

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, SEPTEMBER 16, 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 Courtney Durrett

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 6-B-24-RZ Request of Sarah Peacock for rezoning from I (Industrial) to CB (Business and Manufacturing). Property located at 5700 Old Rutledge Pike / Parcel ID 060 140 (part of). **Planning Commission Recommendation: Approve the OC (Civic and Institutional) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 8)

2. 7-Q-24-RZ Request of Petr Fesyuk for rezoning from A (Agricultural) to PR (Planned Residential) up to 6 dwelling units per acre. Property located at 7404 Willow Fork Lane / Parcel ID 038 122 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**
(Commission District 7)

3. 8-A-24-PA Request of Maddox Construction Company Inc. for a Comprehensive Plan amendment from SR (Suburban Residential) to BP (Business Park). Property located at 111 Cogdill Road / Parcel ID 131FB021. **Planning Commission Recommendation: Approve the plan amendment to the BP (Business Park) land use classification because it is consistent with development and change of conditions in the area, by a vote of 13-0 Consent.**
(Commission District 5)

4. 8-A-24-RZ Request of Maddox Construction Company Inc. for rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 111 Cogdill Road / Parcel ID 131FB021. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the proposed BP (Business Park) plan amendment to the Knox County Comprehensive Plan and surrounding development, subject to one condition, by a vote of 13-0 Consent.**
(Commission District 5)

5. 8-E-24-PA Request of Mesana Investments, LLC for a Comprehensive Plan amendment from CI (Civic Institutional) and HP (Hillside Protection) to SR (Suburban Residential) and HP (Hillside Protection). Property located at 0 Maryville Pike / Parcel ID 135 022. **Planning Commission Recommendation: Approve the plan amendment to the SR (Suburban Residential) place type because it is consistent with the development and change of conditions in the area, by a vote of 13-0 Consent. The HP (Hillside Protection) area will be retained.**
(Commission District 9)

6. 8-C-24-RZ Request of Mesana Investments, LLC for rezoning from RB (General Residential) and Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 0 Maryville Pike / Parcel ID 135 022. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2 dwelling units per acre because it is consistent with the proposed SR (Suburban Residential) plan amendment to the Knox County Comprehensive Plan and surrounding development, subject to one condition, by a vote of 13-0 Consent.**
(Commission District 9)

7. 8-G-24-RZ Request of Georges H. Brendan for rezoning from PR (Planned Residential) up to 5 dwelling units per acre to PR (Planned Residential) up to 10 dwelling units per acre. Property located at 801 Bob Kirby Road / Parcel ID 118 150. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 10 dwelling units per acre because of the of the changes of conditions in the area, the proximity of a major employment area, and because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 3)
8. 8-N-24-RZ Request of Oleg Cheban for rezoning from A (Agricultural) to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 0 Ball Camp Pike / Parcel IF 091 201. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 dwelling units per acre because it would be consistent with the Knox County Comprehensive Plan and the growing pattern of this area, subject to 2 conditions, by a vote of 13-0 Consent.**
(Commission District 6)
9. 8-G-24-PA Request of Logan Higgins for a Comprehensive Plan amendment from RC (Rural Commercial) to SMR (Suburban Mixed Residential). Property located at 0 W Governor John Sevier Highway / Parcel ID 137 151. **Planning Commission Recommendation: Approve the SR (Suburban Residential) place type because it would be an extension of the SR (Suburban Residential) place type and meets two required criteria for plan amendment, by a vote of 13-0 Consent. (DEFER TO OCTOBER AT REQUEST OF APPLICANT)**
(Commission District 9)
10. 8-O-24-RZ Request of Logan Higgins for rezoning from PR(k) (Planned Residential) up to 2 dwelling units per acre to PR(k) (Planned Residential) up to 8 dwelling units per acre. Property located at 0 W Governor John Sevier Highway / Parcel ID 137 151. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions, by a vote of 13-0 Consent. (DEFER TO OCTOBER AT REQUEST OF APPLICANT)**
(Commission District 9)
11. 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. (DEFERRED FROM AUGUST DUE TO NO-SHOW OF APPLICANT)**
(Commission District 9)

12. 6-Q-24-RZ Request of Benjamin C Mullins for rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services). Property located at 300 Ebenezer Road / Parcel ID 132 03601. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan, by a vote of 13-0 Consent. (TO BE ADDED)**
(Commission District 3)
- To Be Added
13. 6-O-24-RZ Request of Benjamin C Mullins for rezoning from RAE (Exclusive Residential) to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 0 and 8757 Grospoint Drive / Parcel ID 132 03603, 03605. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with surrounding development and changing conditions in the area, by a vote of 11-3.**
(Commission District 3)
14. 6-I-24-RZ Request of Julie Cloninger for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 5917 Thorn Grove Pike / Parcel ID 097 100. **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is adjacent to the CA (General Business) zone and located on a collector road, by a vote of 13-1.**
(Commission District 9)
15. 8-D-24-PA Request of Johan Van Tilburg for a Comprehensive Plan amendment from SMR (Suburban Mixed Residential) and HP (Hillside Protection) to CC (Corridor Commercial) and HP (Hillside Protection) Property located at 7735 Freeway Heights Drive / Parcel ID 028 045. **Planning Commission Recommendation: Approve the CC (Corridor Commercial) place type because of 1) changes of conditions (such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc) and 2) the proposed changes support the policies and actions, goals, objectives, and criteria of the Plan, by a vote of 14-0. The HP (Hillside Protection) area will be retained.**
(Commission District 7)
16. 8-D-24-RZ Request of Johan Van Tilburg for rezoning from A (Agricultural) to CB (Business and Manufacturing). Property located at 7735 Freeway Heights Drive / Parcel ID 028 045. **Planning Commission Recommendation: Approve the CB (Business and Manufacturing) zone because it is consistent with the CC (Corridor Commercial) place type, subject to the condition that there is no access to the property via Freeway Heights Drive, by a vote of 14-0.**
(Commission District 7)

17. 8-J-24-RZ Request of Stephen Schoolfield and Greg Dee for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Ginn Farm Drive / Parcel ID 135HA003. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and in compliance with the Knox County Comprehensive Plan, by a vote of 14-0.**
(Commission District 9)

18. 8-K-24-RZ Request of Larry Koontz for rezoning from RAE (Exclusive Residential) and A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 4338 York Road / Parcel ID 019PA018. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2 dwelling units per acre, by a vote of 14-0.**
(Commission District 8)

19. 8-F-24-PA Request of Graham Corporation for a Comprehensive Plan amendment from RA (Rural Agricultural) to CC (Corridor Commercial). Property located at 10801 Hardin Valley Road / Parcel ID 103 101. **Planning Commission Recommendation: Approve the CC (Corridor Commercial) place type because it is consistent with changing conditions and policies of the Comprehensive Plan, by a vote of 14-0.**
(Commission District 6)

20. 8-L-24-RZ Request of Graham Corporation for rezoning from BP (Business and Technology Park) and TO (Technology Overlay) to CA (General Business) and TO (Technology Overlay). Property located at 10801 Hardin Valley Road / Parcel ID 103 101. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with surrounding development and the intent of the zone, by a vote of 14-0. The TO (Technology Overlay) will be retained.**
(Commission District 6)

21. 8-M-24-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) and F (Floodway) to CR (Rural Commercial) and F (Floodway). Property located at 8397 Beaver Ridge Road / Parcel ID 077 148. **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is in compliance with the Knox County Comprehensive Plan, by a vote of 13-0. The F (Floodway) zone would be retained.**
(Commission District 6)

22. 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. (DEFERRED FROM AUGUST AT REQUEST OF APPLICANT) (previously deferred from May to August at Request of Applicant) (Commission District 9)**

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

23. O-24-9-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 4, Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA (General Business) zone, and 5.32.02 through 5.32.03 pertaining to the CB (Business and Manufacturing) zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, adding references to the drive-through standards. (Ord. No. O-90-9-130, adopted 9-10-90, as amended) **Planning Commission Action: Approve per staff recommendation, with the following modifications: 1) in Section 4.108, Subsection B. 2., the sentence “The Planning Commission may impose conditions modifying the permitted hours of operation” shall not be removed; and 2) Section 4.108, Subsection A. 7., shall read “Exterior lighting of all types and vehicular headlights on site shall be directed away from any public rights-of-way unless otherwise directed by engineering and public works to support public safety. Fixtures shall be full cutoff,” by a vote of 12-0. (FIRST READING) (Requires a Public Hearing prior to Second Reading) (Knox County Planning)**
- 1st Reading
- Roll Call

H. Public Forum - Open Topics

I. Other Business

J. Adjournment