

Knox County Commission

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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, SEPTEMBER 15, 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.

Note: To view the monthly agenda online, please visit <https://commission.knoxcountyttn.gov/> and for a live stream of the meeting, please visit <https://www.knoxcm.org/#/>

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 Shane Jackson

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 8-F-25-RZ Request of Basecamp Rentals, Inc. & CCG Auto, LLC for rezoning from A (Agricultural) and PR (Planned Residential) up to 4 dwelling units per acre to RA (Low Density Residential). Property located at 2107 Tipton Station Road / Parcel ID 148 109. **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 11-0 Consent.**
(Commission District 9)
2. 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. (DEFERRED FROM AUGUST AT REQUEST OF APPLICANT)** *(Previously Deferred from June to July at Request of Applicant, and from July to August at Request of Commissioner Adam Thompson)*
(Commission District 8)
3. 8-E-25-RZ Request of Noah Robbins for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0, 7740, 7744 Tazewell Pike / Parcel ID 013 050 & 051, 021 080. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and is supported by community and commercial amenities, by a vote of 11-0 Consent.**
(Commission District 8)
4. 8-B-25-RZ Request of George W. Hicks for rezoning from A (Agricultural) to CA (General Business). Property located at 6447 Rutledge Pike / Parcel ID 060 13113. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition, by a vote of 11-0.**
(Commission District 8)
5. 8-A-25-RZ Request of Damon and Dagan Greene for rezoning from A (Agricultural) to PR (Planned Residential), up to 5 dwelling units per acre. Property located at 0 E Emory Road / Parcel ID 020 12004. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 4.3 dwelling units per acre, by a vote of 9-0.**
(Commission District 8)

6. 7-M-25-RZ Request of Benjamin C. Mullins for rezoning from PR (Planned Residential) up to 2 dwelling units per acre to PR (Planned Residential), up to 7 dwelling units per acre. Property located at 205 N Wooddale Road / Parcel ID 062 047. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4.5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 10-1.**
(Commission District 8)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment