

Knox County Commission

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Kim Frazier, At-Large Seat 11, *Vice-Chair*

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NOTICE

TO: MEMBERS OF THE KNOX COUNTY COMMISSION
ALL DEPARTMENTS AND AGENCIES
NEWS MEDIA

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL APRIL ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, APRIL 8, 2026 VIA EMAIL AND TELEPHONE CONFERENCE WITH THE COMMISSION OFFICE.

PLEASE SUBMIT ANY REQUESTED AGENDA CHANGES, ADDITIONS, QUESTIONS OR COMMENTS TO THE COMMISSION OFFICE.

AGENDA

A. Zoning Requests

1. 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. (DEFERRED FROM JANUARY BY MAJORITY VOTE OF COMMISSION)**
(Commission District 3)

2. 2-L-26-RZ Request of Benjamin C. Mullins for rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial). Property located at 0 Fox Road / Parcel ID 131 158, 159. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone with the following conditions: 1) a Type C landscape buffer be required around the south and eastern sides of the property, and a type A landscape buffer along the north side of the property to visually screen any proposed uses from neighboring residential development; and 2) the following permissible uses shall also be recorded as restrictive covenants with the register of deeds prior to submitting a development plan: signs as permitted by Section 3.90, watercraft and boat sales, recreational equipment retail sales, general watersport retail sales, service center for watercrafts and boats, outdoor storage of watercrafts and boats with proper fencing and screening, farm equipment retail sales, allowable accessory uses to the principal use, by a vote of 11-1.**
(Commission District 5)

3. 3-C-26-RZ Request of Andrew Jones for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1117 Granville Conner Road / Parcel ID 056FE003. **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 11-0 Consent.**
(Commission District 7)

4. 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. (DEFERRED FROM MARCH AT REQUEST OF APPLICANT)**
(Commission District 8)

5. 3-A-26-RZ Request of 1222 Development LLC for rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 8005 Millertown Pike / Parcel ID 051 016 (partial). **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area, by a vote of 11-0 Consent.**
(Commission District 8)

6. 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. (DEFERRED FROM MARCH BY MAJORITY VOTE OF COMMISSION)**
(Commission District 9)

7. 3-B-26-RZ Request of Steven and Linda Gordon for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 509 and 511 Kimberlin Heights Road / Parcel ID 124 209. **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 11-0 Consent.**
(Commission District 9)

8. 3-F-26-RZ Request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to conditions #1 & #3, by a vote of 12-0.**
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business