

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-F-24-RZ                      **Related File Number:**  
**Application Filed:** 9/20/2024              **Date of Revision:**  
**Applicant:** SHARON THURNER

## PROPERTY INFORMATION

**General Location:** Northeast side of Pine Grove Rd, northwest of Strawberry Plains Pk  
**Other Parcel Info.:**  
**Tax ID Number:** 84 039                      **Jurisdiction:** City  
**Size of Tract:** 5.37 acres  
**Accessibility:** Access is via Pine Grove Road, an unstriped local street with a 17-19 ft pavement width within a 39-44 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Commercial  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** East County              **Plan Designation:** GC (General Commercial)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The parcel is near the commercial node at the interchange of Strawberry Plains Pike and I-40 and is across from the Tennessee Highway Patrol office. Pine Grove Road primarily contains single family residential subdivisions and single family homes on lots of 0.5 acres or less in size.

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

**Street:** 7057 PINE GROVE RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-H-1 (Highway Commercial), I-G (General Industrial)  
**Former Zoning:** A-1 (General Agricultural), C-3 (General Commercial)  
**Requested Zoning:** C-H-2 (Highway Commercial)  
**Previous Requests:**  
**Extension of Zone:** No, but there is C-H-2 around 300 feet to the east.  
**History of Zoning:** Zoned A-1 (General Agricultural) upon its annexation into the City in 1995 (2-M-95-RZ). The majority of the parcel was rezoned from A-1 to C-3 (General Commercial) in 2006 (1-N-06-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the C-H-2 (Highway Commercial) district because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. This area south of I-40 has experienced several developments in the past few years, including the Tennessee Highway Patrol office across the subject parcel and a freight transportation facility east of Strawberry Plains Pike (both of which were constructed in 2021), and the Ambercrest residential subdivision on Pine Grove Road (constructed between 2022 – 2024).

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

1. The C-H districts are intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The subject property meets the intent of the C-H-2 district with its location near the commercial node at the interchange of Strawberry Plains Pike and I-40. This area includes a mix of commercial districts, including C-H-1 and C-H-2 in the City and CA (General Business), CB (Business and Manufacturing), and PC (Planned Commercial) in the County.
2. The requested C-H-2 district permits all the same uses as the C-H-1 district but there are a few differences pertaining to the dimensional and design standards. The C-H-2 district allows a higher building height (maximum 90 ft instead of 45 ft) and has some design standards related to building façade, transparency, material, and site design that are absent for the C-H-1 and I-G districts (Article 5.4).
3. 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. No significant adverse impacts are anticipated with the C-H-2 district since it allows the same uses as the property's current C-H-1 zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the GC (General Commercial) land use classification of the East County Sector Plan and One Year Plan.
2. The C-H-2 district adjacent to the established commercial node is consistent with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
3. The East Knox Community Plan identifies Strawberry Plains Pike as a 'Development Corridor' and its interchange with I-40 as 'Rural Crossroads', both of which are appropriate for a more intense development pattern. The C-H-2 district introduces building design standards and the requirement of

safe pedestrian access, which is consistent with the community plan's recommended action to adopt zoning tools that promote walkability and design standards (p. 48).

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There are adequate utility and other infrastructure available in this area for the development potential of the requested C-H-2 district.

**Action:** Approved **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the C-H-2 (Highway Commercial) district because it is consistent with the sector plan and surrounding development.

**Date of Approval:** 11/14/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/10/2024 **Date of Legislative Action, Second Reading:** 1/7/2025

**Ordinance Number:** **Other Ordinance Number References:** O-5-2025

**Disposition of Case:** Approved **Disposition of Case, Second Reading:** Approved

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**