



REZONING REPORT

▶ **FILE #:** 2-K-26-RZ

AGENDA ITEM #: 26

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** KELLY GRAHAM
OWNER(S): Roger Sellers Bash Group, LLC

TAX ID NUMBER: 73 040 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7602 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** Southeast corner of the intersection of Strawberry Plains Pike and Huckleberry Ln

▶ **APPX. SIZE OF TRACT:** 1.29 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Swanpond Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONING: 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).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, commercial - C-H-2 (Highway Commercial) in the City

South: Agriculture/forestry/vacant land - OB (Office, Medical, and Related Services) in the County

East: Single family residential - A (Agricultural) in the County

West: Office - C-H-2 (Highway Commercial) in the City

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.

STAFF RECOMMENDATION:

▶ **Approve the CA (General Business) zone because it is consistent with the Knox County**

Comprehensive Plan and compatible with surrounding development.

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:

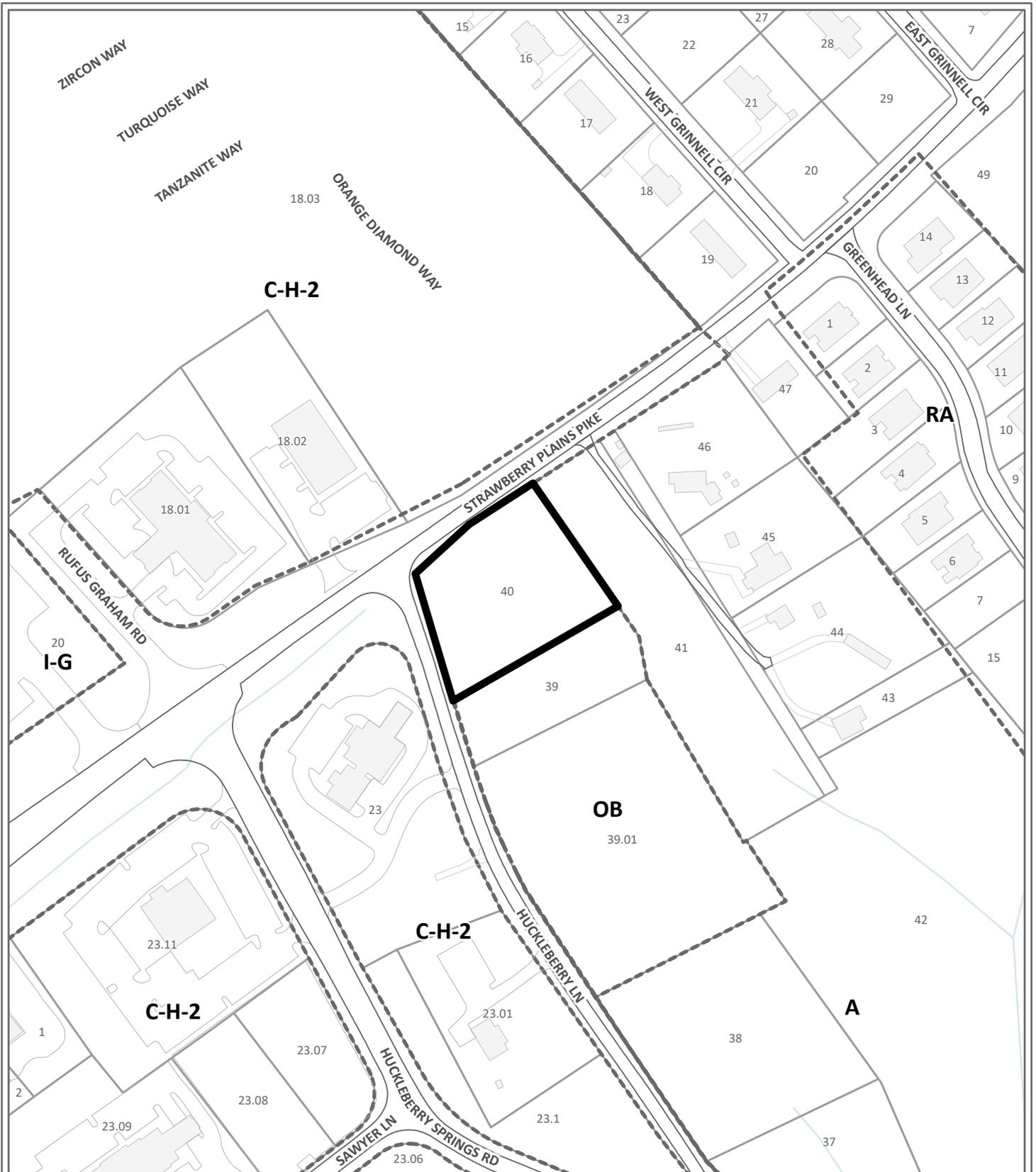
1. The CA zone would bring zoning into compliance with the CC (Corridor Commercial) place type of this property, as designated in the Knox County Comprehensive Plan. The existing A zone is not permitted in the CC place type, but the requested CA zone is directly related to it.
2. The proposed rezoning 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 3/16/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

2-K-26-RZ

Petitioner: Kelly Graham



From: A (Agricultural)

To: CA (General Business)

Map No: 73

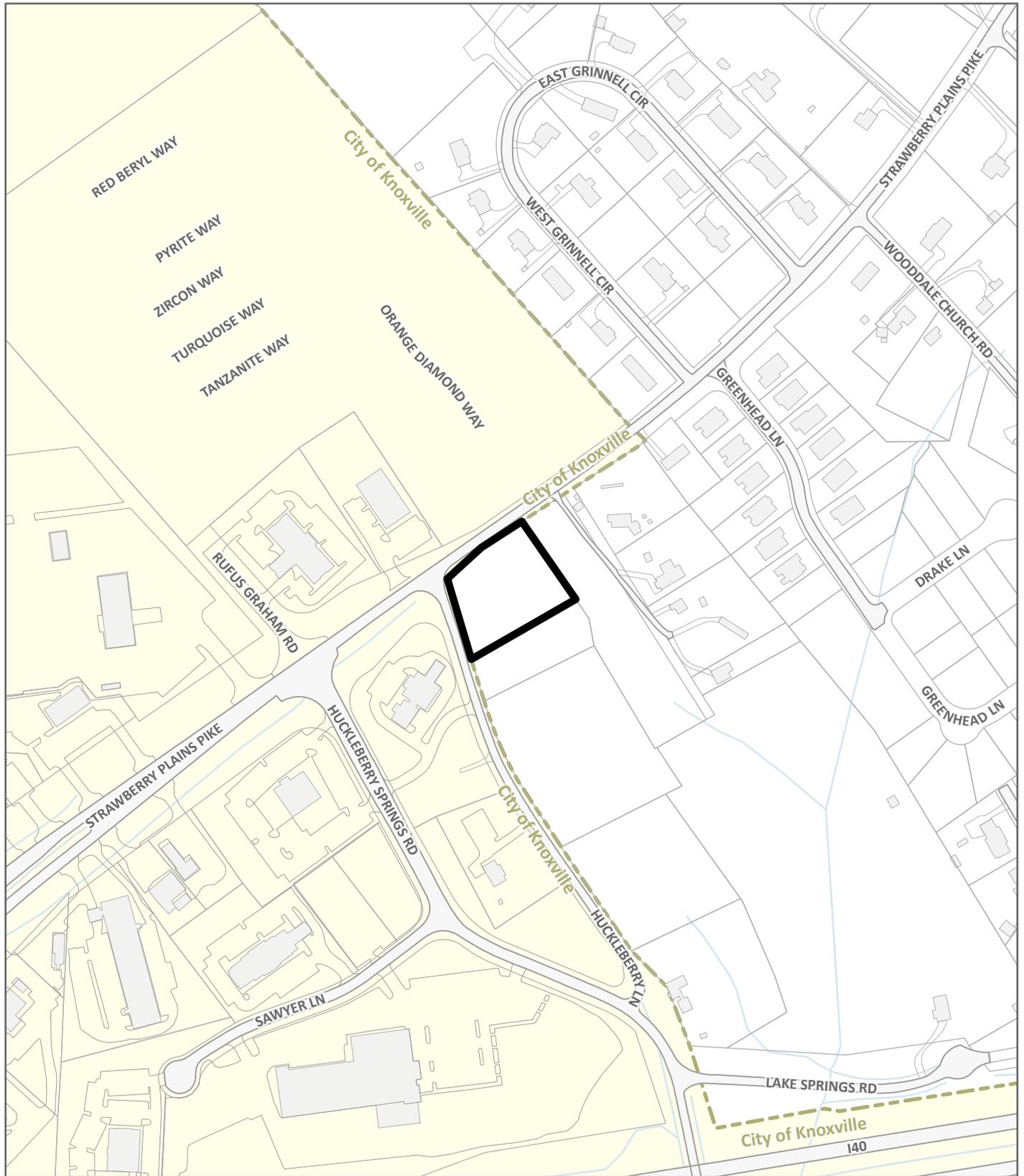
Jurisdiction: County



Original Print Date: 1/6/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

2-K-26-RZ



Case boundary

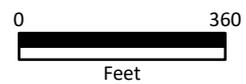


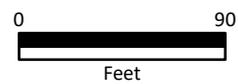
Exhibit A. Contextual Images



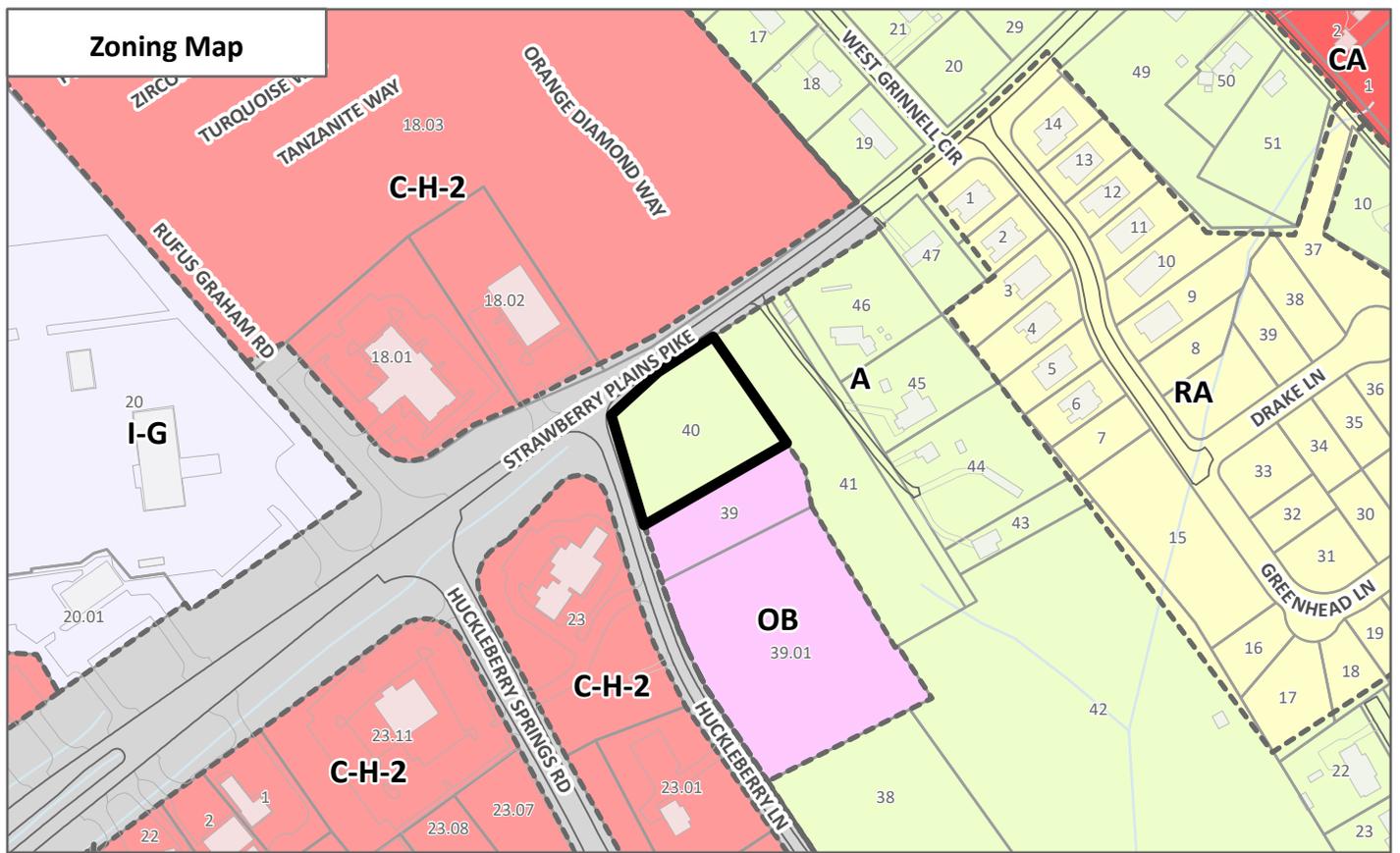
AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

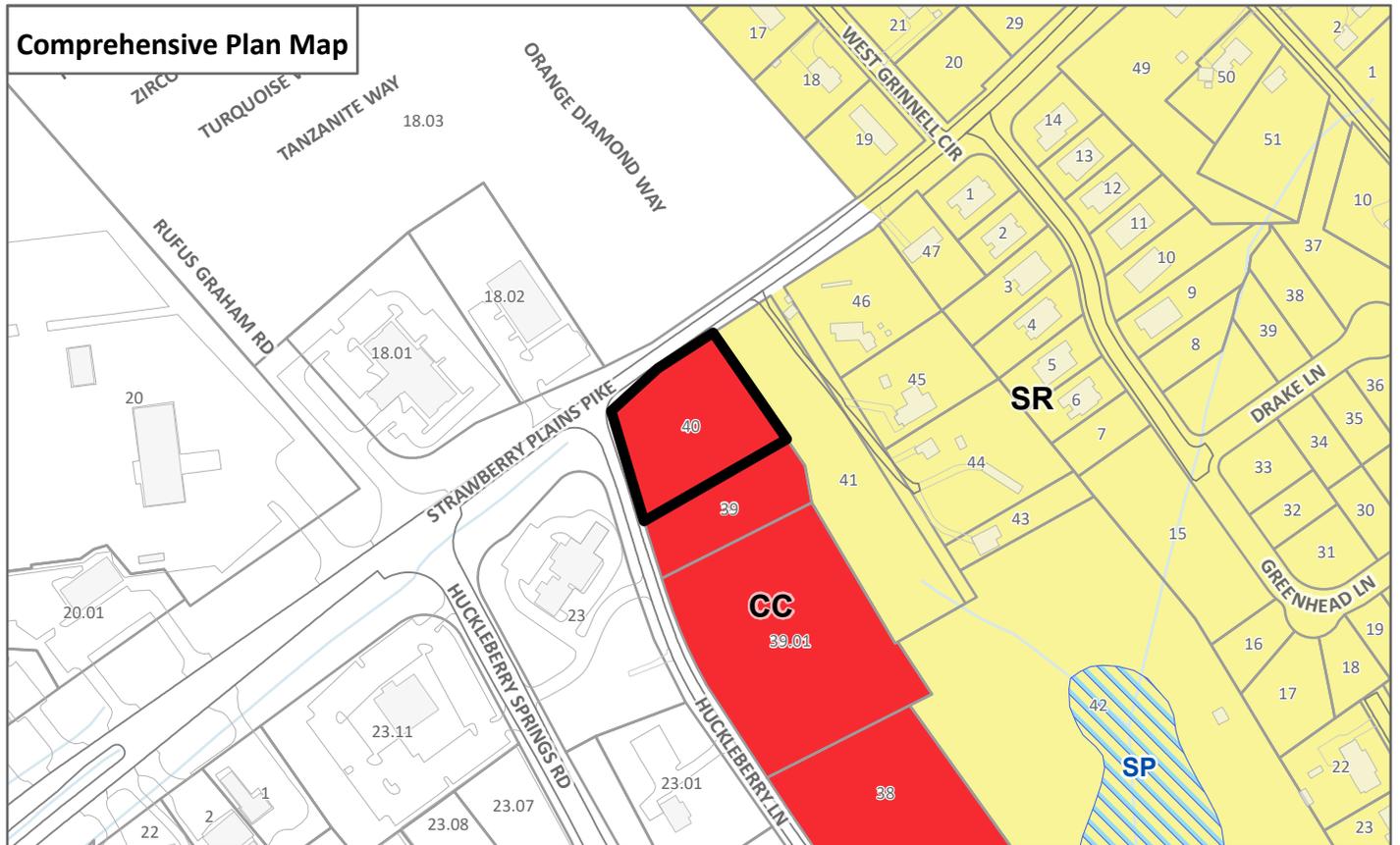
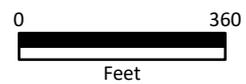


EXHIBIT A, CONTEXTUAL MAPS

2-K-26-RZ



Case boundary



Existing Land Use Map

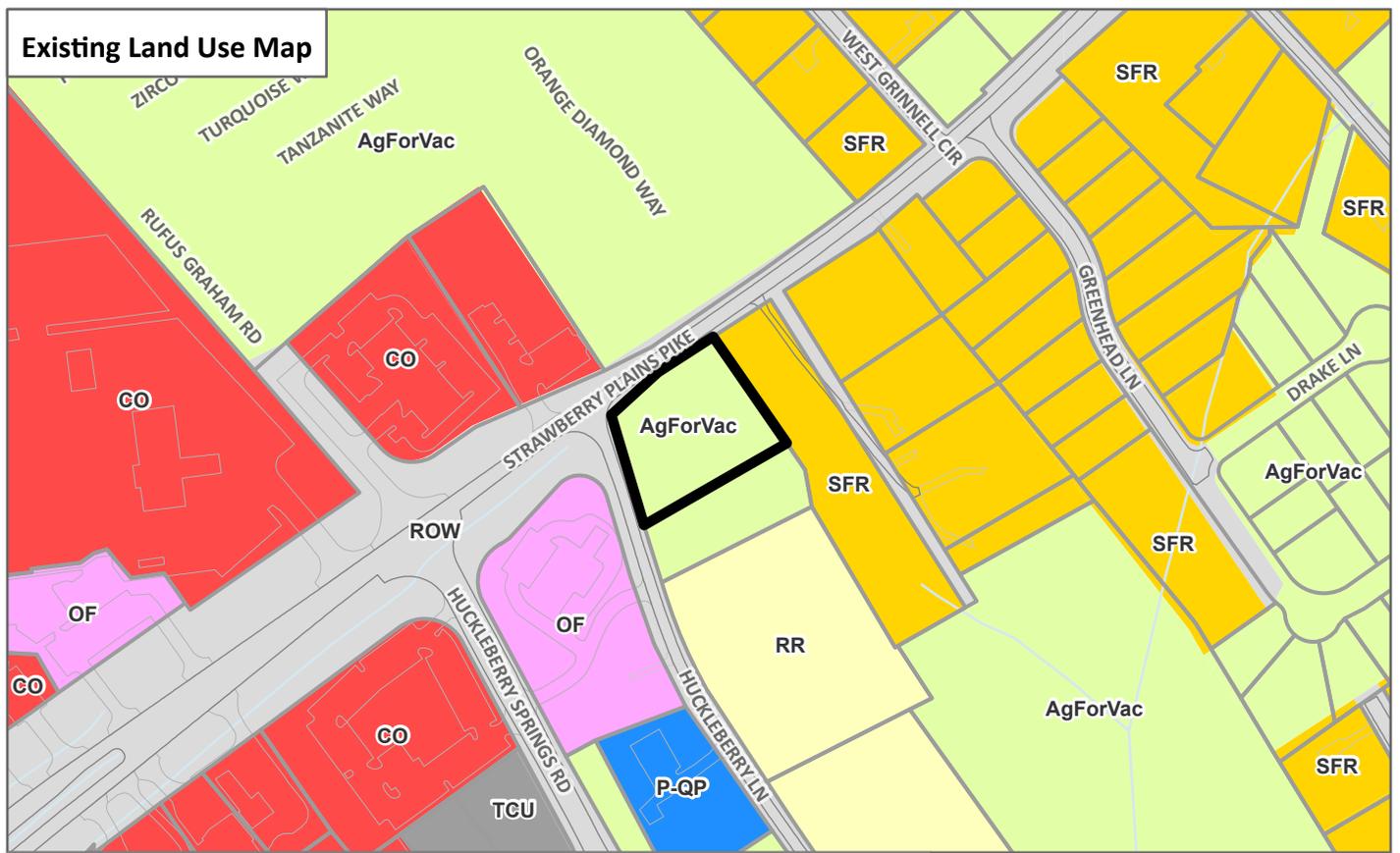
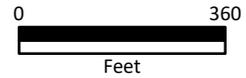


EXHIBIT A, CONTEXTUAL MAPS

2-K-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

Date to be Posted

02/13/2026

Date to be Removed

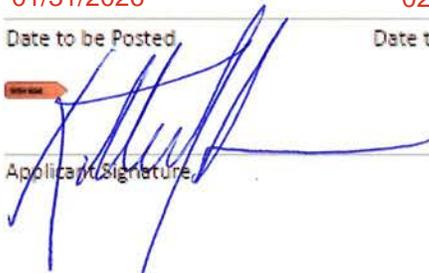
Have you engaged the surrounding property owners to discuss your request?

- Yes No
 No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date



Kelly Graham

12/30/25