

Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, JUNE 15, 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

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 5-R-26-RZ Request of S&E Properties for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 3 dwelling units per acre because it is consistent with the Comprehensive Plan and due to changing conditions in the area, with one condition: Triplett Lane shall serve as access only to the existing residence on the property, by a vote of 11-2.**
(Commission District 3)

2. 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. (DEFERRED FROM MAY BY A MAJORITY VOTE OF COMMISSION DUE TO NO-SHOW OF APPLICANT)**
(Commission District 4)

3. 5-B-26-PA Request of Sharon E. Boyce and A. Jack Woodall for a Comprehensive Plan Amendment from CMU (Corridor Mixed-Use) to POS (Parks and Open Space). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area, by a vote of 12-0 Consent.**
(Commission District 5)

4. 5-E-26-RZ Request of Sharon E. Boyce and A. Jack Woodall for rezoning from CA (General Business) to A (Agricultural). Property located at 9520 Westland Drive / Parcel ID 144 03706 (partial). **Planning Commission Recommendation: Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints, by a vote of 12-0 Consent.**
(Commission District 5)

5. 5-C-26-PA Request of Anderson Baker for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SP (Stream Protection) to BP (Business Park) and SP (Stream Protection). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the BP (Business Park) place type because it would be an extension of the place type, by a vote of 12-0 Consent. The SP (Stream Protection) designation would be retained.**
(Commission District 6)

6. 5-H-26-RZ Request of Anderson Baker for a rezoning from RA (Low Density Residential) to LI (Light Industrial). Property located at 0 Crosslane Road / Parcel ID 090 135. **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions, by a vote of 12-0 Consent.**
(Commission District 6)

7. 5-B-26-RZ Request of David Tomljanovich for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6500 Keck Road / Parcel ID 068HB016. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zoning district because it is consistent with the adopted plans and surrounding development, by a vote of 12-0 Consent.**
(Commission District 7)

8. 5-F-26-RZ Request of MP Development Group LLC for rezoning from PR (Planned Residential) up to 4.5 dwelling units per acre to PR (Planned Residential) up to 4.7 dwelling units per acre. Property located at 0 Bishop Road / Parcel ID 047 062. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4.7 dwelling units per acre because it is consistent with the adopted plans, by a vote of 12-0 Consent.**
(Commission District 7)
9. 5-S-26-RZ Request of Lawler Wood, LLC for rezoning from RA (Low Density Residential) and A (Agricultural) to CN (Neighborhood Commercial) and OB (Office, Medical, and Related Services). Property located at 0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way / Parcel ID 56 13903 056NE001, 004, 005, 006, 007, 008. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.**
(Commission District 7)
10. 5-D-26-PA Request of Mike Dedman for a Comprehensive Plan Amendment from SMR (Suburban Mixed Residential) and SR (Suburban Residential) to CMU (Corridor Mixed-Use). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan, by a vote of 13-0.**
(Commission District 7)
11. 5-I-26-RZ Request of Mike Dedman for rezoning from CA (General Business) and A (Agricultural) to SC (Shopping Center). Property located at 7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 001. **Planning Commission Recommendation: Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions, by a vote of 13-0.**
(Commission District 7)
12. 5-Q-26-RZ Request of John Lamb for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 123 Cash Road / Parcel ID 62 02303 (partial). **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding area, by a vote of 12-0 Consent.**
(Commission District 8)
13. 5-A-26-PA Request of 0328 LLC for a Comprehensive Plan Amendment from RL (Rural Living) to RCC (Rural Crossroads Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area, by a vote of 12-0 Consent.**
(Commission District 8)

14. 5-A-26-RZ Request of 0328 LLC for rezoning from A (Agricultural) and CA (Genal Business) to CR (Rural Commercial). Property located at 10019 Rutledge Pike / Parcel ID 032 016 (partial). **Planning Commission Recommendation: Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type, by a vote of 12-0 Consent.**
(Commission District 8)
15. 4-B-26-RZ Request of Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 8934 Pleasant Hill Road / Parcel ID 062LB017. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 12 du/ac because the property has access to a nearby classified road, with four conditions: 1) Any dwelling within 150 ft of Pleasant Hill Road shall front Pleasant Hill Road and be located on a lot no less than one-third acre in size. 2) The developer must provide a speed study to delineate the operating speed of Kitts Road. 3) Access point via Kitts Road must have an adequate line of sight within the identified operating speed. If sight distance cannot be obtained, the developer must provide a plan accommodating necessary road improvements to obtain sight distance that allows work to occur within the right-of-way or within an easement they have obtained. 4) The developer must enter into a memorandum of understanding with the County to make necessary improvements to Kitts Road, by a vote of 12-1.**
(Commission District 8)
16. 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 MAY AT REQUEST OF APPLICANT)** *(Previously Deferred from April to May at Request of Applicant)*
(Commission District 9)
17. 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. **Defer to July 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. (DEFER TO JULY AT REQUEST OF APPLICANT)**
(Commission District 9)

18. 5-G-26-RZ Request of Juan Rodriguez for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, with one condition: Any future access easement shall not impact the property at 7612 Michaels Ln, by a vote of 13-0.**
(Commission District 9)
19. 5-O-26-RZ Request of Noah Hudson for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2312 Belt Road / Parcel 122OF025. **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 13-0.**
(Commission District 9)
20. 5-J-26-RZ Request of CMH Homes, Inc. for rezoning from PR (Planned Residential) up to 3.7 dwelling units per acre to PR (Planned Residential) up to 4 dwelling units per acre. Property located at 7611, 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2216, 2120 Tipton Station Road / Parcel ID 148CJ001 148CJ002-148CJ075. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre because it is consistent with the Comprehensive Plan and surrounding development and is supported by community amenities, by a vote of 13-0.**
(Commission District 9)

F. Zoning Appeals

21. 1-A-26-TOS An appeal by Courtney Stevens of Knoxville-Knox County Planning's administrative decision to deny a Tennessee Technology Corridor Development Authority (TTDCA) Certificate of Appropriateness for a monument sign in the PC (Planned Commercial) and TO (Technology Overlay) zones. Property located at 10780 Hardin Valley Road / Parcel ID 103 11913. **Planning Staff Decision: Deny because the proposed sign is out of character with signage in the surrounding area. The sign plans do not meet the intent of the TTCDA Design Guidelines, which is to promote a unified system of signage in the Technology Corridor, create a cohesive image for visitors traveling within the Corridor, and decrease the amount of clutter and visual disturbance along roadways.**
(Commission District 6)

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment