

Knox County Commission

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

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

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, AUGUST 19, 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. 7-A-24-SNC Request of Brad Anders / Knox County Emergency Communications District to change the street name of Debusk Lane to Frontier House Lane between Kingston Pike and the northern terminus of Debusk Lane. **Planning Commission Recommendation: Approve the name change of Debusk Lane to Frontier House Lane as requested by the Knox County Emergency Communications District.**
(Commission District 5)

2. 7-A-24-RZ Request of Magnolia Capital Group LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 7 dwelling units per acre. Property located at 0 E Governor John Sevier Highway / Parcel ID 125 00508. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 7 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 2 conditions, by a vote of 13-0 Consent.**
(Commission District 9)
3. 7-B-24-RZ Request of R. Tracy Claiborne for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1508 and 1510 Osborne Road / Parcel ID 084 007. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development in the area, by a vote of 13-0 Consent.**
(Commission District 8)
4. 7-F-24-RZ Request of Marvin F. Webb for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 206 and 208 Gardner Lane / Parcel ID 046 229. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 7)
5. 7-H-24-RZ Request of Ralph Smith for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2101, 2103, and 2105 Rosewood Road / Parcel ID 060DA00201, 003, 004. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**
(Commission District 8)
6. 7-L-24-RZ Request of John Kandell for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 309 Highland View Drive / Parcel ID 150BA003. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**
(Commission District 9)

7. 7-M-24-RZ Request of Priyanka Patel for rezoning from A (Agricultural) to CA (General Business). Property located at 8529 Asheville Highway / Parcel ID 062 211. **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 13-0 Consent.**
(Commission District 8)
8. 7-U-24-RZ Request of Mesana Investments, LLC for rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) up to 5 dwelling units per acre and TO (Technology Overlay). Property located at 3239 George Light Road / Parcel ID 089 166. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 5 dwelling units per acre, subject to one condition: The applicant will widen George Light Rd to 20 feet including the final asphalt surface and striping along the entirety of the property's frontage and south to Beaver Glade Ln prior to recording the plat, by a vote of 13-0.**
(Commission District 6)
9. 7-W-24-RZ Request of Thunder Mountain Properties for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 8802 and 8744 Sevierville Pike / Parcel ID 138 270, 104 (part of). **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 conditions, subject to 2 conditions, by a vote of 13-0.**
(Commission District 9)
10. 7-I-24-PA Request of Thunder Mountain Properties for a Comprehensive Plan amendment from TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) to CMU (Corridor Mixed-Use), HP (Hillside Protection). Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place-type for the portion of the parcel shown in Exhibit B because of changes of conditions in the area and because it supports the policies and actions of the comprehensive plan, including but not limited to: incentivizing walkable, mixed-use centers, corridors, and neighborhood nodes as the preferred commercial development; encourage coordination among economic development partners; and support opportunities for innovation and growth of our local economy, by a vote of 13-0. The HP (Hillside Protection) will be retained.**
(Commission District 9)

11. 1-L-24-RZ Request of Thunder Mountain Properties for rezoning from A (Agricultural) to CA (General Business). Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone for the portion of the parcel presented in Exhibit C because it is an extension of the CA zoning and consistent with the recommended place type, subject to one condition: before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type, by a vote of 13-0.**
(Commission District 9)

12. 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. (DEFERRED FROM JULY AT REQUEST OF APPLICANT)**
(Commission District 6)

13. 7-V-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 7803, 7807, and 7809 Sevierville Pike / Parcel ID 125 041, 004301, 04001. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition, by a vote of 13-0.**
(Commission District 9)

14. 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. (DEFERRED FROM JULY AT REQUEST OF APPLICANT) (previously deferred from June to July at Request of Commissioner Terry Hill)**
(Commission District 6)

15. 7-G-24-RZ Request of Benjamin C. Mullins for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 717 W Governor John Sevier Highway / Parcel ID 137 013. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with a density of up to 8 dwelling units per acre because it is consistent with the Comprehensive Plan and surrounding conditions, subject to 2 conditions, by a vote of 13-0.** *(Commission District 9)*
16. 2-E-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 2600 West Gallaher Ferry Road / Parcel ID 116 020. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1 dwelling unit per acre, subject to the condition that the applicant comply with the Clinch River Tennessee Scenic River Boundary as described in Tenn. Code Ann. § 11-13-108, by a vote of 8-5. (DEFERRED FROM MAY AT REQUEST OF APPLICANT) (previously deferred from April to May at Request of Applicant)** *(Commission District 6)*
17. 4-O-24-RZ Request of William Dale Rhoton for rezoning from A (Agricultural) to RB (General Residential). Property located at 611 W Governor John Sevier Highway / Parcel ID 137 144 01. **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is consistent with the sector plan and a minor extension of the zone, with revision of condition #1 to extend the Type ‘B’ Landscape screen from the existing vegetation on the eastern boundary to the northern boundary of the parcel, by a vote of 13-0. (DEFER TO SEPTEMBER AT REQUEST OF APPLICANT) (previously deferred from May to August at Request of Applicant)** *(Commission District 9)*
- Defer to September

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment