

# Knox County Commission

Gina Oster, 3<sup>rd</sup> District, *Madam Chair*  
Kim Frazier, At-Large Seat 11, *Vice-Chair*



400 West Main Street  
Suite 603, City-County Bldg.  
Knoxville, TN 37902

Damon Rawls, 1<sup>st</sup> District  
Courtney Durrett, 2<sup>nd</sup> District  
Shane Jackson, 4<sup>th</sup> District  
Angela Russell, 5<sup>th</sup> District  
Terry Hill, 6<sup>th</sup> District  
Rhonda F. Lee, Esq., 7<sup>th</sup> District  
Adam Thompson, 8<sup>th</sup> District  
W. Andy Fox, Esq., 9<sup>th</sup> District  
Larsen Jay, At-Large Seat 10

tel (865) 215-2534  
fax (865) 215-2038  
commission@knoxcounty.org

**THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION FOR THE ZONING AGENDA ON MONDAY, OCTOBER 20, 2025 AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET, KNOXVILLE. 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. 9-G-25-RZ Request of Nathanael Parsons for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 2514 Bakertown Road / Parcel ID 091 290. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition, by a vote of 12-0 Consent.**  
*(Commission District 3)*

2. 9-L-25-RZ Request of Noah Hudson for rezoning from A (Agricultural) and RA (Low Density Residential) to RA (Low Density Residential). Property located at 2909 Bakertown Road / Parcel ID 091 242. **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 12-0 Consent.**  
*(Commission District 3)*
3. 9-C-25-RZ Request of Jeffrey Lawson for rezoning from PR(k) (Planned Residential) up to 4 dwelling units per acre with conditions to A (Agricultural). Property located at 7505 Blacks Ferry Road / Parcel ID 066 051. **Planning Commission Recommendation: Approve the A (Agricultural) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding area, by a vote of 12-0 Consent.**  
*(Commission District 6)*
4. 9-E-25-RZ Request of Daniel P. Humphreys for rezoning from A (Agricultural) and RB (General Residential) to RA (Low Density Residential). Property located at 6760 Grassy Creek Way / Parcel ID 079 03110. **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 12-0 Consent.**  
*(Commission District 6)*
5. 9-D-25-RZ Request of Robert Campbell for rezoning from PR (Planned Residential) up to 4 dwelling units per acre to PR (Planned Residential) up to 8 dwelling units per acre. Property located at 7335 Green Estates Way / Parcel ID 047 183. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with a density of up to 8 dwelling units per acre because it is consistent with the Comprehensive Plan and compatible with surrounding development, by a vote of 12-0 Consent.**  
*(Commission District 7)*
6. 9-F-25-RZ Request of Shannon Schneider for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 120 and 122 Kimberlin Heights Road / Parcel ID 137DC00201, 00202. **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 12-0 Consent.**  
*(Commission District 9)*

7. 7-M-25-RZ Request of Benjamin C. Mullins for rezoning from PR (Planned Residential) up to 2 dwelling units per acre to PR (Planned Residential), up to 7 dwelling units per acre. Property located at 205 N Wooddale Road / Parcel ID 062  
047. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4.5 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan, by a vote of 10-1. (DEFER TO NOVEMBER AT REQUEST OF APPLICANT)** *(Previously Deferred from September to October at Request of Applicant)*  
*(Commission District 8)*

**F. Zoning Appeals**

**G. Amendments to the Knox County Zoning Ordinance**

**H. Public Forum - Open Topics**

**I. Other Business**

**J. Adjournment**