

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-K-26-RZ **Related File Number:**
Application Filed: 12/29/2025 **Date of Revision:**
Applicant: KELLY GRAHAM

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of Strawberry Plains Pike and Huckleberry Ln
Other Parcel Info.:
Tax ID Number: 73 040 **Jurisdiction:** County
Size of Tract: 1.29 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial with 24 ft of pavement width within a right-of-way width that varies from 45-78 ft. Access is also via Huckleberry Lane, an unstriped local street with 18-25 ft of pavement width within a right-of-way width that varies from 49-72 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East County **Plan Designation:** CC (Corridor Commercial)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is at the eastern edge of a commercial node at the Strawberry Plains Pike and I-40 interchange. There are single family houses in subdivisions and large lots to the north and west, and there is an apartment complex under construction directly across the street to the north.

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

Street: 7602 STRAWBERRY PLAINS PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2018 a request to rezone the property from A (Agricultural) to CA (General Business) was denied (9-J-18-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within the County Limits)

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 CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and compatible with 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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area north of I-40 is experiencing significant residential growth, with minor commercial developments in recent times. Examples of residential developments that are currently under construction include a 349-unit apartment complex across the subject parcel (Universal at Strawberry Plains), a 24-lot detached residential subdivision to the east (Hunters Woods, Phase II), and a 322-lot subdivision of attached and detached dwellings along Brakebill Road (Strawberry Hills).
2. These changing conditions in the immediate vicinity support consideration of the commercial rezoning at this location.

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

1. The CA zone is intended to accommodate general retail business and services. The subject parcel is at the edge of an existing commercial node, and the area meets the intent of the zoning ordinance.
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 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. The proposed CA zone is compatible with the nearby nonresidential zones, including the C-H-2 (Highway Commercial) district in the City and the OB (Office, Medical, and Related Services) zone in the County.
2. The adjacent eastern property is zoned A (Agricultural) and is currently vacant.

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 CA zone would bring zoning into compliance with the CC (Corridor Commercial) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the CC place type, but the requested CA zone is directly related to it.
2. The proposed rezoning aligns with Implementation Policy 2 of the Knox County Comprehensive Plan to ensure that development is sensitive to existing community character. The CA zone is compatible with nearby commercial developments and can provide retail businesses and services for the residential expansion in this area.
3. The East County Community Plan identifies Strawberry Plains Pike as a Development Corridor, which encourages a more intense development pattern along this minor arterial street.
4. The rezoning is also aligned with the property's location in the Urban Growth Boundary of the Growth Policy Plan and is consistent with the policies related to the Urban Growth Boundary.

Action: Approved

Meeting Date: 2/12/2026

Details of Action:

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

Date of Approval: 2/12/2026

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: 3/16/2026

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: