

Knox County Commission

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Adam Thompson, 8th District
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 MONDAY, MARCH 24, 2025 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 Andy Fox

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 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)

2. 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. (DEFER TO MARCH AT REQUEST OF COMMISSIONER ADAM THOMPSON) (previously Deferred from January to February at Request of Commissioner Larsen Jay)**
(Commission District 8)

3. 1-I-25-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 2748 and 2720 Cunningham Road and 6930 Shady Lane / Parcel ID 048 027 (part of), 028 (part of), and 02802. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 15-0.**
(Commission District 7)

4. 2-C-25-RZ Request of Randy Guignard for rezoning from PR (Planned Residential) up to 5 dwelling units per acre to PR (Planned Residential) up to 10 dwelling units per acre. Property located at 0 Rifle Range Drive / Parcel ID 048 070. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 10 dwelling units per acre because it provides a transition of residential intensity that is consistent with the Comprehensive Plan, by a vote of 15-0.**
(Commission District 7)

5. 2-D-25-RZ Request of Amy Sherrill for rezoning from CA (General Business) to RB (General Residential). Property located at 7420 Ledgerwood Road / Parcel ID 028ME026. **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 15-0.**
(Commission District 7)

6. 2-I-25-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 2520 W Beaver Creek Drive / Parcel ID 067 057. **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 15-0 Consent.**
(Commission District 7)

7. 2-J-25-RZ Request of Adrian Perju for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Sharp Road / Parcel ID 056FE030. **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 15-0.** *(Commission District 7)*

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

8. O-25-3-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A – Zoning, Articles 2.20, 4.91, 5.11, 5.12, 5.13, 5.22, 5.31, 5.32, 5.33, 5.34, 5.36, 5.37, 5.38, 5.40, 5.41, 5.42, 5.50, and 5.51 to align zoning regulations with Department of Human Services (DHS) licensure rules for child care agencies and to streamline the provision of child care services. (Ord. No. O-90-9-130, adopted 9-10-90, as amended) **Planning Commission Recommendation: Approve the proposed childcare zoning ordinance amendments because these changes are consistent with Knox County Comprehensive Plan Implementation Policies and State Department of Human Services (DHS) licensure regulations for childcare facilities, by a vote of 15-0. (FIRST READING) (Requires a Public Hearing prior to Second Reading)** *(Planning Commission and Commissioner Jay)*

H. Public Forum - Open Topics

I. Other Business

J. Adjournment