

REZONING REPORT

► **FILE #:** 8-B-26-RZ

AGENDA ITEM #: 14

AGENDA DATE: 8/13/2026

► **APPLICANT:** RANDALL BUCKNER

OWNER(S): Randall Buckner

TAX ID NUMBER: 29 02302, 02309, 098, 106

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 5317 E EMORY RD (5501, 5507 E EMORY RD; 0 QUARRY RD)

► **LOCATION:** North side of E Emory Rd, west of Bell Rd

► **APPX. SIZE OF TRACT:** 6.88 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

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:** RA (Low Density Residential)

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

► **EXTENSION OF ZONING:** No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public parks - A (Agricultural)

South: Single family residential, multifamily residential, agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential)

East: Rural residential, transportation/communications/utilities - A (Agricultural)

West: Single family residential - A (Agricultural)

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.

STAFF RECOMMENDATION:

► **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

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. 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. 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:

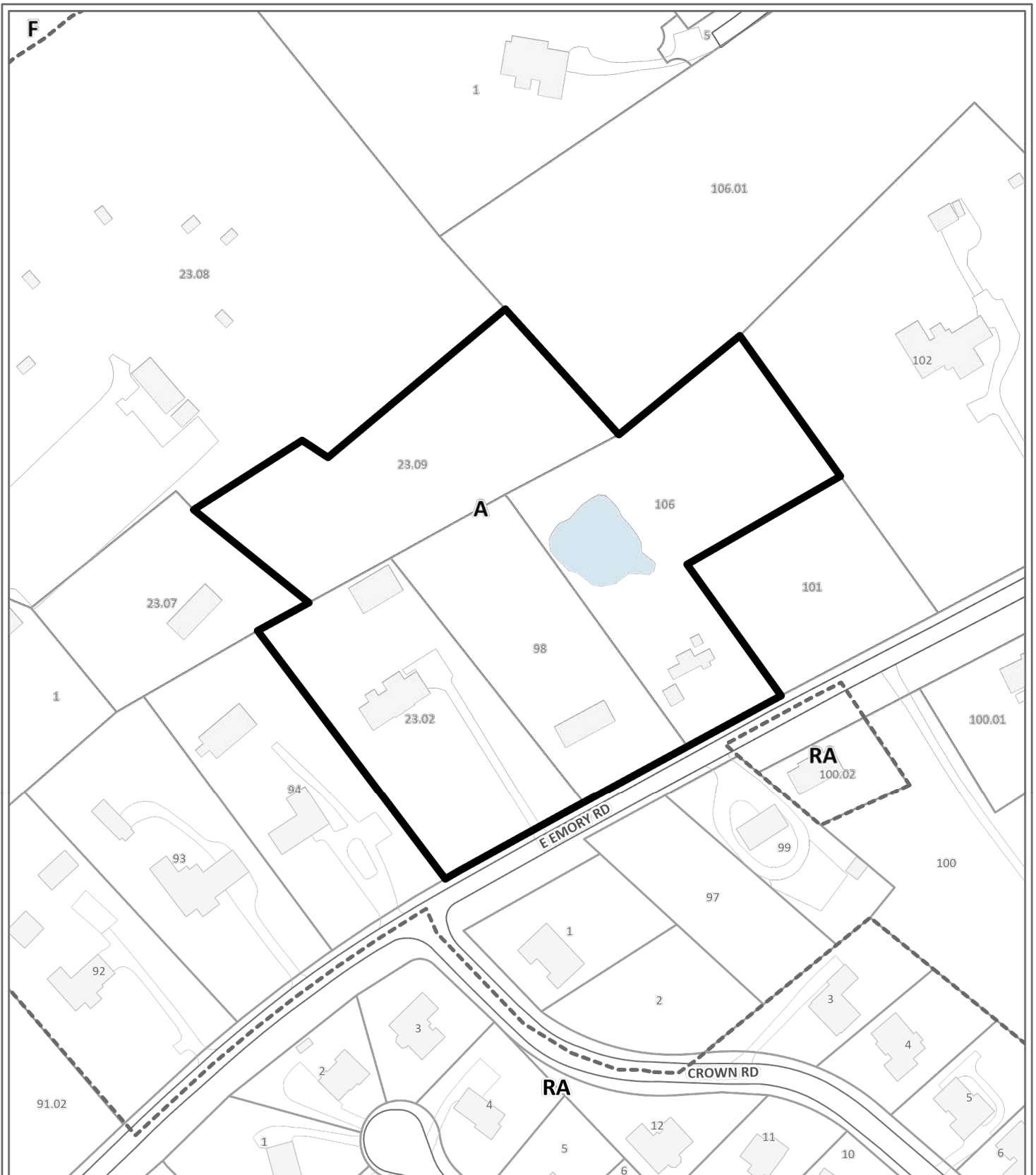
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 9/21/2026. 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

