

Knox County Commission

Gina Oster, 3rd District, *Madam Chair*
Kim Frazier, At-Large Seat 11, *Vice-Chair*

Damon Rawls, 1st District
Courtney Durrett, 2nd District
Shane Jackson, 4th District
Angela Russell, 5th District
Terry Hill, 6th District
Rhonda F. Lee, Esq., 7th District
Adam Thompson, 8th District
W. Andy Fox, Esq., 9th District
Larsen Jay, At-Large Seat 10



400 West Main Street
Suite 603, City-County Bldg.
Knoxville, TN 37902

tel (865) 215-2534
fax (865) 215-2038
commission@knoxcounty.org

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON **TUESDAY, NOVEMBER 12, 2024 AT 5:00 P.M.** 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
Commissioner Angela Russell

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 8-B-24-PA Request of Benjamin C. Mullins for a Comprehensive Plan amendment from SR (Suburban Residential) and HP (Hillside Protection) to BP (Business Park), SR (Suburban Residential), and HP (Hillside Protection). Property located at 8801 Grospoint Drive / Parcel ID 132 036. **Planning Commission Recommendation: Approve the BP (Business Park) place type, as shown in Exhibit C, because it is compatible with surrounding development, by a vote of 12-0 Consent. The HP (Hillside Protection) area would be retained.** *(Commission District 3)*

2. 8-B-24-RZ Request of Benjamin C. Mullins for rezoning from PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential) up to 4 dwelling units per acre to OB (Office, Medical, and Related Services). Property located at 8801 Grospoint Drive / Parcel ID 132 036. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone and the PR (Planned Residential) zone up to 4 dwelling units per acre, as shown in Exhibit C, because they are consistent with surrounding development, subject to one condition, by a vote of 12-0 Consent.**
(Commission District 3)

3. 10-C-24-RZ Request of Jeff Young for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 11434 Snyder Road / Parcel ID 130 16312. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding development, by a vote of 12-0 Consent.**
(Commission District 6)

4. 10-D-24-RZ Request of Oleg Zayets for rezoning from PR (Planned Residential) up to 4.1 dwelling units per acre to PR (Planned Residential) up to 4.4 dwelling units per acre. Property located at 1110, 1112, 1114 N Campbell Station Road; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 Campbell Park Lane / Parcel ID 130JE00102, 00101, 001, 002, 003, 004, 005, 010, 006, 007, 008, 009. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4.4 dwelling units per acre because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, subject to one condition, by a vote of 12-0 Consent.**
(Commission District 6)

5. 10-F-24-RZ Request of Bhavinkumar Patel for rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 8535 Asheville Highway / Parcel ID 062 21101. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding development, by a vote of 12-0 Consent.**
(Commission District 8)

6. 10-H-24-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 6120 Babely Road / Parcel ID 050 114. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with changing development conditions, subject to one condition, by a vote of 12-0 Consent.**
(Commission District 8)

7. 10-M-24-RZ Request of Ryan S. Lynch for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located 0, 1302, 1304 E Beaver Creek Drive / Parcel ID 047 23401, 234, 23403. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with Knox County Comprehensive Plan and surrounding area, subject to one condition, by a vote of 12-0 Consent.**
(Commission District 7)

8. 10-A-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Andes Road to Ball Road between Schaad Road and the northeast corner of Parcel 091PA037. **Planning Commission Recommendation: Approve the name change from Andes Road to Ball Road as requested by Knox County Engineering and Public Works, by a vote of 12-0 Consent. (DEFER TO DECEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)
Defer to December

9. 10-C-24-SNC Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Ball Camp Pike to Ball Road between Ball Road and the west corner of Parcel 091 109. **Planning Commission Recommendation: Approve the name change from Andes Road to Hitching Post Drive as requested by Knox County Engineering and Public Works, by a vote of 12-0 Consent. (DEFER TO DECEMBER AT REQUEST OF APPLICANT)**
(Commission District 6)
Defer to December

