CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT

Planning
KNOXVILLE | KNOX COUNTY

File Number:	5-E-26-PA	**Related File Number:**	5-L-26-RZ
Application Filed:	3/27/2026	**Date of Revision:**	5/29/2026
Applicant:	PARKER FEAGINS		

PROPERTY INFORMATION

General Location: Northwest side of Strawberry Plains Pike, at the southern terminus of S Wooddale Rd

Other Parcel Info.:

Tax ID Number: 62 05402, 05405 OTHER: (PARTIAL) **Jurisdiction:** County

Size of Tract: 1.76 acres

Accessibility: Access is via S Wooddale Road, a local street with a 20-ft pavement width within a 40-ft right-of-way. Access is also via Strawberry Plains Pike, a minor arterial road with a pavement width which varies between 22.5 ft and 23.5 ft within a right-of-way which varies between 50 ft and 75.5 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: East County **Plan Designation:** RC (Rural Conservation), SR (Suburban Residential), HP (H

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is comprised of single family residential dwellings on small and large rural lots. A significant amount of land surrounding the subject site is forested and undeveloped. Carter Elementary School is approximately 1.3 miles to the east.

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

Street: 7801 STRAWBERRY PLAINS PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CR (Rural Commercial)

Previous Requests:

Extension of Zone: This would not be an extension of the place type or the zoning.

History of Zoning: A request to rezone a portion of the site from A (Agricultural) to CA (General Business) was withdrawn in 1990 (3-A-90-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: RC (Rural Conservation), HP (Hillside Protection)

Requested Plan Category: RCC (Rural Crossroads Commercial), HP (Hillside Protection)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.

Staff Recomm. (Full):

Comments: The applicant is requesting to rezone the western portion of parcel 062 05405, and the front portion of parcel 062 05402 to the CR (Rural Commercial) zone, which requires a plan amendment from the RC (Rural Conservation) place type. The remaining approximately 12.5 acres of parcel 062 05402 and approximately 0.69 ac of parcel 062 05405 would retain the RC place type and HP (Hillside Protection Area) designation.

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The RC (Rural Conservation) place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas. In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low-impact site design is expected. 0 Strawberry Plains Pike (parcel 062 05402) is a 13.88-acre parcel with steep slopes and mature forested growth, and the property at 7801 Strawberry Plains Pike has some slopes at the rear of the lots. As such, the RC place type designation is not the result of an error or omission in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. Commercial development in the surrounding area has largely been concentrated near the I-40 Strawberry Plains Pike interchange to the west and Asheville Highway to the east, except for one pickle-ball facility that opened roughly 360 ft west of the subject property in November 2024, and a small multi-tenant commercial building established in February 2025 on the portion of the subject property zoned CA (General Business).
2. Development trends along Strawberry Plains Pike outside of the commercial nodes have primarily been residential in nature, consisting of single-family, townhouse, and multi-family developments.
3. The RCC (Rural Crossroads Commercial) place type is described as areas appropriate for small commercial nodes occurring at intersections within rural areas. This area is rural in character, and the increased residential development and existing commercial use on the property support consideration of the RCC place type at this location.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. There has not been an introduction of new utilities or roads in this area that would make development more feasible.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:
1. There is no new data specific to this request that warrants a land use amendment to the RCC place

type.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:
1. The requested RCC place type is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The RCC place type supports small-scale commercial and nonresidential development near residential areas.

Action: Approved **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area. The (Hillside Protection Area) would be retained.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:** 5/14/2026

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/20/2026 **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:**