

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON **MONDAY, JULY 20, 2026 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 Shane Jackson*

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 4-U-26-RZ Request of Natalia Efremenko for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 768 S Gallaher View Road / Parcel ID 133 01801. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 12-0 Consent. (DEFERRED FROM JUNE BY MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)** *(Previously Deferred from May to June by Majority Vote of Commission due to No-Show of Applicant)*
(Commission District 4)

2. 5-E-26-PA Request of Parker Feagins for a Comprehensive Plan amendment from RC (Rural Conservation) and HP (Hillside Protection) to RCC (Rural Crossroads Commercial) and HP (Hillside Protection). Property located at 0 and 7801 Strawberry Plains Pike / Parcel ID 062 05402, 05405 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroads Commercial) plan amendment request for the portion of the property shown on the agenda map because it is consistent with changing conditions in the area, by a vote of 11-0 Consent. The (Hillside Protection Area) would be retained.**
(Commission District 8)
3. 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.**
(Commission District 8)
4. 5-N-26-RZ Request of James Jenkins for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre. Property located at 0 Pine Grove Road / Parcel ID 084CA02001, 02103. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 5 dwelling units per acre because it is consistent with the Comprehensive Plan, subject to 2 conditions, by a vote of 11-0.**
(Commission District 8)
5. 6-D-26-RZ Request of Beit Ventures LLC for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 2 dwelling units per acre and F (Floodway). Property located at 8922 Three Points Road / Parcel ID 042 016. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is partially related to the RC Placetype and meets the intent of the PR zone, by a vote of 9-2. The F (Floodway) designation would be retained.**
(Commission District 8)

6. 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. (DEFER TO AUGUST AT REQUEST OF APPLICANT)** *(Previously Deferred from June to July at Request of Applicant)*
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment