

REZONING REPORT

▶ **FILE #:** 7-E-26-RZ

AGENDA ITEM #: 30

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** REECE VALERIANO

OWNER(S): Reece Valeriano

TAX ID NUMBER: 62 097 063 04904, 04908

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ANDREW JOHNSON HWY (0 SHERROD DR)

▶ **LOCATION:** South side of Andrew Johnson Hwy, northeast of Pleasant Hill Rd

▶ **APPX. SIZE OF TRACT:** 28.02 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andrew Johnson Highway, a major arterial divided highway with a pavement width of 22.5 ft within a 170-ft right-of-way, and via Sherrod Drive, a local street with a 10-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Lyon Creek

▶ **CURRENT ZONING:** CA (General Business), A (Agricultural)

▶ **REQUESTED ZONING:** PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 12 du/ac

EXTENSION OF ZONING: No, this would not be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land- A (Agricultural)

South: Single family residential, agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential)

East: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural), RA (Low Density Residential)

West: Agriculture/forestry/vacant land, rural residential, commercial - CA (General Business), A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is comprised of detached single-family dwellings on a mix of large rural lots and smaller suburban lots. The intersection of Andrew Johnson Highway and Strawberry Plains Pike form a commercial node nearby to the south. Carter High School is approximately 0.5 miles from the subject site, and Carter Elementary School and Carter Park are approximately 1 mile from the site.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the**

adopted plans, subject to 2 conditions:

- 1) Vehicular access to Sherrod Drive is prohibited.**
- 2) Provide dedication for preserved open space as common area along Lyons Creek.**

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. The area has largely remained stable with mostly single-family homes on large lots. However, since the early 2000s, there has been a minor increase in residential and commercial development along Andrew Johnson Highway, which this property fronts. The area is primarily residential in nature outside of the commercial node at Strawberry Plains Pike and Andrew Johnson Highway.

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

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The northeastern section of the subject property is within the FEMA 100-year and 500-year floodplains, as well as the Lyons Creek floodway (Exhibit B: FEMA Flood Map). The PR zone would be appropriate to consider here, as it would allow development to be clustered away from the Lyons Creek floodway on more optimal sections of the site.
3. A non-disturbance buffer will be required along Lyons Creek, restricting development and any alteration of the land.

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. Development within floodplains must comply with the Knox County Stormwater Management Ordinance, which requires additional measures in order to mitigate flooding and potential impacts on natural drainage systems.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.
3. The subject property is accessed from Andrew Johnson Highway, a four-lane median-divided major arterial, and Sherrod Drive, a narrow local street with a pavement width of 9-14 ft. Sherrod Drive dead-ends at the subject property and can only be accessed from Pleasant Hill Road, a local street with uneven pavement widths that is not well-suited to accommodate increased traffic volumes. As such, a condition prohibiting vehicular access to Sherrod Drive is recommended. Primary vehicular access would be from Andrew Johnson Highway, which is more suitable for higher volumes of traffic.

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 subject property is designated TN (Traditional Neighborhood) in the Knox County Comprehensive Plan. The TN place type is intended for areas that feature a mix of housing ranging from single-family to townhomes and small multifamily buildings.
2. The PR zone with up to 12 du/ac is partially related to the TN place type. Partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the allowable uses in the PR zone with up to 12 du/ac are consistent with the secondary uses of the TN place type.
3. The TN place type promotes a walkable block pattern, a wide mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. The PR zone allows mixed-use developments with commercial activities for planned districts over 20 acres, and the site is approximately 28.02 acres with direct access to a major arterial highway. As such, the allowable uses and housing types that would be permitted by this rezoning support the intent of the place type.
4. The recommended condition to dedicate preserved open space as common area along Lyons Creek is consistent with the TN place type, which recommends open space in the form of neighborhood and community parks, as well as preserved passive open space. This condition is also supported by the Comprehensive Plan's Implementation Policy 21.3: Set aside rights-of-way or easements for future greenways as neighborhoods are planned and Implementation Policy 7: Encourage development practices that conserve and connect natural features and habitat. The floodway and no-fill area encompass roughly 5.5 acres of the northeastern side of the

property. The no-fill area prohibits construction and alterations that alter the storage capacity of the natural floodway, but low-impact uses such as greenways, parks, and general open space are generally permitted.

