

Knox County Commission

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Larsen Jay, At-Large Seat 10



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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, MARCH 16, 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 Andy Fox

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 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. (DEFERRED FROM FEBRUARY TO MARCH AT REQUEST OF COMMISSIONER OSTER DUE TO NO-SHOW OF APPLICANT) (Previously Deferred from January to February at Request of Commissioner Oster) (Commission District 3)**

2. 2-H-26-RZ Request of ECG Acquisitions, LLC for rezoning from CB (Business and Manufacturing) to OB (Office, Medical, and Related Services). Property located at 608 Lovell Road / Parcel ID 131 06504 (partial). **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Comprehensive Plan and surrounding development, by a vote of 14-0 Consent.**
(Commission District 3)

3. 1-D-26-RZ Request of Kevin Griffin/Clean Slate Realty LLC for rezoning from PR (Planned Residential) up to 2.5 dwelling units per acre to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 9717 Ball Camp School Road / Parcel ID 104 026. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and supported by infrastructure improvements, subject to 2 conditions, by a vote of 14-0. (DEFERRED FROM FEBRUARY TO MARCH AT REQUEST OF APPLICANT)**
(Commission District 6)

4. 2-B-26-RZ Request of Ball Homes, LLC for rezoning from RA (Low Density Residential) and PR(k) (Planned Residential with conditions) up to 2 dwelling units per acre to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 12412 and 12434 Buttermilk Road / Parcel ID 129 103 (partial); 129 096. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2 dwelling units per acre because it is consistent with adopted plans and compatible with surrounding development, subject to 1 condition, by a vote of 14-0 Consent.**
(Commission District 6)

5. 2-B-26-PA Request of James Defenderfer for a Knox County Comprehensive Plan Amendment from SR (Suburban Residential) to SMR (Suburban Mixed Residential). Property located at 3320 Bakertown Road / Parcel ID 091 148. **Planning Commission Action: Approve the SMR (Suburban Mixed Residential) place type because it is a minor extension that is compatible with surrounding development changes, by a vote of 14-0 Consent.**
(Commission District 6)

6. 2-M-26-RZ Request of James Defenderfer for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 3320 Bakertown Road / Parcel ID 091 148. **Planning Commission Action: Approve the CN (Neighborhood Commercial) zone because it supports Implementation Policies of the Comprehensive Plan and provides an appropriate transition of land use intensity in response to infrastructure improvements, by a vote of 14-0 Consent.**
(Commission District 6)

- 7. 2-F-26-RZ Request of Clouds Rest Development, LLC for rezoning from PR(k) (Planned Residential with conditions) up to 4 dwelling units per acre to PR (Planned Residential) up to 4.3 dwelling units per acre. Property located at 2713 Byington Beaver Ridge Road / Parcel ID 090 116. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4.3 du/ac because it is consistent with the previous approval, as the area can support it and the density will not negatively impact the area, by a vote of 14-0.**
(Commission District 6)

- 8. 2-E-26-RZ Request of Mesana Investments, LLC for rezoning from CA (General Business) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 7920 and 8014 Asheville Highway / Parcel ID 062 164, 165 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development, by a vote of 14-0 Consent.**
(Commission District 8)

- 9. 2-K-26-RZ Request of Kelly Graham for rezoning from A (Agricultural) to CA (General Business). Property located at 7602 Strawberry Plains Pike / Parcel ID 073 040. **Planning Commission Action: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and compatible with surrounding development, by a vote of 14-0 Consent.**
(Commission District 8)

- 10. 2-I-26-RZ Request of Trent Collins for rezoning from A (Agricultural) to CA (General Business). Property located at 115 W Hendron Chapel Road / Parcel ID 138 049 (partial). **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent.**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment