

REZONING REPORT

► **FILE #:** 8-F-26-RZ

AGENDA ITEM #: 17

AGENDA DATE: 8/13/2026

► **APPLICANT:** RELIANCE DEVELOPMENT

OWNER(S): Aziz Kherani Reliance Development

TAX ID NUMBER: 20 117, 119

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6806 E EMORY RD (6812 E EMORY RD)

► **LOCATION:** South side of E Emory Rd, west of Beeler Rd

► **APPX. SIZE OF TRACT:** 10.18 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a major arterial with 20 ft of pavement width within a right-of-way width that varies from 53-135 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **CURRENT ZONING:** PR (Planned Residential) up to 5 du/ac

► **REQUESTED ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Single Family Residential, Rural Residential

► **DENSITY PROPOSED:** up to 5.25 du/ac

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

HISTORY OF ZONING: In 2021 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (9-B-21-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac, PR(k) (Planned Residential, with conditions), up to 4.3 du/ac, A (Agricultural)

South: Agricultural - PR (Planned Residential) up to 5 du/ac

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

West: Single family residential, private recreation - A (Agricultural), PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: The surrounding area features single family houses in subdivisions and on a variety of lot sizes, interspersed with agricultural uses and undeveloped tracts.

STAFF RECOMMENDATION:

- **Approve the PR (Planned Residential) zone up to 5.25 du/ac because it is compatible with surrounding development and consistent with previously approved plans.**

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. A concept and development plan for this property was approved in December of 2025. At the time, KGIS had calculated the area of the lot to be 10.79 acres, but when the property was later surveyed, it was discovered that the actual lot area was 10.14 acres. This meant the approved development of 53 units exceeded the allowable density under the property's PR (Planned Residential) zone at 5 du/ac. Thus, the applicant is seeking a modest increase in density to PR at 5.25 du/ac so the approved development plan can proceed to permitting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to be compatible with surrounding zones, and this compatibility was confirmed by the Planning Commission when the prior development plan was approved. This rezoning allows for that approved plan to proceed with construction.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed rezoning, which allows for a reviewed and approved development plan to be built.

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 PR zone up to 5.25 du/ac is partially related to the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. It meets the criteria for a partially related zone by being compatible with surrounding zoning and development.

ESTIMATED TRAFFIC IMPACT: 563 (average daily vehicle trips)

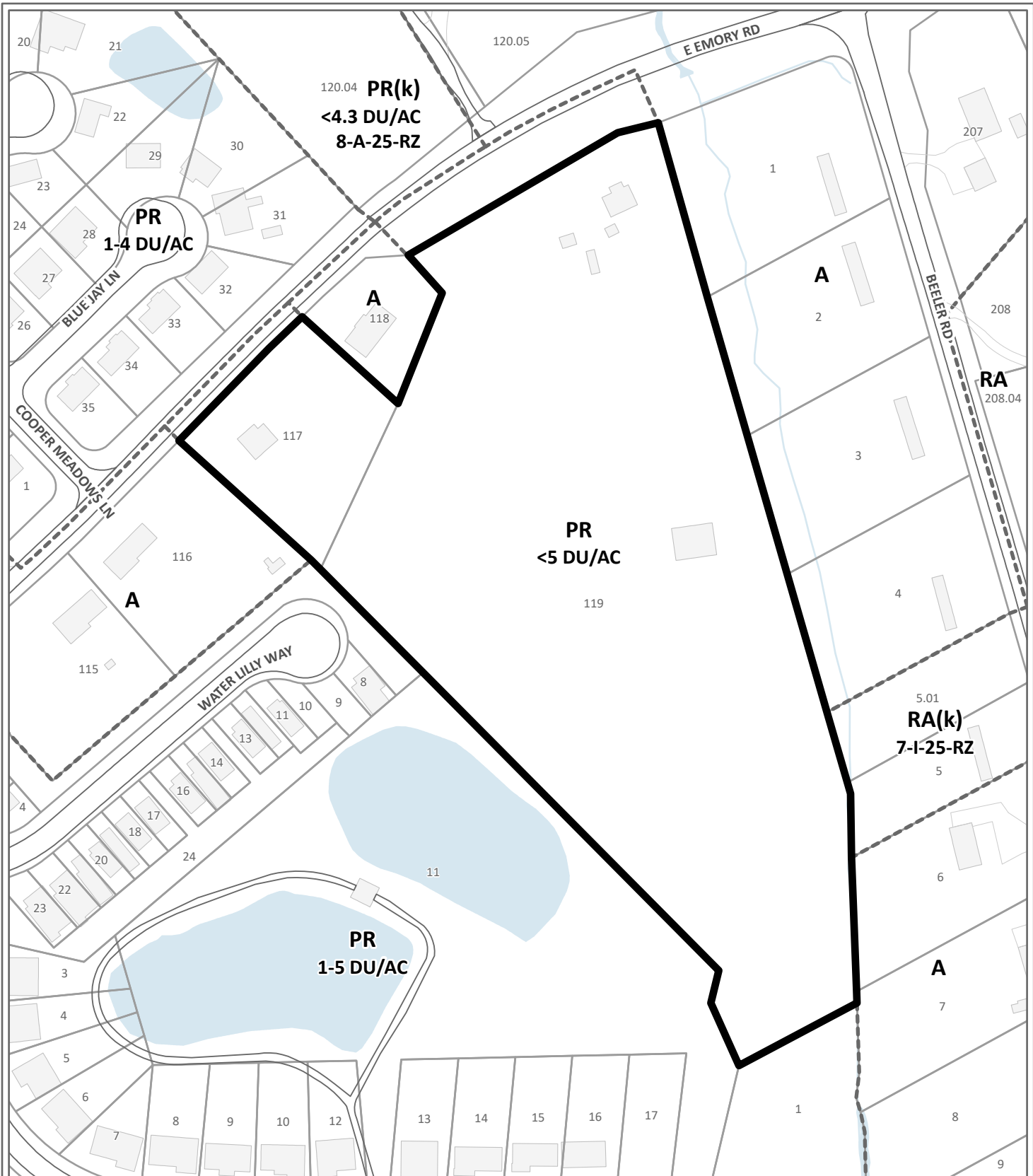
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 20 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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-F-26-RZ

