

Knox County Commission

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Adam Thompson, 8th District
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Larsen Jay, At-Large Seat 10



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

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, AUGUST 18, 2025 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 Courtney Durrett*

B. Amendments to the Agenda

C. Approval of Minutes of Previous Meeting

D. Public Forum - Agenda Items Only

E. Zoning Requests

1. 7-Q-25-RZ Request of Jopa Properties LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 0 Ball Road / Parcel ID 078 254. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 dwelling units per acre because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 15-0.**
(Commission District 6)

2. 7-H-25-RZ Request of Jason Strange for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146. **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 15-0 Consent.**
(Commission District 7)
3. 7-I-25-RZ Request of Southern Standard Enterprises LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6933 Beeler Road / Parcel ID 020MD005. **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 15-0 Consent.**
(Commission District 7)
4. 6-C-25-RZ Request of Nils Hay for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 4925 E Emory Road / Parcel ID 029 030. **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 11-0. (DEFERRED FROM JULY AT REQUEST OF APPLICANT)**
(Commission District 7)
5. 7-L-25-RZ Request of Noe Sanchez for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 323 Brakebill Road / Parcel ID 072 210. **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 15-0 Consent.**
(Commission District 8)
6. 5-P-25-RZ Request of Brad Pruitt for rezoning from A (Agricultural) to PC (Planned Commercial). Property located at 0 Asheville Highway / Parcel ID 072 002 (part of). **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is compatible with the neighboring parcel and is an extension of the PC zone and is in the Comprehensive Plan, by a vote of 12-1. (DEFERRED FROM JULY AT REQUEST OF COMMISSIONER ADAM THOMPSON) (Previously Deferred from June to July at Request of Applicant)**
(Commission District 8)

F. Zoning Appeals

7. 5-I-25-RZ Appeal by Benjamin C. Mullins of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from A (Agricultural) to CN (Neighborhood Commercial). **Property located at 5240 Schaad Road / Parcel ID 091 18617. Planning Commission Recommendation: Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria, by a vote of 11-4.**
(Commission District 6)

G. Amendments to the Knox County Zoning Ordinance

H. Public Forum - Open Topics

I. Other Business

J. Adjournment