5. Sherrod Drive is a substandard local street that is not suited for increased residential traffic, and a condition is recommended to prohibit vehicular access to Sherrod Drive. The recommended condition is consistent with Implementation Policy 9.3: Focus growth in areas already served by adequate infrastructure, and Implementation Policy 9.5: Avoid approving isolated developments where infrastructure is inadequate or not yet planned.

6. The East County Community Plan has identified Andrew Johnson Highway as a Development Corridor, and the surrounding area as a Rural Crossroad (pg 48-49). Development Corridors are roadways appropriate for a more intense development pattern, and Rural Crossroads are development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other amenities. The proposed rezoning aligns with the recommendations of the East County Community Plan, as the PR zone would allow mixed-use developments with commercial activities at this site.

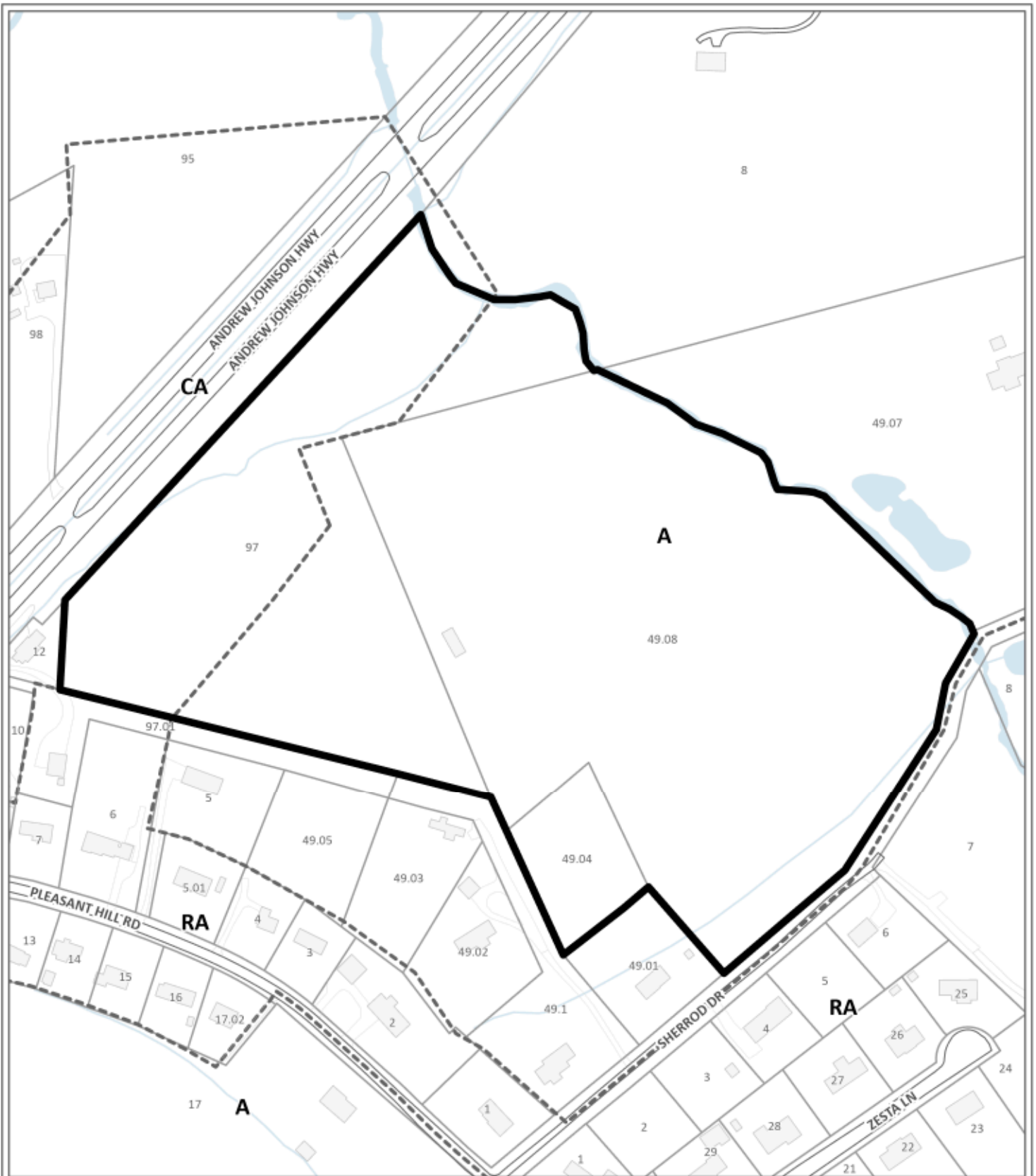
7. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