8-B-26-RZ

Petitioner: Randall Buckner

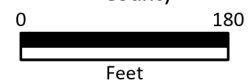


From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 29

Jurisdiction: County



Original Print Date: 7/8/2026

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

Exhibit A. Contextual Images



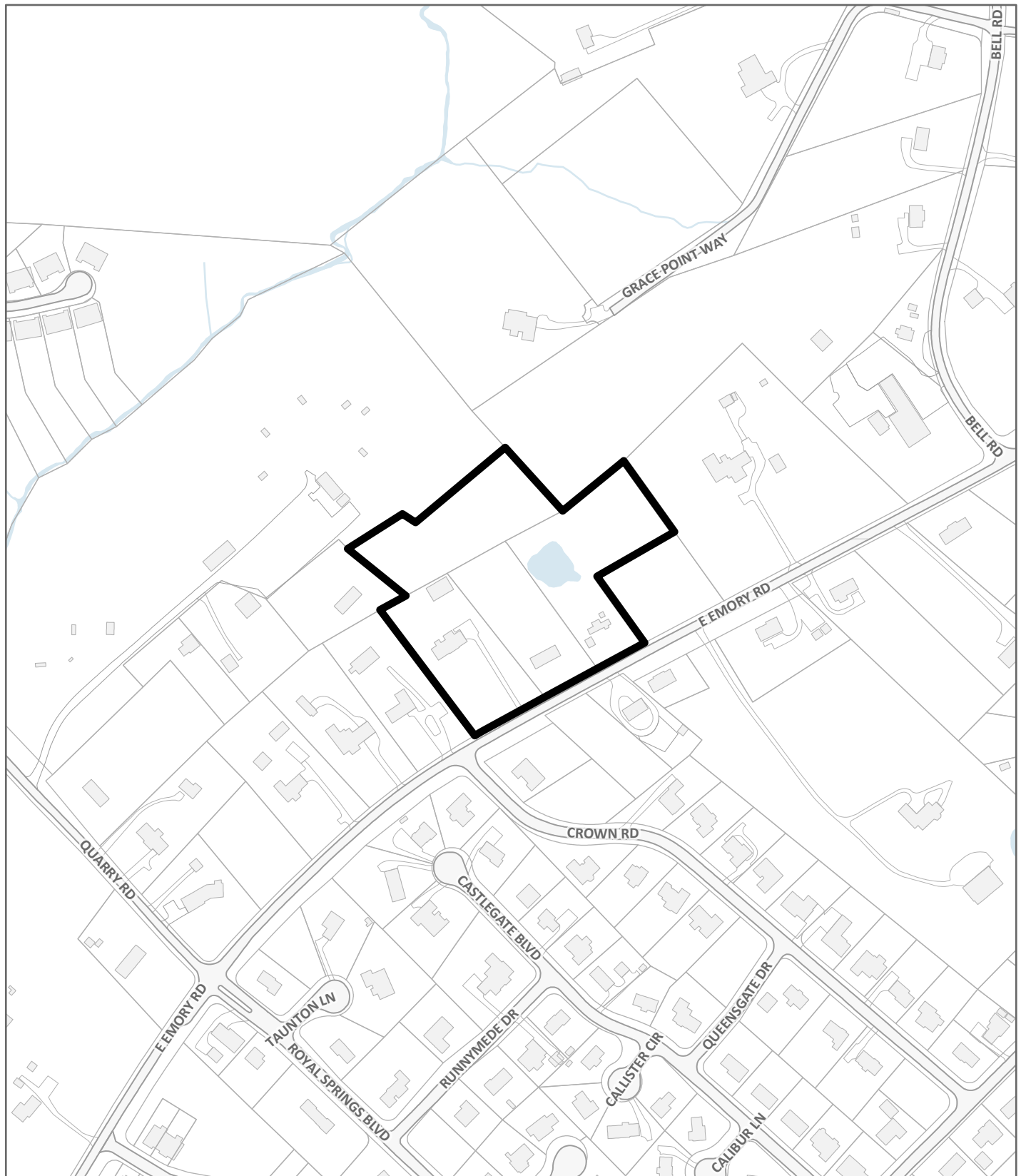
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-B-26-RZ



Case boundary



This is a zoning map of a portion of the City of San Diego. The map displays various zoning districts, including CA (Community Center), F (Favorable), A (Agricultural), RA (Residential Medium Density), and RA (Residential Medium Density). A specific parcel, located near the intersection of E Emory Rd and Crown Rd, is highlighted with a thick black border. This parcel is labeled with the number 106. The map also shows other parcels with numbers such as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200. The map also shows major roads such as Quarry Rd, Crown Rd, and Bell Rd. The map is titled "Zoning Map" in the top left corner.

