

Knox County Commission

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

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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 **AUGUST** ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON **WEDNESDAY, AUGUST 5, 2026** 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. 7-I-26-RZ Request of Ken Bowman for rezoning from A (Agricultural) to CA (General Business). Property located at 9664 Middlebrook Pike / Parcel ID 104 18901.
Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the adopted plans and changing conditions in the area, by a vote of 10-0.
(Commission District 3)

2. 6-A-26-RZ Request of LeMay and Associates for rezoning from A (Agricultural) and PR (Planned Residential) up to 3 du/ac to RA (Low Density Residential). Property located at 0 Harbor Crest Way / Parcel ID 162 05815 (partial). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding development, by a vote of 9-0 Consent.**
(Commission District 5)
3. 7-L-26-RZ Request of Michael Girard for rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Byington Beaver Ridge Road / Parcel ID 090DA00401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions, by a vote of 10-0.**
(Commission District 6)
4. 7-B-26-UR Request of Thomas M. Hale / Vulcan Lands, Inc. for a Conditional Use Permit for mining and mineral extraction (quarry) expansion in A (Agricultural) district. Property is located at 0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001, pursuant to Knox County Zoning Ordinance Section 4.50.02.B.
(Commission District 6)
5. 7-C-26-RZ Request of Landmark Engineers & Surveyors LLC for rezoning from A (Agricultural) to RB (General Residential). Property located at 7843 Old Clinton Pike / Parcel ID 055MA018 (partial). **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 9-0 Consent.**
(Commission District 7)
6. 7-H-26-RZ Request of Ned Ferguson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8322 Collier Road / Parcel ID 046 15001. **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 9-0 Consent.**
(Commission District 7)

7. 5-L-26-RZ Request of Parker Feagins for rezoning from CA (General Business) and A (Agricultural) to CR (Rural Commercial). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405. **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions, by a vote of 11-0 Consent. (DEFERRED FROM JULY AT MAJORITY VOTE OF COMMISSION)**
(Commission District 8)
8. 7-E-26-RZ Request of Reece Valeriano for rezoning from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Andrew Johnson Highway and 0 Sherrod Road / Parcel ID 062 097; 063 04904, 04908. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the adopted plans, subject to 2 conditions, by a vote of 10-0.**
(Commission District 8)
9. 7-F-26-RZ Request of Joe Davis for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 7-3.**
(Commission District 8)
10. 7-M-26-RZ Request of David and Brenda Simmons for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac. Property located at 6700 Roberts Road / Parcel ID 022 006, 00511, 005. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions, by a vote of 10-0**
(Commission District 8)
11. 4-L-26-RZ Request of Wesley Gibson Construction Inc. for rezoning from A (Agricultural) to PR (Planned Residential) up to 2.3 dwelling units per acre. Property located at 0 Tipton Station Road / 137 067. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions, by a vote of 13-0. (DEFERRED FROM JULY AT REQUEST OF APPLICANT)** *(Previously Deferred from June to July at Request of Applicant)*
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

12. 3-A-26-OA Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Zoning Code, Article 6, Sections 6.30, 6.40, and 6.90, pertaining to public notice requirements and vested rights. **Planning Commission Recommendation: Approve the proposed amendments to the Knox County Zoning Code, Article 6 pertaining to public notice requirements and vested rights, by a vote of 9-0 Consent. (FIRST READING) (Public Hearing required prior to Second Reading) (Knoxville-Knox County Planning)**

D. Other Business