10. 9-I-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre. Property located at 2528 and 2536 W Beaver Creek Drive / Parcel ID 067 061, 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is compatible with surrounding zoning and consistent with the Comprehensive Plan subject to one condition, by a vote of 14-0. (DEFERRED FROM OCTOBER AT REQUEST OF APPLICANT)**
(Commission District 7)

11. 9-M-24-RZ Request of Benjamin C. Mullins for rezoning from PR(k) (Planned Residential) up to 4 dwelling units per acre to PR(k) (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 PR (Planned Residential) up to 4.3 dwelling units per acre because the increase in density is warranted under the new Comprehensive Plan, subject to the condition that the applicant provide a type 'A' landscape screen within a landscape buffer strip a minimum of fifteen (15) feet in width adjacent to the industrial property to the west, by a vote of 13-1. (DEFER TO DECEMBER AT REQUEST OF APPLICANT)** *(previously deferred from October to November at Request of Applicant)*
(Commission District 6)
- Defer to December
12. 9-D-24-RZ Request of Avera Lynn McDaniel for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7509 Nichols Road / Parcel ID 125 016. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent. (DEFERRED FROM OCTOBER DUE TO NO-SHOW OF APPLICANT)**
(Commission District 9)
13. 4-O-24-RZ Request of William Dale Rhoton for rezoning from A (Agricultural) to RB (General Residential). Property located at 611 W Governor John Sevier Highway / Parcel ID 137 144 01. **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is consistent with the sector plan and a minor extension of the zone, with revision of condition #1 to extend the Type 'B' Landscape screen from the existing vegetation on the eastern boundary to the northern boundary of the parcel, by a vote of 13-0. (DEFERRED FROM OCTOBER AT REQUEST OF COMMISSIONER KIM FRAZIER)** *(previously deferred from May to August and August to September at Request of Applicant, and September to October at Request of Commissioner Andy Fox)*
(Commission District 9)
14. 10-G-24-RZ Request of Mahmoud Shorman for rezoning from PR (Planned Residential) up to 3 dwelling units per acre and TO (Technology Overlay) to OB (Office, Medical, and Related Services) and TO (Technology Overlay). Property located at 10641 High Meadow Drive / Parcel ID 118IF00201. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) because it is consistent with the County's future land use goals, by a vote of 12-1. The TO (Technology Overlay) district would be retained.**
(Commission District 3)

15. 9-G-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 6 dwelling units per acre and F (Floodway). Property located at 8920 Karns Valley Drive / Parcel ID 077 053. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 6 dwelling units per acre because it is compatible with surrounding development and zoning, and it is supported by recreational amenities, subject to one condition, by a vote of 13-0. The F (Floodway) zone would be retained.**
(Commission District 6)
16. 10-L-24-RZ Request of Taylor D. Forrester to remove a previously approved non-disturbance condition in the PR(k) (Planned Residential) up to 3.25 dwelling units per acre district. Property located at 7816 Ball Camp Pike / Parcel ID 091 226. **Planning Commission Recommendation: Maintain the non-disturbance condition on slopes 25% or greater because it is consistent with the Knox County Comprehensive Plan, with the exception of allowing a two lane subdivision road, by a vote of 10-3.**
(Commission District 6)
17. 10-E-24-RZ Request of Natalie Nordstrom for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 6 dwelling units per acre. Property located at 2008, 2012, 2016, 2020 Thurman Lane / Parcel ID 122KC014, 01403, 01402, 01401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 6 dwelling units per acre because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, by a vote of 10-3.**
(Commission District 9)
18. 10-J-24-RZ Request of Matthew Regas for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 224 E Hendron Chapel Road / Parcel ID 138HA024. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2 dwelling units per acre because it is consistent with surrounding development and the Growth Policy Plan, by a vote of 13-0.**
(Commission District 9)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment