

# Knox County Commission

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Kim Frazier, At-Large Seat 11, *Vice-Chair*



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**THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, JUNE 16, 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 Larsen Jay*

**B. Amendments to the Agenda**

**C. Approval of Minutes of Previous Meeting**

**D. Public Forum - Agenda Items Only**

**E. 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)*

**F. Zoning Appeals**

**G. Amendments to the Knox County Zoning Ordinance**

**H. Public Forum - Open Topics**

**I. Other Business**

**J. Adjournment**