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 8/24/2026. 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

7-E-26-RZ

Petitioner: Reece Valeriano

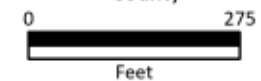


From: CA (General Business), A (Agricultural)

To: PR (Planned Residential) 12 du/ac

Map No: 62

Jurisdiction: County



Original Print Date: 6/11/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

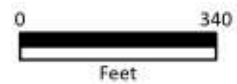
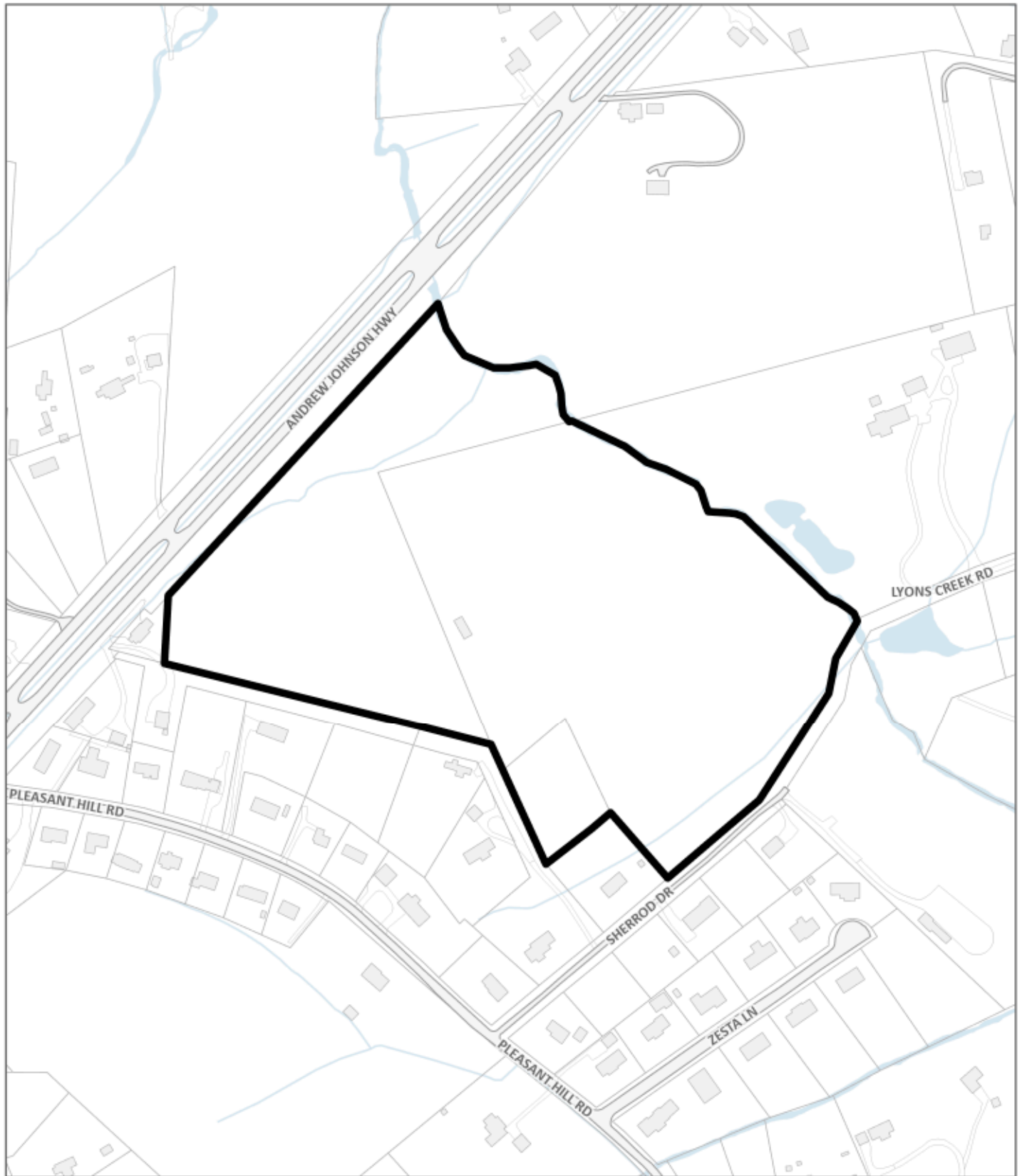