Petitioner: Reliance Development



From: PR (Planned Residential) up to 5 DU/AC

To: PR (Planned Residential) up to 5.25 du/ac

Original Print Date: 7/1/2026

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

Map No: 20

Jurisdiction: County

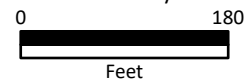


Exhibit A. Contextual Images



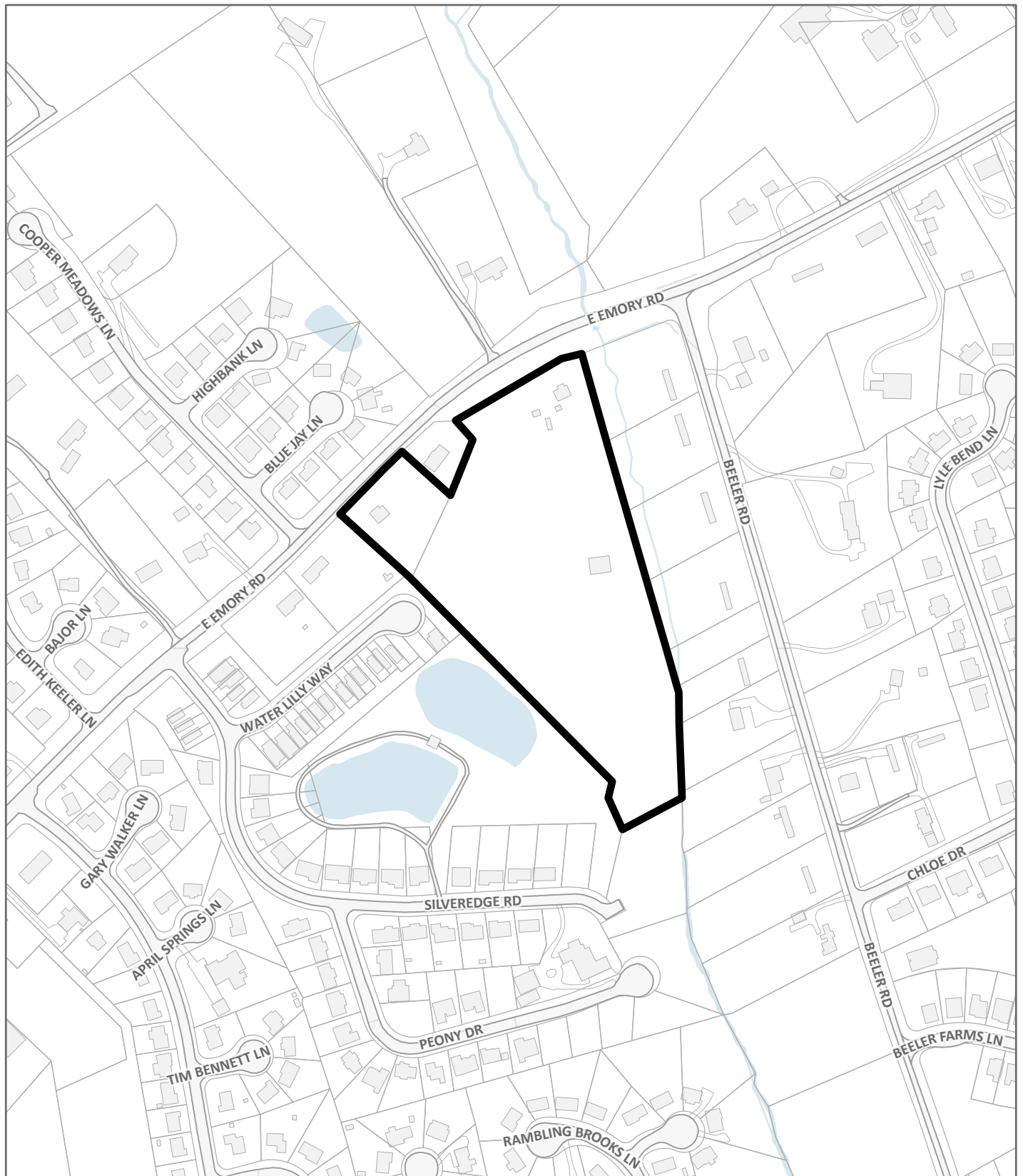
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

