

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 8-A-26-PA Related File Number: 8-A-26-RZ
Application Filed: 4/22/2026 Date of Revision: 7/21/2026
Applicant: R. PAUL WALLACE

PROPERTY INFORMATION

General Location: Northwest side of Strawberry Plains Pike, northeast of Wooddale Church Rd
Other Parcel Info.:
Tax ID Number: 73 01403 Jurisdiction: County
Size of Tract: 6.42 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial with 25 ft of pavement width within a 100-105 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is in an area that predominantly features single family houses in subdivisions and on large lots, interspersed with agricultural uses and undeveloped, forested tracts. There are commercial uses nearby and an apartment development is under construction near the Strawberry Plains Pike and I-40 interchange 0.8 miles to the southwest.

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

Street: 7729 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 is not an extension of the plan designation or the zoning.
History of Zoning: In 2021 a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was withdrawn prior to publication (10-O-21-RZ).

PLAN INFORMATION (where applicable)

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

1. There has not been an introduction of new utilities or road improvement projects 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 proposed amendment is not consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. The RCC place type at this location could serve as a catalyst for expanding commercial development in a transitional area that is primarily residential.

OTHER CONSIDERATIONS:

1. The East County Community Plan identified Strawberry Plains Pike as a roadway suitable for a more intense development pattern. The subject property's location on Strawberry Plains Pike is within the development corridor buffer identified on the East Knox County Community Plan Area Map. However, the East County Community Plan encourages a transitional development pattern and concentrating commercial and nonresidential development near established commercial corridors and crossroads. As such, the proposed amendment does not align with the recommendations of the East County Community Plan.

Action:	Approved	Meeting Date:	8/13/2026
Details of Action:	Approve the RCC (Rural Crossroads Commercial) place type because of changing conditions in the area and it supports the policies, actions, goals, and objectives of the comprehensive plan.		
Summary of Action:	Approve the RCC (Rural Crossroads Commercial) place type because of changing conditions in the area and it supports the policies, actions, goals, and objectives of the comprehensive plan.		
Date of Approval:	8/13/2026	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, Second Reading:
Date of Legislative Action:	9/21/2026	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		