

# 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 Durett, 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  
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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 APRIL ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, APRIL 9, 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. 3-J-25-RZ Request of William Zayets for rezoning from I (Industrial) and A (Agricultural) to RA (Low Density Residential). Property located at 7000 Ball Road / Parcel ID 091JA006. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 2 conditions, by a vote of 14-0 Consent.**  
(Commission District 6)

2. 3-H-25-RZ Request of Ball Homes LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 3.5 dwelling units per acre. Property located at 0 Hickory Creek Road; 0, 2300, 2304 West Gallaher Ferry Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3.5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 14-0.**  
*(Commission District 6)*
3. 3-B-25-RZ Request of Bryan Andrew Byrd for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4912 E Emory Road / Parcel ID 029 061. **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 14-0 Consent.**  
*(Commission District 7)*
4. 3-D-25-RZ Request of Daniel Humphreys for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1137 Granville Conner Road / Parcel ID 056FE007. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and would bring zoning into compliance, by a vote of 13-0.**  
*(Commission District 7)*
5. 3-F-25-RZ Request of Elizabeth D. Raines for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7639 Gibbs Road / Parcel ID 021 08510. **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 14-0 Consent.**  
*(Commission District 8)*
6. 3-A-25-RZ Request of Sierra Kirby for rezoning from I (Industrial) to RA (Low Density Residential). Property located at 1562 Saylor's Ford Road / Parcel ID 042 19532. **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 14-0.**  
*(Commission District 8)*

## **B. Zoning Appeals**

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

7. 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.** *(SECOND READING) (Public Hearing scheduled for Monday, April 21, 2025 at 3:30 pm) (Planning Commission and Commissioner Jay)*

#### D. Other Business