Exhibit A. Contextual Images

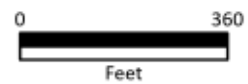


LOCATION MAP

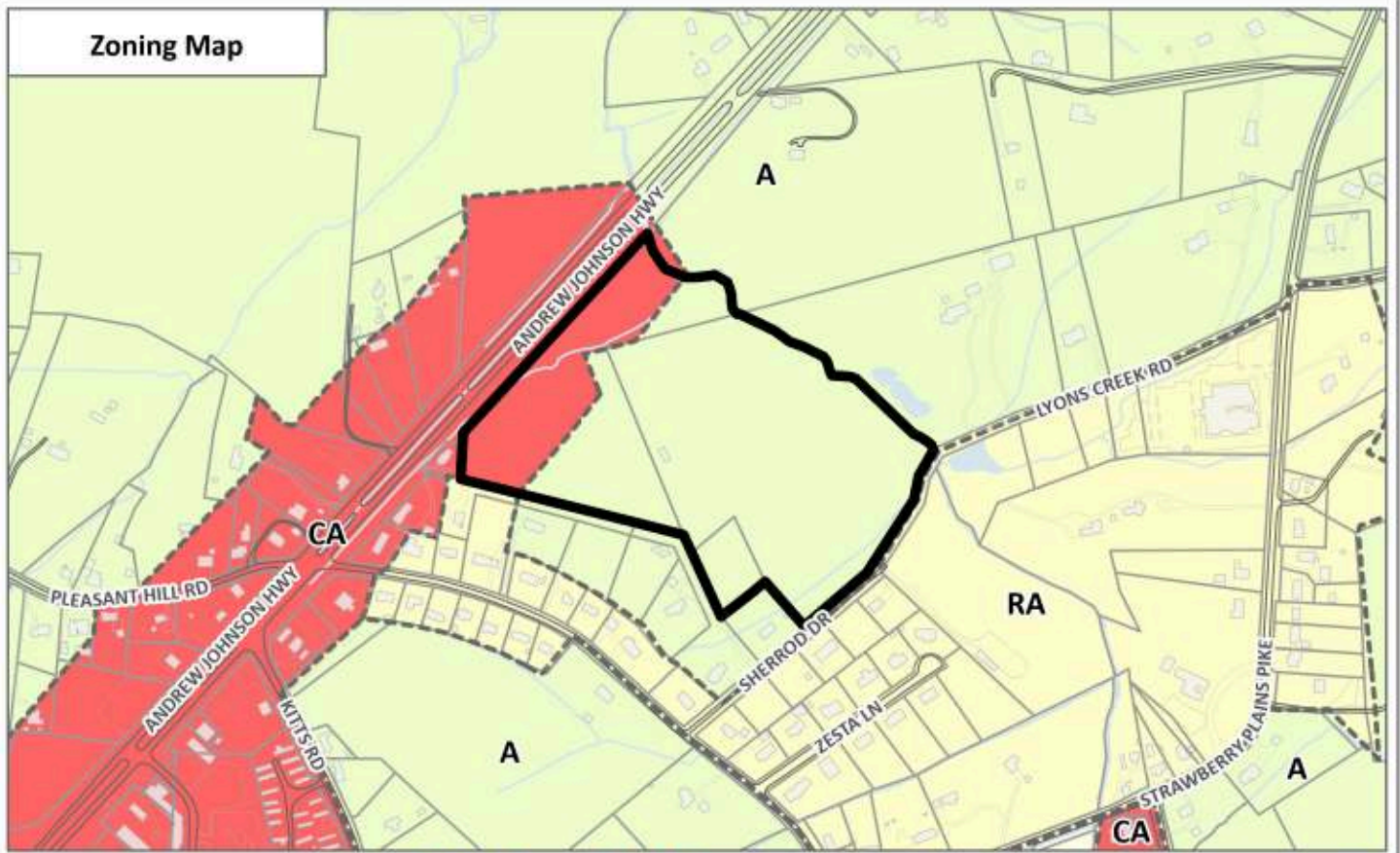
7-E-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

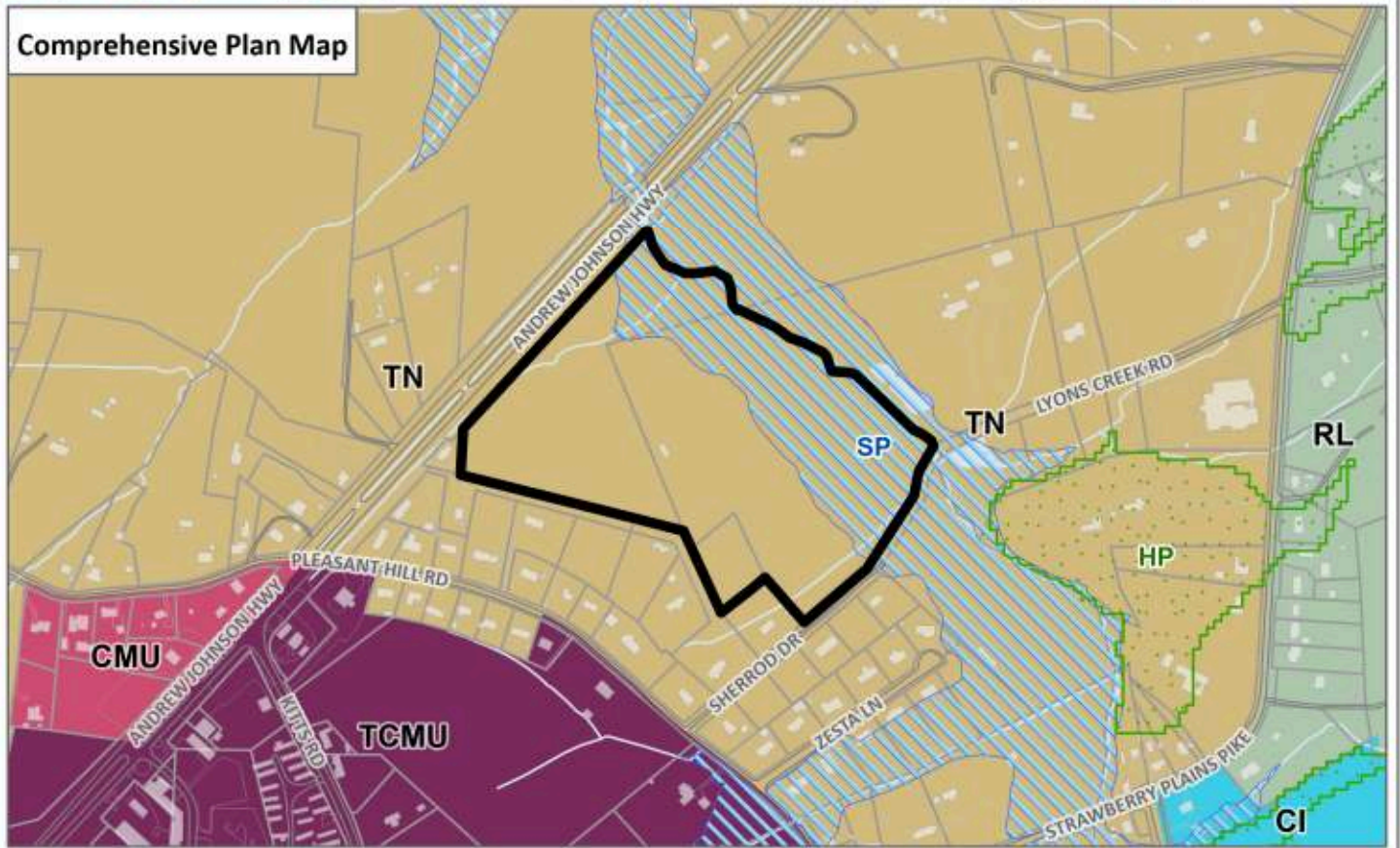
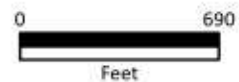


