

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, OCTOBER 21, 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 Shane Jackson

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 9-D-24-RZ Request of Avera Lynn McDaniel for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7509 Nichols Road / Parcel ID 125 016. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent.**
(Commission District 9)

2. 9-O-24-RZ Request of Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7514 Millertown Pike / Parcel ID 050 199. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 dwelling units per acre because it is consistent with Knox County Comprehensive Plan and change of conditions, by a vote of 14-0 Consent.**
(Commission District 8)

3. 9-J-24-RZ Request of Nancy Cox for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7757 Heiskell Road / Parcel ID 046 239. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it will bring zoning into compliance and is consistent with the surrounding development, by a vote of 14-0 Consent.**
(Commission District 7)

4. 9-N-24-RZ Request of Blakley Dance Pavlis for rezoning from RB (General Residential), A (Agricultural), and F (Floodway) to RA (Low Density Residential) and F (Floodway). Property located at 5027, 5033, 5039 Crippen Road / Parcel ID 039 006, 008, 009. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent. The F (Floodway) would be retained.**
(Commission District 7)

5. 9-I-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre. Property located at 2528 and 2536 W Beaver Creek Drive / Parcel ID 067 061, 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is compatible with surrounding zoning and consistent with the Comprehensive Plan subject to one condition, by a vote of 14-0.**
(Commission District 7)

6. 8-H-24-RZ Request of Michael Shaddle for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 9510 Daybreak Drive / Parcel ID 104 033. **Planning Commission Recommendation: Approve RA (Low Density Residential) with the condition that future lot access be accommodated via an easement to Ball Camp Pike, by a vote of 14-0.**
(Commission District 6)

7. 9-K-24-RZ Request of Stefan Claar for rezoning from PR (Planned Residential) up to 7.25 dwelling units per acre to CA (General Business). Property located at 0 Jim Jones Lane / Parcel ID 076 007. **Planning Commission Recommendation: Approve the CA (General Commercial) zone because it is consistent with development and changes in conditions in the area.**
(Commission District 6)

8. 9-M-24-RZ Request of Benjamin C. Mullins for rezoning from PR(k) (Planned Residential) up to 4 dwelling units per acre to PR(k) (Planned Residential) up to 4.3 dwelling units per acre. Property located at 2713 Byington Beaver Ridge Road / Parcel ID 090 116. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 4.3 dwelling units per acre because the increase in density is warranted under the new Comprehensive Plan, subject to the condition that the applicant provide a type 'A' landscape screen within a landscape buffer strip a minimum of fifteen (15) feet in width adjacent to the industrial property to the west, by a vote of 13-1. (DEFER TO NOVEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)

9. 9-Q-24-RZ Request of Gregory Dee for rezoning from A (Agricultural), F (Floodway), and TO (Technology Overlay) to PR (Planned Residential) up to 2 dwelling units per acre, F (Floodway), and TO (Technology Overlay). Property located at 0 George Light Road / Parcel ID 089 122. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1.5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 14-0. The TO (Technology Overlay) and F (Floodway) would be retained.**
(Commission District 6)

10. 9-L-24-RZ Request of Mesana Investments, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 6 dwelling units per acre. Property located at 1413 Tipton Station Road / Parcel ID 137 053. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 6 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, subject to the one condition noted in the staff report, and the additional condition that access to the subdivision only be allowed via Gov. John Sevier Highway, with the exception of five individual single family home driveways accessing Tipton Station Road, by a vote of 14-0.**
(Commission District 9)

11. 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. (DEFERRED FROM SEPTEMBER AT REQUEST OF APPLICANT)**
(Commission District 9)

12. 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. (DEFERRED FROM SEPTEMBER AT REQUEST OF APPLICANT)**
(Commission District 9)

13. 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. (DEFERRED FROM SEPTEMBER AT REQUEST OF COMMISSIONER ANDY FOX)**
(Commission District 9)

14. 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 SEPTEMBER AT REQUEST OF COMMISSIONER ANDY FOX)** *(previously deferred from May to August and August to September at Request of Applicant)*
(Commission District 9)

15. 24-10-1-RZ Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from Planned Residential to Agricultural. Property is located at 2814 Tipton Station Road/Parcel ID 148 049 (Part of).
(Commissioner Fox)
16. 24-10-2-RZ Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from Planned Residential to Agricultural. Property is located at 8802 Sevierville Pike/Parcel ID 138 270 (Part of).
(Commissioner Fox)
17. 24-10-3-RZ Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate a Plan Amendment from CMU (Corridor Mixed-Use), HP (Hillside Protection) / CA (General Business) to TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) / A (Agricultural) at 8744 Chapman Highway / Parcel ID 138 104 (Part of).
(Commissioner Fox)
18. 24-10-4-RZ Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from CA (General Business) to A (Agricultural). Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of).
(Commissioner Fox)
19. 24-10-5-RZ Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from PR (Planned Residential) to A (Agricultural) and RA (Low Density Residential). Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of).
(Commissioner Fox)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

20. 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. (SECOND READING) (Public Hearing is scheduled for Monday, October 21, 2024 at 4:30 p.m.) (Knox County Planning)**
- 2nd Reading**
- Roll Call**

H. Public Forum - Open Topics

I. Other Business

J. Adjournment