

Knox County Commission

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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 NOVEMBER ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, OCTOBER 29, 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. 10-V-25-RZ Request of Benchmark Associates Inc. for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2005 Robinson Road / Parcel ID 105 22401. **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. 10-R-25-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac. Property located at 2924 Bakertown Road / Parcel ID 091 248. **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, subject to 1 condition, by a vote of 13-0.**
(Commission District 3)

3. 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. (DEFERRED FROM OCTOBER AT REQUEST OF APPLICANT)** *(Previously Deferred from September to October at Request of Applicant)*
(Commission District 8)

4. 10-C-25-RZ Request of Jason Rance Gossett IV for rezoning from A (Agricultural) to CA (General Business). Property located at 8523 Asheville Highway / Parcel ID 062 22201. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 13-0 Consent.**
(Commission District 8)

5. 10-E-25-RZ Request of David M. Seal, Jr. for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 5620 Tazewell Pike / Parcel ID 039KB004. **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)

6. 10-M-25-RZ Request of Worley Builders Inc. for rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac. Property located at 0 & 860 S Gallaher View Road / Parcel ID 133 042, 030. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 6 du/ac because it will bring future land use into greater harmony with surrounding residential development, subject to 1 condition, by a vote of 13-0.**
(Commission District 4)

7. 10-U-25-RZ Request of DSSD Development LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0, 9516, 9524, 9608 Bluegrass Road / Parcel ID 154 044, 045, 046, 048. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition, by a vote of 13-0.**
(Commission District 4)
8. 10-P-25-RZ Request of Mike Stevens Homes for rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac. Property located at 913 Gettysvue Drive / Parcel ID 144BA049. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development, by a vote of 13-0 Consent.**
(Commission District 5)
9. 10-N-25-RZ Request of Sasha Cole for rezoning from RB (General Residential) to OB (Office, Medical, and Related Services). Property located at 415 S Gallaher View Road / Parcel ID 133 002. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and provides a transition of land use intensity, by a vote of 13-0.**
(Commission District 5)
10. 10-W-25-RZ Request of Addison Santacroce-Witmer for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1914 Cureton Road / Parcel ID 091 216. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and supported by nearby infrastructure improvements, by a vote of 13-0 Consent.**
(Commission District 6)
11. 10-I-25-RZ Request of Zachary Lee Myers for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6205 Primus Road / Parcel ID 068 04206 (partial). **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 7)

12. 10-F-25-RZ Request of Rick Shepard for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1802 Tipton Station Road / Parcel ID 136 174 (partial). **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 9)

13. 10-O-25-RZ Request of Leonard Development LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Winkle Lane / Parcel ID 137 04804. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions, by a vote of 13-0 Consent.**
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business