

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 CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.

- 1) Access must be from Strawberry Plains Pike.
- 2) The existing access to S Wooddale Road must be removed.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

- 1. Since the early 1980s, the surrounding area has experienced a gradual transition away from A (Agricultural) zoning. Rezoning to commercial, industrial, and office zones have been concentrated near the Strawberry Plains Pike and I-40 interchange, while RA (Low-Density Residential) and PR (Planned Residential) with up to 5 to 8 du/ac rezonings have been focused to the northeast along Strawberry Plains Pike.
- 2. There has been a significant increase in residential development in the area since 2021. The Hunters Woods 39-lot single-family subdivision and the Universal at Strawberry Plains, a 349-unit housing development featuring apartment and townhouse dwellings, are both under construction approximately 0.25 miles west of the subject property.
- 3. Nonresidential development has included a mix of service-oriented establishments, trucking and warehousing, lodging establishments, and medical and dental clinics, primarily concentrated near existing commercial nodes. A new indoor pickleball facility was opened across the street from the subject property in November 2024, and a small multi-tenant commercial building was constructed on the portion of the subject property zoned CA (General Business) in February 2025.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

- 1. The CR (Rural Commercial) zone is intended to provide opportunities to locate limited retail and service uses in a manner convenient to outlying rural areas.
- 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 range of uses permitted in the CR zone is limited to those generally patronized by area residents on a frequent basis. The allowable uses in the CR zone are less intensive than and are generally compatible with those of the neighboring CA (General Business) zoning at the intersection of Strawberry Plains Pike and S Wooddale Road.

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 CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
- 2. The proposed rezoning is not anticipated to negatively impact the surrounding area.

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 CR zone is consistent with the recommended plan amendment to the RCC (Rural Crossroads Commercial) place type, which recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.

2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. The CR zone at this location would allow for a minor expansion of commercial and nonresidential uses on a scale compatible with the surrounding area.

3. The subject property's current point of access on S Wooddale Road appears to have a limited line of sight and also does not comply with the Knox County Access Control and Driveway Design Policy due to the driveway's proximity to the intersection of Strawberry Plains Pike and S Wooddale Road. The recommended condition to eliminate the access point on S Wooddale Road and have primary access to Strawberry Plains Pike is supported by Implementation Policy 12: Improve safety for all users.

4. Furthermore, the recommended condition to require primary access from Strawberry Plains Pike is consistent with the East County Community Plan, which identified Strawberry Plains Pike as a roadway suitable for a more intense development pattern.

5. The proposed rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and promotes expansion of the Knoxville Knox County economy.

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

Details of Action:

Summary of Action: Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.

- 1) Access must be from Strawberry Plains Pike.
- 2) The existing access to S Wooddale Road must be removed.

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

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

Amendments: **Amendments:**

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