

Knox County Commission

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

Damon Rawls, 1st District
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Shane Jackson, 4th District
Angela Russell, 5th District
Terry Hill, 6th District
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Adam Thompson, 8th District
Andy Fox, 9th District
Larsen Jay, At-Large Seat 10



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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 JUNE ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, JUNE 4, 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. 5-H-25-RZ Request of Dorin Miaun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2715 Bakertown Road / Parcel ID 105 204. **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 3)

2. 5-E-25-PA Request of Gabriella Sharman for a Comprehensive Plan Amendment from CI (Civic and Institutional) to CMU (Corridor Mixed-Use). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type for the portion of the property shown on the agenda map because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 3)
3. 5-L-25-RZ Request of Gabriella Sharman for rezoning from RA (Low Density Residential) to CA (General Business). Property located at 9048 Middlebrook Pike / Parcel ID 105OC026 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone for the portion of the property shown on the agenda map because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 3)
4. 5-Q-25-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential), up to 10 dwelling units per acre. Property located at 1439, 1445, 1447 Ebenezer Road / Parcel ID 144 096, 097, 095 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 10 dwelling units per acre because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 13-0.**
(Commission District 4)
5. 5-G-25-RZ Request of Adam and Ashley Fernandez for rezoning from A (Agricultural) to PR (Planned Residential), up to 2 dwelling units per acre. Property located at 12321 Buttermilk Road / Parcel ID 129 10901. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because the owner has two septic permits on the property, by a vote of 11-2.**
(Commission District 6)
6. 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.**
(DEFERRED FROM MAY DUE TO NO-SHOW OF APPLICANT)
(Commission District 7)

7. 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. (DEFERRED FROM MAY AT REQUEST OF COMMISSIONER RHONDA LEE)**
(Commission District 7)
8. 5-J-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 7734 Majors Road / Parcel ID 020 160. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and compatible with the surrounding developments, subject to 1 condition, by a vote of 13-0.**
(Commission District 8)
9. 5-M-25-RZ Request of Noah Hudson for rezoning from A (Agricultural) and CA (General Business) to RA (Low Density Residential). Property located at 2217 Shiptown Road / Parcel ID 042JD008. **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 8)
10. 5-G-25-PA Request of Matthew Regas for a Comprehensive Plan Amendment from RL (Rural Living) to RA (Rural Agriculture). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Rural Agriculture) place type due to an omission in the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 8)
11. 5-R-25-RZ Request of Matthew Regas for rezoning from I (Industrial) to RA (Low Density Residential). Property located at 8718 Mascot Road / Parcel ID 052 002. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**
(Commission District 8)

12. 5-P-25-RZ Request of Brad Pruitt for rezoning from A (Agricultural) to PC (Planned Commercial). Property located at 0 Asheville Highway / Parcel ID 072 002 (part of). **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan, by a vote of 12-1.**
(Commission District 8)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business