[illegible]

Box 1

A horizontal number line is shown with a solid black bar above it. The line starts at 0 on the left and ends at 360 on the right. A single tick mark is placed exactly halfway between 0 and 360, labeled 180. The word "Feet" is written below the line.



Existing Land Use Map

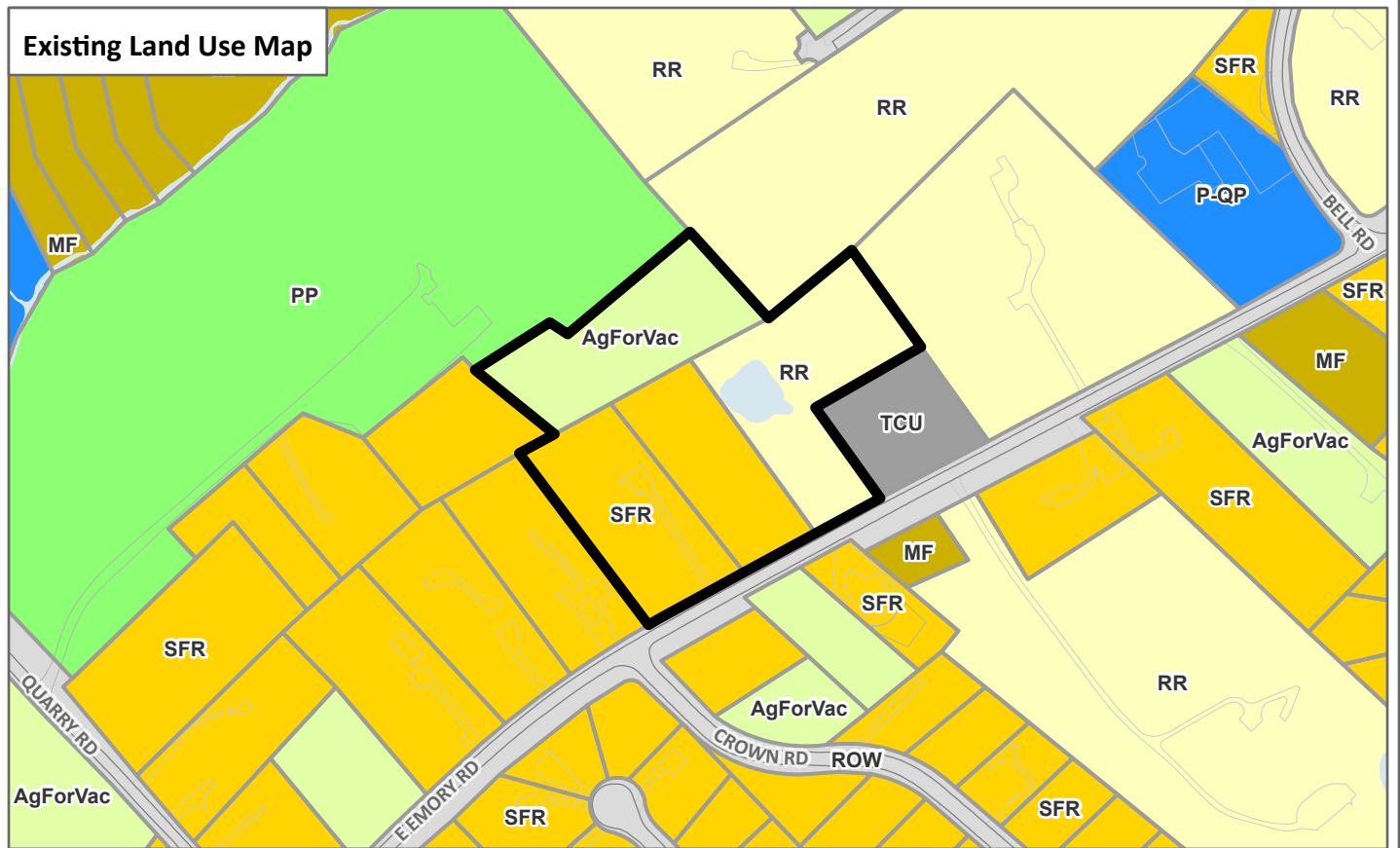


EXHIBIT A, CONTEXTUAL MAPS

8-B-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.

8/1/26

8/14/26

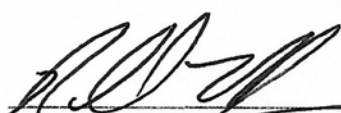
Date to be Posted

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

Randal Buckner, Owner's Son with POA
Applicant Name

8-1-2026 Date