

# Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON **TUESDAY, JANUARY 20, 2026** IN THE **SMALL 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**

**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. (DEFERRED FROM DECEMBER AT REQUEST OF APPLICANT)**  
*(Commission District 3)*

2. 12-G-25-RZ Request of the SH Build Group Team from CN(k) (Neighborhood Commercial) with conditions and TO (Technology Overlay) to PC (Planned Commercial) and TO (Technology Overlay). Property located at 0 Lovell Road / Parcel ID 118 01203. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. The TO (Technology Overlay) zone would be retained.**  
*(Commission District 3)*
3. 12-J-25-RZ Request of Abdulrahman Qasem for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1402 Andes Road / Parcel ID 105 100. **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)*
4. 12-Q-25-RZ Request of Benjamin C. Mullins for rezoning CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006; 119JA001, 002, 003. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone, by a vote of 13-0 Consent. (DEFER TO FEBRUARY AT REQUEST OF APPLICANT)**  
*(Commission District 3)*
5. 12-D-25-RZ Request of Karla Gourley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7120 Ball Camp Pike / Parcel ID 092 048. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent.**  
*(Commission District 3)*
6. 12-C-25-RZ Request of David Koontz for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2818 Western Road / 037 19201. **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)*



7. 12-A-25-RZ Request of Davyd Markevych for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Millertown Pike / Parcel ID 050 19702. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent.**  
(Commission District 8)
8. 12-F-25-RZ Request of Noah Hudson from A (Agricultural) to RA (Low Density Residential). Property located at 7309 Hammer Road / Parcel ID 072 228. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 13-0 Consent.**  
(Commission District 8)
9. 12-N-25-RZ Request of Tim Wells for rezoning from I (Industrial) to CA (General Business). Property located at 4229 Greenway Drive / Parcel ID 059JA039 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and provides a compatible transition of land use intensity, by a vote of 13-0 Consent.**  
(Commission District 8)
10. 12-E-25-RZ Request of William Dale Rhoton for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 611 W Governor John Sevier Highway / Parcel ID 137 14401. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Comprehensive Plan and surrounding development, subject to 1 condition, by a vote of 13-0 Consent.**  
(Commission District 9)
11. 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. (DEFERRED FROM DECEMBER AT REQUEST OF APPLICANT)**  
(Commission District 9)

#### F. Zoning Appeals

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

12. O-25-12-101 Consideration of an Ordinance of the Commission of Knox County,  
2nd Reading 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  
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. (SECOND READING)** (*A*  
*Public Hearing is scheduled for Tuesday, January 20, 2026, at 2:30 p.m. in the Small*  
*Assembly room of the City-County Building*)  
(*Knoxville-Knox County Planning*)

#### H. Public Forum - Open Topics

#### I. Other Business

#### J. Adjournment