

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, 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 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