

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, AUGUST 24, 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 Angela Russell

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 7-I-26-RZ Request of Ken Bowman for rezoning from A (Agricultural) to CA (General Business). Property located at 9664 Middlebrook Pike / Parcel ID 104 18901. **Planning Commission Recommendation: Approve the CA (General Business) zone because it is consistent with the adopted plans and changing conditions in the area, by a vote of 10-0.**
(Commission District 3)

2. 6-A-26-RZ Request of LeMay and Associates for rezoning from A (Agricultural) and PR (Planned Residential) up to 3 du/ac to RA (Low Density Residential). Property located at 0 Harbor Crest Way / Parcel ID 162 05815 (partial). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding development, by a vote of 9-0 Consent.**
(Commission District 5)
3. 7-L-26-RZ Request of Michael Girard for rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Byington Beaver Ridge Road / Parcel ID 090DA00401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions, by a vote of 10-0.**
(Commission District 6)
4. 7-B-26-UR Request of Thomas M. Hale / Vulcan Lands, Inc. for a Conditional Use Permit for mining and mineral extraction (quarry) expansion in A (Agricultural) district. Property is located at 0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001, pursuant to Knox County Zoning Ordinance Section 4.50.02.B. **Planning Commission Recommendation: Approve the request to expand the existing quarry (mining and mineral extraction) operations, as shown in the plan of operations, subject to 10 staff conditions, and an additional condition to limit blasting to no more than 6 per month.**
(Commission District 6)
5. 7-C-26-RZ Request of Landmark Engineers & Surveyors LLC for rezoning from A (Agricultural) to RB (General Residential). Property located at 7843 Old Clinton Pike / Parcel ID 055MA018 (partial). **Planning Commission Recommendation: Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, by a vote of 9-0 Consent.**
(Commission District 7)
6. 7-H-26-RZ Request of Ned Ferguson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 8322 Collier Road / Parcel ID 046 15001. **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 9-0 Consent.**
(Commission District 7)

7. 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. (DEFERRED FROM JULY BY MAJORITY VOTE OF COMMISSION)**
(Commission District 8)
8. 7-E-26-RZ Request of Reece Valeriano for rezoning from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Andrew Johnson Highway and 0 Sherrod Road / Parcel ID 062 097; 063 04904, 04908. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the adopted plans, subject to 2 conditions, by a vote of 10-0.**
(Commission District 8)
9. 7-F-26-RZ Request of Joe Davis for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 7-3.**
(Commission District 8)
10. 7-M-26-RZ Request of David and Brenda Simmons for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac. Property located at 6700 Roberts Road / Parcel ID 022 006, 00511, 005. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions, by a vote of 10-0**
(Commission District 8)
11. 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. (DEFERRED FROM JULY 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

12. O-26-8-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Zoning Code, Appendix A - Zoning, Article 6, Sections 6.30, 6.40, and 6.90, pertaining to public notice requirements and vested rights. **Planning Commission Recommendation: Approve the proposed amendments to the Knox County Zoning Code, Article 6 pertaining to public notice requirements and vested rights, by a vote of 9-0 Consent. (FIRST READING)** *(A Public Hearing is scheduled for Monday, September 21, 2026 at 4:00 p.m. in the Main Assembly room)* *(Knox Planning)*

H. Public Forum - Open Topics

I. Other Business

J. Adjournment