8-F-26-RZ

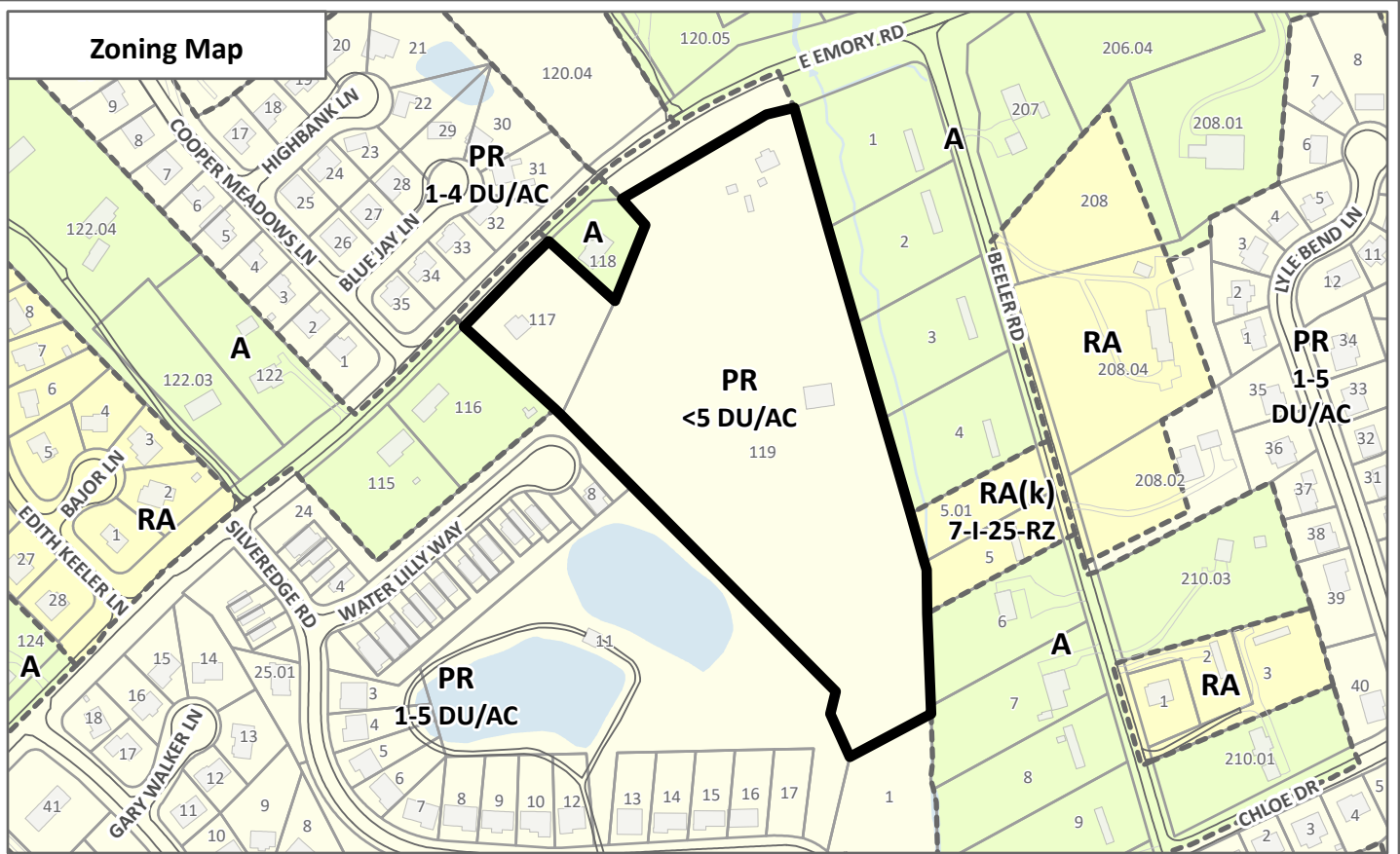


Case boundary

0 360
Feet



Zoning Map



Comprehensive Plan Map

