CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-E-26-RZ **Related File Number:**

Application Filed: 5/18/2026 **Date of Revision:**

Applicant: REECE VALERIANO

PROPERTY INFORMATION

General Location: South side of Andrew Johnson Hwy, northeast of Pleasant Hill Rd

Other Parcel Info.:

Tax ID Number: 62 097 OTHER: 063 04904, 04908 **Jurisdiction:** County

Size of Tract: 28.02 acres

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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 12 du/ac

Planning Sector: East County **Plan Designation:** TN (Traditional Neighborhood), SP (Stream Protection)

Growth Policy Plan: Planned Growth Area

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.

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

Street: 0 ANDREW JOHNSON HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, this would not be an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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 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.

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. 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 Johson 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.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the adopted plans, subject to 2 conditions.

Summary of Action: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the adopted plans, subject to 2 conditions.

Date of Approval: 7/9/2026 **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: 8/24/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

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

Amendments: **Amendments:**

Approved PR (Planned Residential) up to 5 du/ac, with two Planning Commission conditions, and an additional condition: adding a 35 foot non-disturbance, Type C buffer along the southwest perimeter of the property, to be held in common area, allowing a five foot setback for all lots abutting the common area.

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