

Knox County Commission

Terry Hill, 6th District, *Madam Chair*
Gina Oster, 3rd District, *Vice-Chair*

Dr. Dasha Lundy, 1st District
Courtney Durrett, 2nd District
Kyle Ward, 4th District
John Schoonmaker, 5th District
Rhonda F. Lee, Esq., 7th District
Richie Beeler, 8th District
Carson Dailey, 9th District
Larsen Jay, At-Large Seat 10
Kim Frazier, At-Large Seat 11



400 West Main Street
Suite 603, City-County Bldg.
Knoxville, TN 37902

tel (865) 215-2534
fax (865) 215-2038
commission@knoxcounty.org

(REVISED)

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, JULY 15, 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**
- B. Amendments to the Agenda**
- C. Approval of Minutes of Previous Meeting**
- D. Public Forum - Agenda Items Only**
- E. Zoning Requests**

1. 6-C-24-RZ Request of Knox Williams for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 9419 Dutchtown Road / Parcel ID 119HF026. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and other development in the area, by a vote of 10-0 Consent.**
(Commission District 3)

2. 6-G-24-RZ Request of Leslie Brussel-Smith for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8237 Collier Road / Parcel ID 046 142. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and other development in the area, by a vote of 10-0 Consent.**
(Commission District 7)
3. 6-H-24-RZ Request of Edward E Sharp for rezoning from PR (Planned Residential) to A (Agricultural). Property located at 8519 Strawberry Plains Pike / Parcel ID 062 2771 (part of). **Planning Commission Recommendation: Approve A (Agricultural) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 10-0 Consent.**
(Commission District 8)
4. 6-K-24-RZ Request of Frances Lewis for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7915 Griffith Road / Parcel ID 028 156. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and other development in the area, by a vote of 10-0 Consent.**
(Commission District 7)
5. 6-M-24-RZ Request of Stefan Claar/1222 Development for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 8511 Howell Lane / Parcel ID 051DC01001. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 10-0 Consent.**
(Commission District 8)
6. 6-U-24-RZ Request of Lovell Place, LLC and Lovell Place at Cornerstone Drive, LLC for rezoning from OB (Office, Medical, and Related Services), A (Agricultural), and TO (Technology Overlay) to CA (General Business) and TO (Technology Overlay). Property located at 1013 and 1033 Lovell Road / Parcel ID 118 05001, 049. **Planning Commission Recommendation: Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 10-0 Consent. The TO (Technology Overlay) would be retained.**
(Commission District 6)

7. 6-T-24-RZ Request of Mesana Investments, LLC for rezoning from PC (Planned Commercial) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 0 Asheville Highway / Parcel ID 062 02308, 02309. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 10-0 Consent.**
(Commission District 8)

8. 6-A-24-RZ Request of Elizabeth Davis Raines for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7639 Gibbs Road / Parcel ID 021 08510 (part of). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone for part of the parcel requested in Exhibit B because it is consistent with the Knox County Comprehensive Plan and other development in the area, by a vote of 11-0.**
(Commission District 8)

9. 6-D-24-RZ Request of Knoxville Real Estate Management, LLC for rezoning from PR (Planned Residential) up to 1 dwelling unit per acre to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 11120 Hardin Valley Road / Parcel ID 103 11008. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, with the condition that the disturbed area be limited to the recommended disturbance budget in the slope analysis, by a vote of 10-1.**
(Commission District 6)

10. 6-L-24-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 11326 Sam Lee Road / Parcel ID 103 059. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities, by a vote of 11-0. (DEFER TO AUGUST AT REQUEST OF APPLICANT)**
(Commission District 6)
Defer to August

11. 6-N-24-RZ Request of Justin Harvey for rezoning from PR (Planned Residential) up to 5 dwelling units per acre to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 8813 Ball Camp Pike / Parcel ID 104 06901. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre for the lot area within the SMR (Suburban Mixed Residential) place type only, because it is consistent with the Comprehensive Plan and changing conditions along the corridor, by a vote of 11-0.**
(Commission District 6)

12. 1-K-24-RZ Request of Thunder Mountain Properties for rezoning from RA (Low Density Residential) and A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to the 2 conditions noted in the staff recommendation, by a vote of 10-1.**
(Commission District 9)

13. 5-K-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 2814 Tipton Station Road / Parcel ID 148 049 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre, by a vote of 8-3.**
(Commission District 9)

14. 6-S-24-RZ Request of Mesana Investments, LLC for rezoning from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7920 and 8014 Asheville Highway / Parcel ID 073 08008, 08003 & 062164. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 11-0.**
(Commission District 8)

15. 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. (DEFER TO AUGUST AT REQUEST OF APPLICANT) (previously deferred from June to July at Request of Commissioner Terry Hill)**
(Commission District 6)
Defer to August

16. 4-H-24-RZ Request of Douglas R. Pawlak for rezoning from PR (Planned Residential) up to 5.0 dwelling units per acre to RA (Low Density Residential). Property located at 0 Red Hellard Lane and 10022 Bob Gray Road / Parcel ID 118 C J 040 01 and 040. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development, by a vote of 12-1. (WITHDRAW AT REQUEST OF APPLICANT) (previously deferred from May to July at Request of Commissioner Gina Oster)**
(Commission District 3)
Withdraw

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

17. 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) (DEFERRED FROM JUNE AT REQUEST OF COMMISSIONER TERRY HILL)**
(Knoxville-Knox County Planning Commission)

2nd
Reading

H. Public Forum - Open Topics

I. Other Business

J. Adjournment