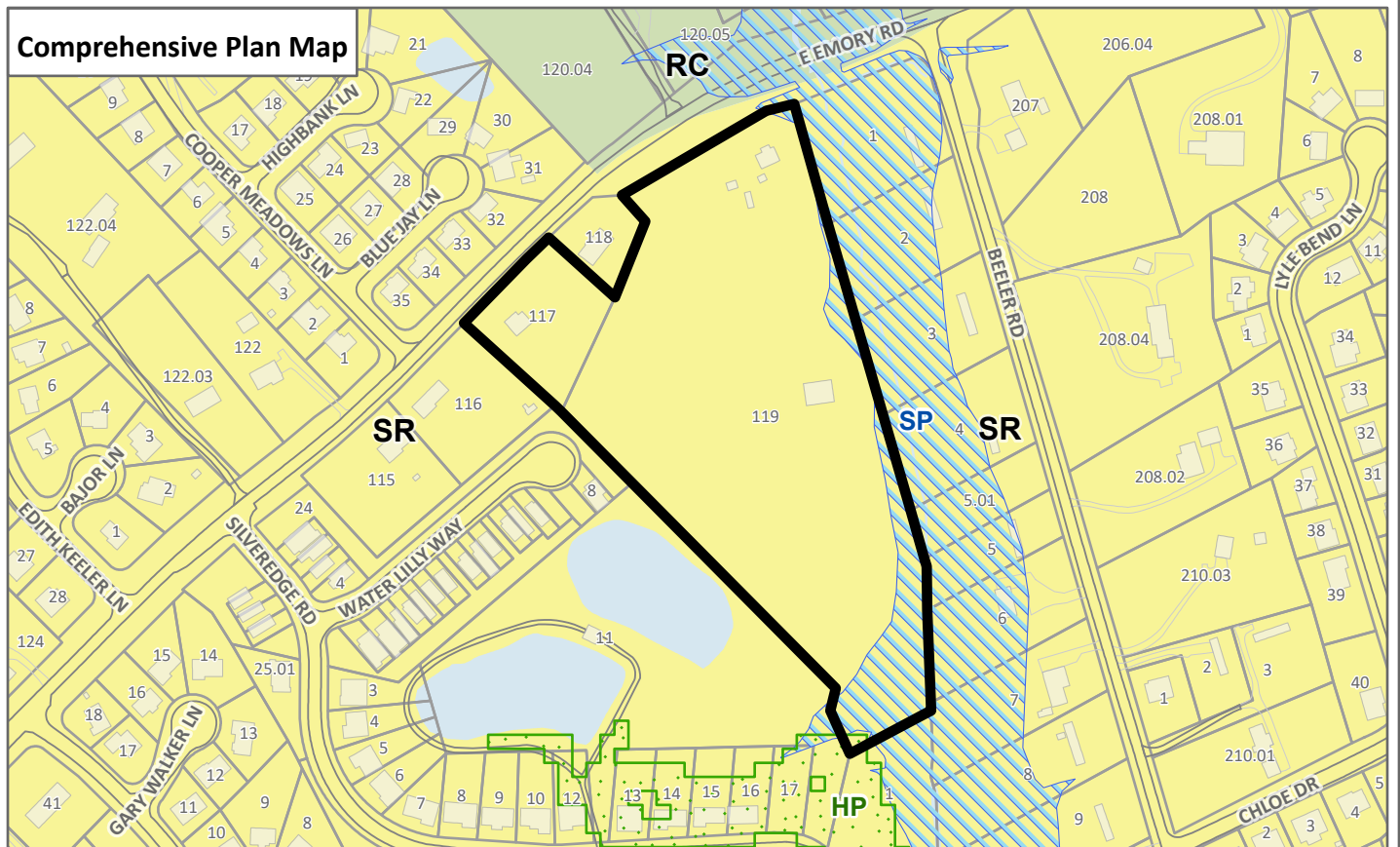


EXHIBIT A, CONTEXTUAL MAPS

8-F-26-RZ



Case boundary



Existing Land Use Map

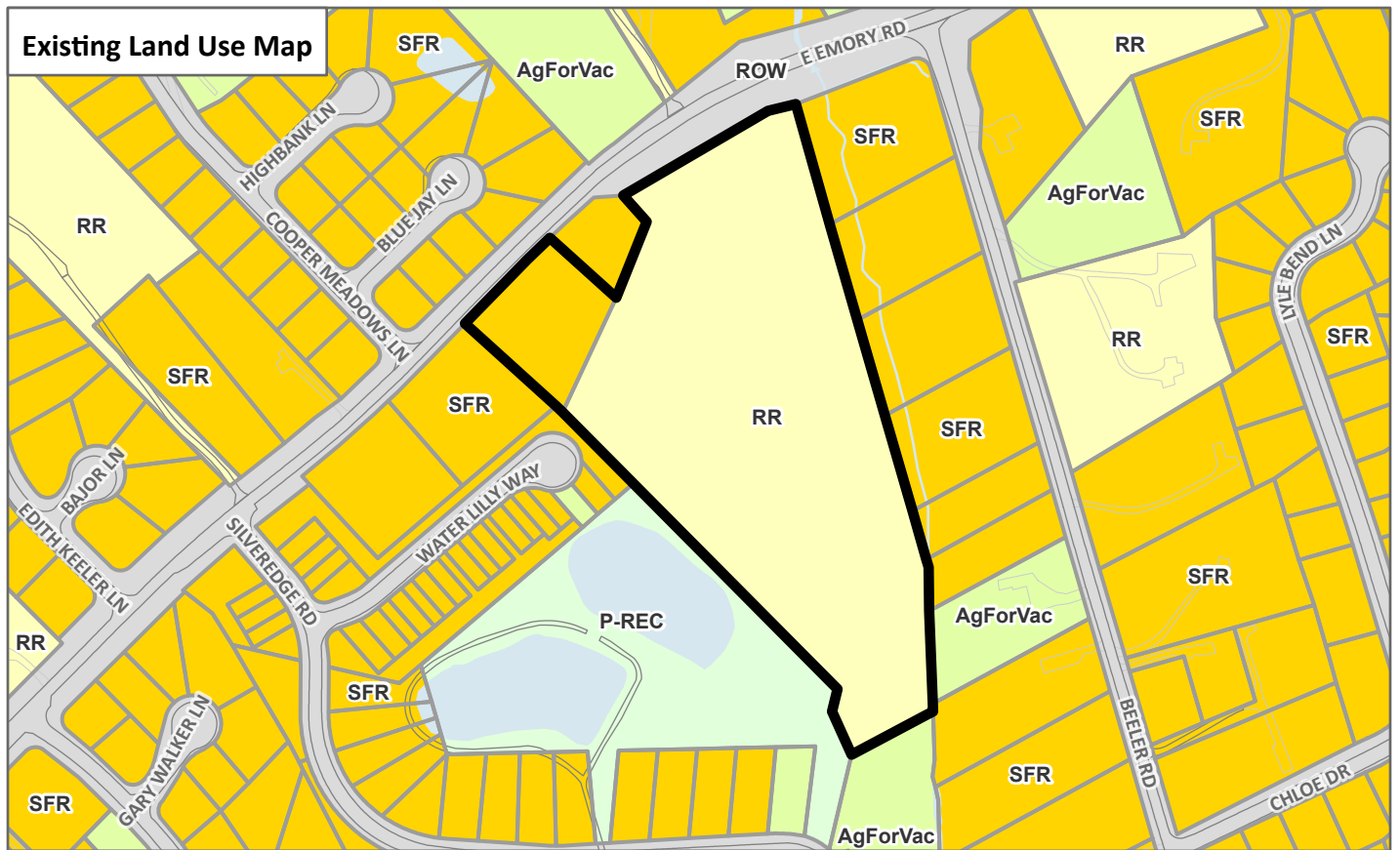


EXHIBIT A, CONTEXTUAL MAPS

8-F-26-RZ



Case boundary



NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.

MINIMUM LOT SIZE = 3,000 SF

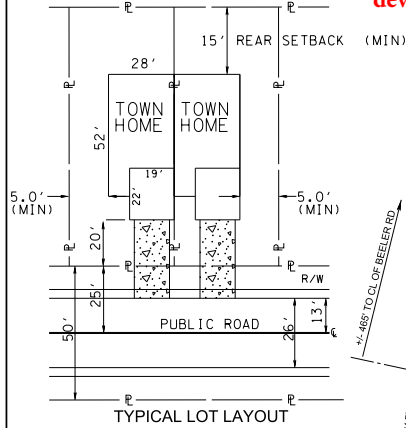
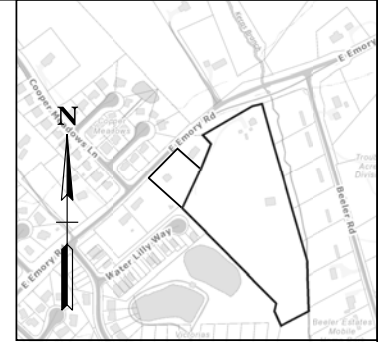


Exhibit B: Previously approved development plan



NOTES:

- 1) EXISTING CONTOURS BASED ON SURVEY BY RGCA.
- 2) ACCESS TO UNITS 1-51 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO SINGLE-FAMILY UNITS 52-53 FROM E EMORY ROAD VIA PRIVATE DRIVEWAY.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER & SEWER PROVIDERS: MPUD
- 8) PROJECT CONSISTS OF TWO PHASES. PHASE ONE (1) INCLUDES THE PROPOSED SHEPHERDS LANDING SUBDIVISION AT 6812 E EMORY ROAD, UNITS 1-51. PHASE TWO (2) INCLUDES THE RESUBDIVISION OF THE DOSSET PROPERTY AT 6808 E EMORY ROAD, UNITS 52 & 53.
- 9) REDUCTION OF PERIPHERAL SETBACK FROM 35' TO 25' ALONG WEST PROPERTY LINE ADJACENT TO VICTORIAS LANDING.
- 10) PREVIOUS KNOX PLANNING FILE NO.: 10-50-21-C / 10-F-21-UR



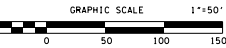
LOCATION MAP - NO SCALE

CURVE C1	CURVE C2
P 11+92.93	P 11+45.88
N 655,520.352	N 655,174.574
E 2,595,670.313	E 2,595,532.207
Δ 54° 12' 52" (RT)	Δ 66° 42' 30" (LT)
D 22° 55' 06"	D 38° 11' 50"
R 250.000	R 150.000
L 236.555	L 174.642
T 127.971	T 98.735
PC 10+64.96	PC 14+47.14
PT 13+01.51	PT 16+21.79

VARIANCE:
1) REDUCTION OF VERTICAL CURVE LENGTH FROM 117 FEET TO 80 FEET AT STATION 10+40. FOR A REDUCTION OF THE K VALUE FROM 25 TO 17

LEGEND

- EXISTING IRON PIN
- IRON PIN SET N° ROD /CAP
- MANHOLE
- LIGHT POLE
- SIGN
- W/V
- WATER VALVE
- P/T/C
- POWER/TELEPHONE
- GUY WIRE
- W/M
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- 5' * 5' * 5' SFT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE



ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE, TN, 37938
(865)947-5996

DEVELOPER:
RELIANCE DEVELOPMENT, LLC
5716 CENTRAL AVENUE PIKE
SUITE 16
KNOXVILLE, TN 37912
EDDIE KHERANI
865-263-7866

CLT MAP: 20
PARCELS: 117 & 119

ZONING: PR (1-5 DU/AC)

MPC FILE NUMBER: 12-SB-25-C / 12-D-25-DP

TOTAL AREA: 10.79 ACRES
DISTURBED AREA: 9.5 ACRES

NUMBER OF LOTS: 53

DEED REFERENCE: 20211102-0036507

NO.	DATE	DESCRIPTION	BY	CKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SHEPHERDS LANDING
CONCEPT PLAN

GENERAL LAYOUT

DESIGNED BY SWF/GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. C1
DRAWN BY SWF	DATE 6-15-26	FILE NO. 21180	

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
August 3, 2026

Date to be Posted

8/14/26
August 15, 2026

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

Aziz Kherani

Applicant Name

6/24/2026

Date