EXHIBIT A, CONTEXTUAL MAPS

7-E-26-RZ



Case boundary



Existing Land Use Map

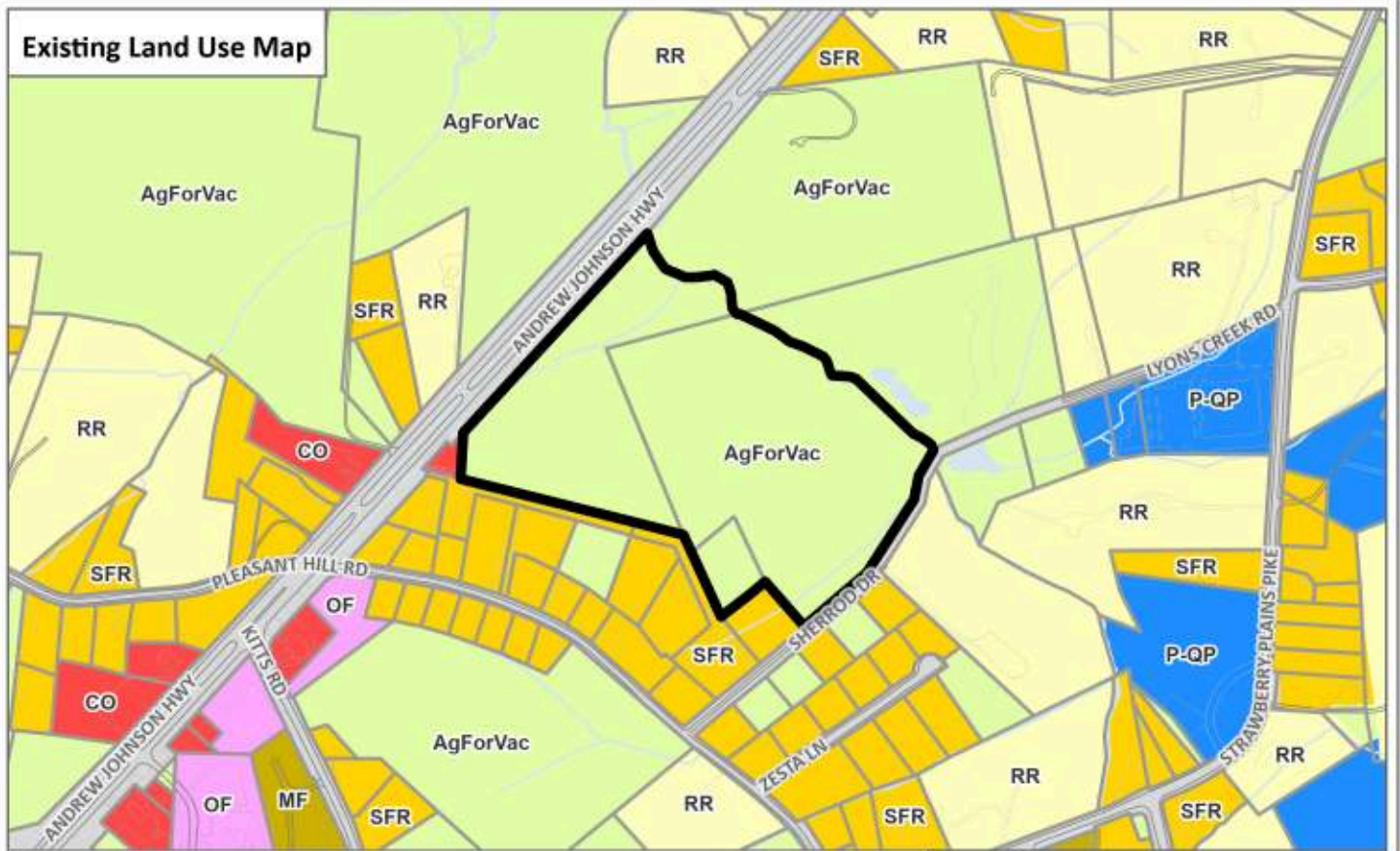


EXHIBIT A, CONTEXTUAL MAPS

7-E-26-RZ

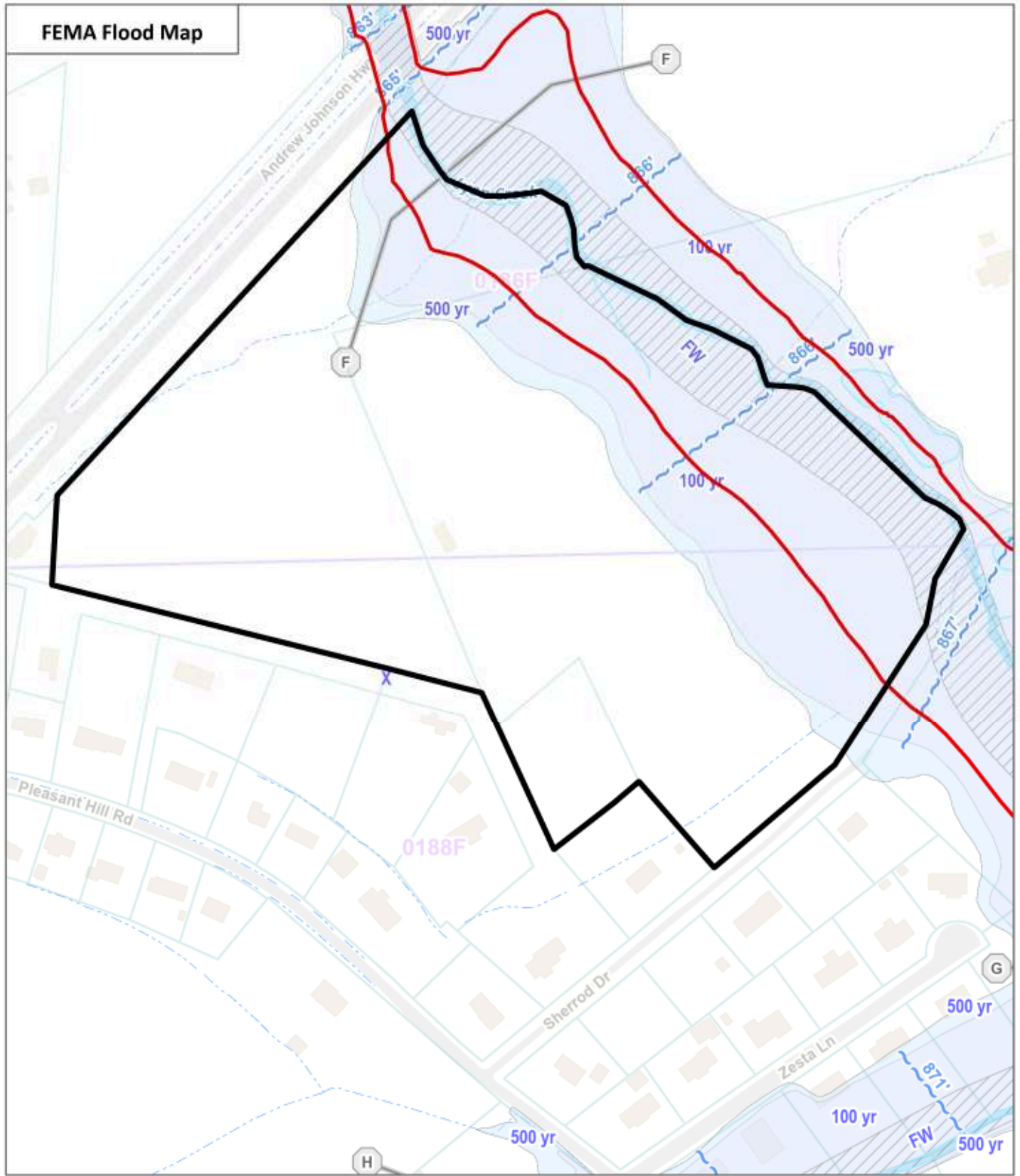


Case boundary



Exhibit B. FEMA Flood Map

FEMA Flood Map



SUPPLEMENTAL MAP

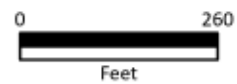
7-E-26-RZ



Case Boundary



No Fill Line



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.

06/27/2026

Date to be Posted

07/10/2026

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

DAVID HARBIN
Applicant Name

5.15.26
Date