

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of Zoning: In 2021 a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was withdrawn prior to publication (10-O-21-RZ).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)

Current Plan Category: SR (Suburban Residential), HP (Hillside Protection)
Requested Plan Category: RCC (Rural Crossroads Commercial), HP (Hillside Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
No. of Lots Proposed:
Variances Requested:
Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet
Staff Recomm. (Abbr.): Deny the RCC (Rural Crossroads Commercial) plan amendment request because the subject property does not meet the intent of the place type. The HP (Hillside Protection Area) would be retained.
Staff Recomm. (Full):
Comments: PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The land use classification for the surrounding area was previously MU-SD, ECO-2 (Mixed Use-Special District, Brakebill Road area), which recommended more intensive uses such as business parks, technology and development parks, and office/medium-density residential uses. With the adoption of the Comprehensive Plan, the land use east of the I-40 interchange was changed to the RC (Rural Conservation) and SR (Suburban Residential) place types, which recommend primarily residential development with varying lot sizes and a mix of small-scale attached dwellings. The RC place type has been focused on larger properties with topographical constraints, and the SR place type provides a clear transition from the more intensive residential and non-residential development to the west along Brakebill Road.
2. The SR place type designation is consistent with the residential development patterns occurring throughout this section of Strawberry Plains Pike and is not the result of an error or omission in the Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):
1. Development trends along Strawberry Plains Pike outside of the commercial nodes have primarily been residential in nature, consisting of single-family, townhouse, and multi-family developments.
2. Commercial development in the surrounding area has largely been concentrated near the I-40 Strawberry Plains Pike interchange to the west and Asheville Highway to the east. A small multi-tenant commercial building was constructed at the intersection of S Wooddale Road to the east.
3. A pickleball facility opened on the subject property in November 2024 that had been approved as a use-on-review for a commercial sports playing field/indoor facility in May 2023 (5-D-23-UR). The facility had been approved prior to the adoption of the Comprehensive Plan, which, as noted previously, now recommends primarily residential development in the area. The established use provides recreational amenities for the community and is compatible with current development, but does not necessarily support continued expansion of commercial uses in the area.
4. A plan amendment request to the RCC (Rural Crossroads Commercial) place type was approved approximately 360 ft east of the subject property in July 2026 (5-E-26-PA). However, retail and service-oriented uses had already been established on the property, and the RCC place type was more aligned with the small node of commercial zoning at the intersection of S Wooddale Road.
5. Furthermore, the RCC place type is intended for small commercial nodes occurring at intersections with rural areas. The subject property is not located at an intersection of an established node and does not meet the intent of the place type.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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:	Approved	If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		