

Knox County Commission

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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 **MAY** ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON **WEDNESDAY, APRIL 29, 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 APRIL DUE TO NO-SHOW OF APPLICANT)** *(Previously Deferred from January to April by Majority Vote of Commission)*
(Commission District 3)

2. 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. **Withdraw** **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. (WITHDRAW AT REQUEST OF APPLICANT)** *(Previously Deferred from January to February and February to May at Request of Applicant)*
(Commission District 3)

3. 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.**
(Commission District 4)

4. 4-T-26-RZ Request of Josh Haun for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 510 Loop Road / Parcel ID 143 059. **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 12-0.**
(Commission District 5)

5. 4-R-26-RZ Request of Ralph Smith / PLS for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4701 Messer Lane / Parcel ID 078 108. **Planning Commission Recommendation: Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code, by a vote of 12-0 Consent.**
(Commission District 6)

6. 4-Q-26-RZ Request of Taylor D. Forrester for rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay). Property located at 0 Award Winning Way / Parcel ID 103MB00101. **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 12-0 Consent. The TO (Technology Overlay) zone would be retained.**
(Commission District 6)

7. 4-M-26-RZ Request of CPR for rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 dwelling units per acre. Property located at 2910, 2916, & 2920 E Emory Road / Parcel ID 038 035, 036, 03601. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5.1 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 12-0 Consent.**
(Commission District 7)

8. 4-V-26-RZ Request of Benjamin C. Mullins for rezoning from PC (Planned Commercial) to CA (General Business). Property located at 6612 Clinton Highway / Parcel ID 067LB011. **Planning Commission Recommendation: Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development, by a vote of 12-0 Consent.**
(Commission District 7)

9. 4-F-26-RZ Request of Billy R. Hensley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8616 and 8618 Mascot Road / Parcel ID 051DB016. **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.**
(Commission District 8)

10. 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. (DEFERRED FROM APRIL BY MAJORITY VOTE OF COMMISSION)**
(Commission District 8)

11. 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 APRIL AT REQUEST OF APPLICANT)** *(Previously Deferred from March to April at Request of Applicant)*
(Commission District 8)

12. 4-J-26-RZ Request of Linda Shown for rezoning from A (Agricultural) to CN (Neighborhood Commercial). Property located at 1515 Tipton Station Road / Parcel ID 137 059 (partial). **Planning Commission Recommendation: Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area, by a vote of 12-0.**
(Commission District 9)

13. 4-K-26-RZ Request of Eric White for rezoning from EC (Employment Center) to LI (Light Industrial). Property located at 8822 Valgro Road / Parcel ID 138 27406. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area, by a vote of 12-0.**
(Commission District 9)

14. 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. (DEFERRED FROM APRIL AT REQUEST OF APPLICANT)**
(Commission District 9)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business