval.
2. E Emory Road is a major collector with the capacity to adequately serve a development of the size permitted under RA zoning.
3. Willow Creek Park abuts the subject property to the north and is an amenity that could serve future residential development. There are trees in the park along the shared lot line that would provide a buffer from future development.

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 property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses 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 character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 8/13/2026

Details of Action:

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

Date of Approval: 8/13/2026 **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: 9/21/2026 **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:**