

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 WEDNESDAY, JANUARY 22, 2025 AT 5:00 P.M. IN THE SMALL 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 Rhonda Lee

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 12-E-24-RZ Request of Ever Arias for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1420 Chert Pit Road / Parcel ID 105 112. **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 12-0 Consent.**
(Commission District 3)

2. 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. (DEFERRED FROM DECEMBER BY COMMISSIONER TERRY HILL DUE TO NO-SHOW OF APPLICANT)**
(Commission District 6)

3. 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 DECEMBER AT REQUEST OF APPLICANT)** *(previously Deferred from November to December at Request of Applicant)*
(Commission District 6)

4. 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 Ball Camp Pike to Ball Road as requested by Knox County Engineering and Public Works, by a vote of 12-0 Consent. (DEFERRED FROM DECEMBER AT REQUEST OF APPLICANT)** *(previously Deferred from November to December at Request of Applicant)*
(Commission District 6)

5. 12-A-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Andes Road to Bailey Farm Drive between Ball Camp Pike and the northeast corner of parcel 091PA037. **Planning Commission Recommendation: Approve the name change from Andes Road to Bailey Farm Drive as requested by Knox County Engineering & Public Works, by a vote of 12-0 Consent.**
(Commission District 6)

6. 12-B-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Ball Camp Pike to Bailey Farm Drive between the west corner of parcel 104 046 and Andes Road. **Planning Commission Recommendation: Approve the name change from Ball Camp Pike to Bailey Farm Drive as requested by Knox County Engineering & Public Works, by a vote of 13-0.**
(Commission District 6)

7. 11-A-24-RZ Request of David Harbin for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 7507 Ball Camp Pike / Parcel ID 091 20103. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 8 dwelling units per acre with the following condition: 1) during the development plan review, ensuring that the property has viable access to Schaad Road. If access to Schaad Road is not feasible, the property owner may be required to make appropriate improvements to Ball Camp Pike as deemed necessary by the Knox County Department of Engineering and Public Works and shall enter into a memorandum of understanding for such improvements, by a vote of 13-0.**
(Commission District 6)

8. 12-A-24-RZ Request of Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 dwelling units per acre in the Planned Growth Area only. Property located at 1824 N Campbell Station Road / Parcel ID 117 014 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 dwelling units per acre because it is consistent with surrounding development and supported by residential amenities, by a vote of 12-0 Consent.**
(Commission District 6)

9. 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. (DEFERRED FROM DECEMBER AT REQUEST OF APPLICANT) (previously Deferred from November to December at Request of Applicant)**
(Commission District 6)

10. 12-G-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural), CA (General Business) to RB (General Residential). Property located at 6350 Clinton Highway / Parcel ID 068IB009. **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is a minor extension that provides a compatible transition of land use intensity, subject to 1 condition, by a vote of 12-0.**
(Commission District 7)

11. 12-H-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural), CA (General Business) to CA (General Business). Property located at 6356 Clinton Highway / Parcel ID 068IB008. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is a minor extension within and external to the parcel that is consistent with surrounding development, by a vote of 12-0 Consent.**
(Commission District 7)

12. 12-B-24-RZ Request of Benjamin C. Mullins for rezoning from PR (Planned Residential) up to 2.5 dwelling units per acre to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 4923 Shipe Road / Parcel ID 040 166. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 dwelling units per acre because it is supported by infrastructure in the area, by a vote of 12-1.**
(Commission District 8)

13. 12-F-24-RZ Request of Randy Guignard for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Parkerhill Lane / Parcel ID 060PC014. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with a density of up to 3 dwelling units per acre because it is consistent with surrounding development and amenities, by a vote of 12-0.**
(Commission District 8)

14. 12-D-24-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 6 dwelling units per acre. Property located at 205 N Wooddale Road / Parcel ID 062 047. **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, by a vote of 13-0.**
(Commission District 8)

15. 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. (DEFERRED FROM DECEMBER AT REQUEST OF APPLICANT)**
(Commission District 9)

16. 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 NOVEMBER AT REQUEST OF COMMISSIONER ANDY FOX) (previously deferred from May to August and August to September at Request of Applicant, and September to October at Request of Commissioner Andy Fox and October to November at Request of Commissioner Kim Frazier)**
(Commission District 9)

F. Zoning Appeals

17. 11-B-24-PA Appeal by Hunter Brewster of the Knoxville-Knox County Planning Commission’s denial of a request for a Comprehensive Plan Amendment from SR (Suburban Residential) and HP (Hillside Protection) to CC (Corridor Commercial) and HP (Hillside Protection). Property located at 3000 Crenshaw Road, 6708 Ottinger Drive / Parcel ID 147 105, 10501. **Planning Commission Recommendation: Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and transportation conditions, by a vote of 13-0.**
(Commission District 9)
18. 11-N-24-RZ Appeal by Hunter Brewster of the Knoxville-Knox County Planning Commission’s denial of a request for rezoning from A (Agricultural) and to CH (Highway Commercial). Property located at 3000 Crenshaw Road, 6708 Ottinger Drive / Parcel ID 147 105, 10501. **Planning Commission Recommendation: Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure, 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