

Knox County Commission

Gina Oster, 3rd District, *Madam Chair*
Kim Frazier, At-Large Seat 11, *Vice-Chair*

Damon Rawls, 1st District
Courtney Durrett, 2nd District
Shane Jackson, 4th District
Angela Russell, 5th District
Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
Adam Thompson, 8th District
W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 10



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, DECEMBER 9, 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 Terry Hill

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 11-B-24-RZ Request of Terry and Wilma C. Gaylor for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1915 Andes Road / Parcel ID 105AA005. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding development, by a vote of 13-0 Consent.**
(Commission District 6)

2. 11-C-24-RZ Request of Teresa Holley for rezoning from I (Industrial) to RA (Low Density Residential). Property located at 7960 Ball Camp Pike / Parcel ID 091 22602. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 13-0 Consent.**
(Commission District 6)

3. 11-E-24-RZ Request of Humberto Rodriguez for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 0 Cureton Road / Parcel ID 105 00401. **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 the surrounding development, by a vote of 13-0 Consent.**
(Commission District 6)

4. 11-O-24-RZ Request of Solway Park Enterprises, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 3.75 dwelling units per acre. Property located at 3208 Solway Road / Parcel ID 089 127, 12701. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3.75 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 6)

5. 11-D-24-PA Request of Firas Mishu for a Comprehensive Plan amendment from SR (Suburban Residential), HP (Hillside Protection), and SP (Stream Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection), and SP (Stream Protection). Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). **Planning Commission Recommendation: Approve the plan amendment to the CMU (Corridor Mixed-use) place type because it meets the criteria for a plan amendment, by a vote of 13-0 Consent. The HP (Hillside Protection) and SP (Stream Protection) would be retained.**
(Commission District 6)

6. 11-R-24-RZ Request of Firas Mishu for rezoning from OS (Open Space) and F (Floodway) to CA (General Business) and F (Floodway). Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone because of the change in conditions in the area, by a vote of 13-0 Consent. The F (Floodway) zone would be retained.**
(Commission District 6)

7. 10-A-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Andes Road to Ball Road between Schaad Road and the northeast corner of Parcel 091PA037. **Planning Commission Recommendation: Approve the name change from Andes Road to Ball Road as requested by Knox County Engineering and Public Works, by a vote of 12-0 Consent. (DEFERRED FROM NOVEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)

8. 10-C-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Ball Camp Pike to Ball Road between Ball Road and the west corner of Parcel 091 109. **Planning Commission Recommendation: Approve the name change from Andes Road to Hitching Post Drive as requested by Knox County Engineering and Public Works, by a vote of 12-0 Consent. (DEFERRED FROM NOVEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)

9. 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. (WITHDRAW AT REQUEST OF APPLICANT) (previously deferred from October to November and November to December at Request of Applicant)**
(Commission District 6)
Withdraw

10. 9-G-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 6 dwelling units per acre and F (Floodway). Property located at 8920 Karns Valley Drive / Parcel ID 077 053. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 6 dwelling units per acre because it is compatible with surrounding development and zoning, and it is supported by recreational amenities, subject to one condition, by a vote of 13-0. The F (Floodway) zone would be retained. (DEFER TO JANUARY AT REQUEST OF APPLICANT) (previously Deferred from November to December at Request of Applicant)**
(Commission District 6)
Defer to January

11. 10-L-24-RZ Request of Taylor D. Forrester to remove a previously approved non-disturbance condition in the PR(k) (Planned Residential) up to 3.25 dwelling units per acre district. Property located at 7816 Ball Camp Pike / Parcel ID 091 226. **Planning Commission Recommendation: Maintain the non-disturbance condition on slopes 25% or greater because it is consistent with the Knox County Comprehensive Plan, with the exception of allowing a two lane subdivision road, by a vote of 10-3. (DEFERRED FROM NOVEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)

12. 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. (DEFERRED FROM NOVEMBER AT REQUEST OF APPLICANT)** *(previously Deferred from October to November at Request of Applicant)*
(Commission District 7)

13. 10-H-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 6120 Babely Road / Parcel ID 050 114. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with changing development conditions, subject to one condition, by a vote of 12-0 Consent. (WITHDRAW AT REQUEST OF APPLICANT)** *(previously Deferred from November to December at Request of Applicant)*
Withdraw
(Commission District 8)

14. 11-J-24-RZ Request of Charles Daniel Padgett for rezoning from A (Agricultural) to PR (Planned Residential) up to 1.5 dwelling units per acre. Property located at 8015 Andersonville Pike / Parcel ID 028 075. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 1.5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the Growth Policy Plan, by a vote of 13-0.**
(Commission District 8)

15. 11-K-24-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre. Property located at 2921 Bradley Lake Lane / Parcel ID 092 057. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 6 dwelling units per acre because it is compatible with changing conditions and surrounding development, subject to 1 condition, by a vote of 13-0.**
(Commission District 3)

16. 11-C-24-PA Request of William Todd Daniel for a Comprehensive Plan amendment from SR (Suburban Residential) and HP (Hillside Protection) to SMR (Suburban Mixed Residential) and HP (Hillside Protection). Property located at 8303 Heiskell Road / Parcel ID 046 20701. **Planning Commission Recommendation: Approve the SMR (Suburban Mixed Residential) and HP (Hillside Protection) place-types for the entire parcel because it meets the criteria for a plan amendment, due to: 1) changes of conditions in the area, such as existing commercial zoning along Heiskell Rd. contiguous to the property and established SMR place-type existing to the south of the property; and 2) new data regarding population increase, leading to the need for new housing, diversity of the housing stock, and integration of neighborhood commercial uses near residential development, by a vote of 13-0.** *(Commission District 7)*
17. 11-Q-24-RZ Request of William Todd Daniel for rezoning from RA (Low Density Residential) to CN (Neighborhood Commercial). Property located at 8303 Heiskell Road / Parcel ID 046 20701 (part of). **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because the location is consistent with the intent of the CN (Neighborhood Commercial) zone, by a vote of 13-0.** *(Commission District 7)*
18. 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. (WITHDRAW PER THE KNOX COUNTY LAW DEPARTMENT)** *(This item was previously Withdrawn by Commissioner Andy Fox)* *(Commission District 9)*
 Withdraw
19. 11-M-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 6209 Hammer Drive / Parcel ID 072 057 (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, subject to 1 condition, by a vote of 12-1. (DEFER TO JANUARY AT REQUEST OF APPLICANT)** *(Commission District 9)*
 Defer to January

F. Zoning Appeals

20. 11-E-24-PA Appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for a Comprehensive Plan Amendment from TN (Traditional Neighborhood) and HP (Hillside Protection) to CMU (Corridor Mixed-Use) and HP (Hillside Protection). Property located at 8710 Chapman Highway / Parcel ID 138 10501. **Planning Commission Recommendation: Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with the surrounding land use and inconsistent with the Comprehensive Plan and policies, by a vote of 13-0.**
(Commission District 9)
21. 11-S-24-RZ Appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from RA (Low Density Residential) and A (Agricultural) to CA (General Business). Property located at 8710 Chapman Highway / Parcel ID 138 10501. **Planning Commission Recommendation: Deny the CA (General Business) zone because it is incompatible with the intent of the zone and adjacent land uses, by a vote of 13-0.**
(Commission District 9)

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment