Knox County Commission

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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON **MONDAY, NOVEMBER 9, 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 Justin Cofer

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 10-A-26-SNC Request of the Knox County Department of Engineering and Public Works to change the street name of "S. Gallaher View Road" to "Caboose Lane" between Lawnpark Drive and Westland Dr, west of parcels 133HH028 and 133 030. **Planning Commission Recommendation: Approve the name change of S Gallaher View Road to Caboose Lane, as requested by the Knox County Department of Engineering and Public Works, by a vote of 13-0 Consent.**
(Commission Districts 4 & 5)

2. 10-G-26-RZ Request of Wayne A. Kline for rezoning from A (Agricultural) to PR (Planned Residential) up to 1 dwelling units per acre. Property located at 0, 637 S Gallaher View Road / Parcel ID 133 010, 019. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with adopted plans, by a vote of 13-0.**
(Commission District 5)

3. 10-B-26-RZ Request of Hardin Valley Farm, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 dwelling units per acre. Property located 11636 Hardin Valley Road / Parcel ID 117 008 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 4 dwelling units per acre, subject to three conditions, by a vote of 13-0. (DEFER TO DECEMBER AT REQUEST OF APPLICANT)**

Defer to December

(Commission District 6)

4. 10-C-26-RZ Request of Garrett Shea for rezoning from A (Agricultural) and F (Floodway) to RA (Low Density Residential) and F (Floodway). Property located at 167, 171 Overton Lane / Parcel ID 057 02013, 02014. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 13-0 Consent. The F (Floodway) area would be retained.**
(Commission District 7)

5. 10-F-26-RZ Request of Christy Gedelman for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7851 Morris Road / Parcel ID 037 171. **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 Consent.**
(Commission District 7)

6. 8-J-26-RZ Request of Homestead Land Holdings LLC for rezoning from PR (Planned Residential) up to 5 dwelling units per acre and A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located 7741, 7753, 785, 7809 Heiskell Road; 0 Granville Conner Road / Parcel ID 046 237, 23701, 10402, 10403, 056 103. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 3 dwelling units per acre because it is consistent with adopted plans, subject to two conditions, by a vote of 13-0. (DEFERRED FROM OCTOBER BY MAJORITY VOTE OF COMMISSION)**
(Commission District 7)

7. 8-H-26-RZ Request of Josh Erhard for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Fort Sumter Road / Parcel ID 019 19401, 19402. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 du/ac because it is consistent with adopted plans, by a vote of 13-0.**
(Commission District 8)

8. 8-I-26-RZ Request of Josh Erhard for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Fort Sumter Road / Parcel ID 019 195, 19502, 19506. **Planning Commission Recommendation: Approve PR (Planned Residential) up to 2 dwelling units per acre because it is consistent with adopted plans, by a vote of 13-0.**
(Commission District 8)

F. Zoning Appeals

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment