

# Knox County Commission

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

Damon Rawls, 1<sup>st</sup> District  
Courtney Durrett, 2<sup>nd</sup> District  
Shane Jackson, 4<sup>th</sup> District  
Angela Russell, 5<sup>th</sup> District  
Terry Hill, 6<sup>th</sup> District  
Rhonda F. Lee, Esq., 7<sup>th</sup> District  
Adam Thompson, 8<sup>th</sup> District  
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## NOTICE

TO: MEMBERS OF THE KNOX COUNTY COMMISSION  
ALL DEPARTMENTS AND AGENCIES  
NEWS MEDIA

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

### **PRELIMINARY ZONING AGENDA FOR REVIEW**

**MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL FEBRUARY ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, FEBRUARY 5, 2025 VIA EMAIL AND TELEPHONE CONFERENCE WITH THE COMMISSION OFFICE.**

**PLEASE SUBMIT ANY REQUESTED AGENDA CHANGES, ADDITIONS, QUESTIONS OR COMMENTS TO THE COMMISSION OFFICE.**

## AGENDA

### A. Zoning Requests

1. 1-D-24-RZ Request of Benchmark Associates, Inc. for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2007 Robinson Road / Parcel ID 105 224. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with surrounding development and the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
*(Commission District 3)*

2. 1-F-25-RZ Request of Paul Blake for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 125 Highland View Drive / Parcel ID 138OA002, 003. **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)
  
3. 1-M-25-RZ Request of Terry Romans for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 1907 E Governor John Sevier Highway / Parcel ID 111 03606. **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is consistent with the intent and location criteria of the CN zone, by a vote of 13-0.**  
(Commission District 9)
  
4. 1-E-25-RZ Request of Thomas Burdette for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7217 Bell Road / Parcel ID 029JA00303. **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.**  
(Commission District 7)
  
5. 1-G-25-RZ Request of Stefan Claar for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 8007 Millertown Pike / Parcel ID 051 016 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition, by a vote of 13-0 Consent.**  
(Commission District 8)
  
6. 1-L-25-RZ Request of Molly Hughes for rezoning from I (Industrial) to A (Agricultural). Property located at 2425 Mine Road / Parcel ID 042 18402 (part of). **Planning Commission Recommendation: Approve A (Agricultural) zoning because of the change in conditions in the area, by a vote of 13-0 Consent.**  
(Commission District 8)
  
7. 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. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER LARSEN JAY)**  
(Commission District 8)

8. 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. (DEFERRED FROM JANUARY AT REQUEST OF APPLICANT)**  
*(Commission District 8)*
  
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 JANUARY AT REQUEST OF COMMISSIONER TERRY HILL) (previously Deferred from November to December and December to January at Request of Applicant)**  
*(Commission District 6)*

**B. Zoning Appeals**

**C. Amendments to the Knox County Zoning Ordinance**

**D. Other Business**