

Knox County Commission

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Kim Frazier, At-Large Seat 11



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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, JUNE 17, 2024 AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

I. CALL TO ORDER/ROLL CALL (5:00 P.M.):

(Any person testifying on any Zoning matter shall be sworn in by the Law Director or his designee before giving testimony)

A. Pledge of Allegiance to the Flag

Commissioner Kim Frazier

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 5-A-24-SNC Request of Brad Anders / Knox County Emergency Communications District for a street name change of an unnamed easement between W Beaver Creek Drive and Powell Drive to "Debusk Lane." **Planning Commission Recommendation: Approve the name change of the unnamed easement to "Debusk Lane" as requested by the Knox County Emergency Communications District, by a vote of 12-0 Consent.**
(Commission District 7)

2. 5-A-24-SP **Withdraw** Request of Mesana Investments, LLC for a Northeast County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential). Property located at 5630 Millertown Pike / Parcel ID 060 019 (part of). **Planning Commission Recommendation: Approve the MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area, by a vote of 12-0 Consent. Knoxville-Knox County Planning is requesting withdrawal of this item as it is no longer needed under the Comprehensive Land Use and Transportation Plan. (WITHDRAW AT REQUEST OF PLANNING COMMISSION AS IT IS NO LONGER NEEDED UNDER THE NEW ADOPTED COMPREHENSIVE PLAN)**
(Commission District 8)
3. 5-D-24-RZ Request of Jonathan Harper for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2705 Shiptown Road / Parcel ID 42 047. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and other development in the area, by a vote of 12-0 Consent.**
(Commission District 8)
4. 5-E-24-RZ Request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 5630 Millertown Pike / Parcel ID 060 019 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 9 dwelling units per acre because it is compatible with changing development conditions and supported by residential amenities, subject to one condition, by a vote of 12-0 Consent.**
(Commission District 8)
5. 5-F-24-RZ Request of Jamie Faucon for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 10925 Woody Drive / Parcel ID 143 038. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and development in the area, by a vote of 12-0 Consent.**
(Commission District 5)
6. 5-I-24-RZ Request of Betty Sewell Taylor for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8616 Trout Road / Parcel ID 041 217. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and compatible with surrounding development, by a vote of 12-0 Consent.**
(Commission District 8)

7. 5-J-24-RZ Request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 0 and 7740 Cooper Meadows Lane / Parcel IDs 020 12001, and 12002. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 12-0.**
(Commission District 8)

8. 5-L-24-RZ Request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 0 Harvey Road / Parcel ID 169 00903. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 3 dwelling units per acre, by a vote of 11-1.**
(Commission District 5)

9. 4-N-24-RZ Request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7505 Blacks Ferry Road / Parcel ID 66 051. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 dwelling units per acre because it is consistent with the sector plan designation, by a vote of 12-0.**
(Commission District 6)

10. 4-V-24-RZ Request of Storm Shular for rezoning from A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 8922 Pickens Gap Road / Parcel ID 150 044. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1 dwelling unit per acre because it is consistent with the Rural Residential land use classification and surrounding development, subject to one condition, by a vote of 12-1. (DEFERRED FROM MAY AT REQUEST OF COMMISSIONER DAILEY)**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

11. O-24-5-102 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 5, Zone Regulations, Sections 5.31 and 5.32, CA (General Business) and CB (Business and Manufacturing) zones, respectively, adding clinics, medical offices, dental offices and other medical uses of a similar nature and size, and multi-dwelling developments and structures with a density of up to 12 du/ac as a permitted use; and multi-dwelling developments and structures with a density above 12 du/ac as uses permitted on review, and amendments to Article 2, Definitions, Section 2.20 Specific Terms, to add a definition for upper-level dwellings. (Ord. No. O-90-9-130, adopted 9-10-90, as amended). **Planning Commission Recommendation: Approve the proposed amendments, by a vote of 12-0. (SECOND READING) (DEFER TO JULY AT REQUEST OF COMMISSIONER TERRY HILL)**
(Knoxville-Knox County Planning Commission)

H. Public Forum - Open Topics

I. Other Business

J. Adjournment