

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, DECEMBER 8, 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 Rhonda Lee

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 11-J-25-RZ Request of David Harbin for rezoning from A (Agricultural), RB (General Residential), I (Industrial), and F (Floodway) to PR (Planned Residential) up to 12 dwelling units per acre and F (Floodway). Property located at 1155 & 1161 Copperwood Lane / Parcel ID 105OC023, 02401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is consistent with the Comprehensive Plan and surrounding development, subject to 2 conditions, by a vote of 13-0 Consent. The Floodway zone will be retained and shifted to align with the Floodway designation of the FEMA Flood Map.**
(Commission District 3)

2. 11-D-25-RZ Request of Ball Homes LLC for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 12434 Buttermilk Road / 129 096. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 dwelling units per acre because it is consistent with the adopted plans, subject to 1 condition, by a vote of 13-0 Consent.**
(Commission District 6)
3. 11-B-25-RZ Request of Knoxville Dream Center for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6521 Keck Road / Parcel ID 068HB006. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it brings the lot into compliance with the Comprehensive Plan and zoning regulations, by a vote of 13-0 Consent.**
(Commission District 7)
4. 11-A-25-PA Request of Tindell's Building Supply for an amendment to the Knox County Comprehensive Plan from SMR (Suburban Mixed Residential) and HP (Hillside Ridgetop Protection) to CC (Corridor Commercial) and HP (Hillside Ridgetop Protection). Property located at 7751 Norris Freeway and 7747 Heights Drive / Parcel ID 028 046, 048 (partial). **Planning Commission Recommendation: Approve the CC (Corridor Commercial) place type because it is consistent with existing land use and compatible with surrounding development, by a vote of 13-0 Consent.**
(Commission District 7)
5. 11-H-25-RZ Request of Tindell's Building Supply for rezoning from CB (Business and Manufacturing) and A (Agricultural) to CA (General Business). Property located at 7751 Norris Freeway and 7747 Heights Drive / Parcel ID 028 046, 048 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with established land use on site and compatible with surrounding development, subject to 1 condition, by a vote of 13-0 Consent.**
(Commission District 7)
6. 11-G-25-RZ Request of 1222 Development for rezoning from A (Agricultural) to CA (General Business). Property located at 0 Asheville Highway / Parcel ID 062 049. **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 12-0.**
(Commission District 8)

7. 11-A-25-RZ Request of Jeffrey Young for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7705 Sevierville Pike / Parcel ID 125 038. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 11-2.**
(Commission District 9)
8. 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. (DEFERRED FROM NOVEMBER AT REQUEST OF COMMISSIONER ANDY FOX)**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

9. O-25-12-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 6, revising Sections 6.10, 6.30, 6.40, and 6.50, and adding a new section 6.90
1st Reading
Roll Call
pertaining to vested rights, following recent legislative actions and the adoption of the Knox County Comprehensive Plan. (Ord. No. O-90-9-130, adopted 9-10-90, as amended). **Planning Commission Recommendation: Approve the proposed amendments to the Knox County Zoning Code, Article 6, as provided, by a vote of 13-0 Consent. (FIRST READING)**
(Public Hearing required prior to Second Reading)
(Knoxville-Knox County Planning)

H. Public Forum - Open Topics

I. Other Business

J. Adjournment