

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, MAY 12, 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 Damon Rawls

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 4-C-25-RZ Request of Vyacheslav Dullco for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 754 S Gallaher View Road / Parcel ID 133 018. **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 4)

2. 4-A-25-SNC Request of Cathy Olsen/Knox County Engineering and Public Works to change the street name of “Coward Mill Rd.” to “George Coward Ln.” from the northeast corner of Parcel 090 075 north to its terminus. **Planning Commission Recommendation: Approve the name change of “Coward Mill Rd.” to “George Coward Ln.” as requested by the Knox County Department of Engineering and Public Works, by a vote of 14-0 Consent.**
(Commission District 6)
3. 4-B-25-SNC Request of Cathy Olsen/Knox County Engineering and Public Works to change the street name of “Coward Mill Rd.” to “Bull Elk Ln.” from a point approximately 375' west of Sycamore Creek Ln near the southwest corner of parcel 090 072 west to its terminus. **Planning Commission Recommendation: Approve the name change of “Coward Mill Rd.” to “Bull Elk Ln.” as requested by the Knox County Department of Engineering and Public Works, by a vote of 14-0 Consent.**
(Commission District 6)
4. 4-M-25-RZ Request of James McKamey for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 5732 Ball Road / Parcel ID 091 180. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and would bring the property into compliance with the zoning ordinance, by a vote of 14-0 Consent.**
(Commission District 6)
5. 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. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)**
(Commission District 6)
6. 2-H-25-RZ Request of Benjamin C. Mullins for rezoning from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 0 and 3110 Gray Hendrix Road / Parcel ID 091 019, 018. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with a density of up to 12 dwelling units per acre for the TN (Traditional Neighborhood) and CMU (Corridor Mixed Use) place types because it is consistent with the Comprehensive Plan and supported by residential amenities, subject to 1 condition, by a vote of 14-0.**
(Commission District 6)

7. 4-B-25-RZ Request of Sam R. and Lenora M. Ensor for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1311 Greenwell Drive / Parcel ID 037 09502. **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)
8. 4-E-25-RZ Request of Noah Hudson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6100 Lacy Road / Parcel ID 068JA011. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and surrounding Development, by a vote of 14-0 Consent.**
(Commission District 7)
9. 4-I-25-RZ Request of Trueline Land Surveying, LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1311 W Beaver Creek Drive / Parcel ID 056 131. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 14-0 Consent.**
(Commission District 7)
10. 4-O-25-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 8022 Hill Road / Parcel ID 028 132. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 14-0.**
(Commission District 7)
11. 4-D-25-RZ Request of Jean L. Root for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 and 4524 Bud McMillan Road / Parcel ID 040KA002, 001 (part of). **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)
12. 4-H-25-RZ Request of Justin Vaughn for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 8216 Norris Freeway / 028 01702. **Planning Commission Action: 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, by a vote of 14-0 Consent.**
(Commission District 8)

13. 4-Y-25-RZ Request of Brad Pruitt for rezoning to remove previously approved conditions in the PC (Planned Commercial) District. Property located at 6125 Riverview Crossing Drive / Parcel ID 071 001. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone without conditions because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 14-0 Consent.**
(Commission District 8)
14. 4-V-25-RZ Request of 1222 Development LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 7.5 dwelling units per acre. Property located at 7324 Millertown Pike / Parcel ID 050 204. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and change of conditions, by a vote of 14-0.**
(Commission District 8)
15. 4-X-25-RZ Request of Jimmy E. Henderlight, Sr. for rezoning from A (Agricultural) to CA (General Business). Property located at 0 E Governor John Sevier Highway / Parcel ID 096 105, 106. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 14-0 Consent.**
(Commission District 9)
16. 4-N-25-RZ Request of James I. Smith for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 0, 3516, 3518, 3524, and 3526 Maloney Road / Parcel ID 135 002, 003, 00301, 00601, 00602. **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, by a vote of 13-0.**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment