

Knox County Commission

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W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 10



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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON **WEDNESDAY, FEBRUARY 19, 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 Adam Thompson

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 1-D-25-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. (WITHDRAW AT REQUEST OF APPLICANT) (previously Deferred from January to February 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. (WITHDRAW AT REQUEST OF APPLICANT) (previously Deferred from November to December and December to January at Request of Applicant, and from January to February at Request of Commissioner Terry Hill)**
(Commission District 6)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment