

Knox County Commission

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

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Terry Hill, 6th District
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NOTICE

TO: MEMBERS OF THE KNOX COUNTY COMMISSION
ALL DEPARTMENTS AND AGENCIES
NEWS MEDIA

FROM: COMMISSIONER GINA OSTER, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL FEBRUARY ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, FEBRUARY 4, 2026 VIA EMAIL AND TELEPHONE CONFERENCE WITH THE COMMISSION OFFICE.

PLEASE SUBMIT ANY REQUESTED AGENDA CHANGES, ADDITIONS, QUESTIONS OR COMMENTS TO THE COMMISSION OFFICE.

AGENDA

A. Zoning Requests

1. 1-B-26-RZ Request of George Ewart for rezoning from RB (General Residential) to RP (Rural Preservation). Property located at 0 Riverside Drive / Parcel ID 095 00203. **Planning Commission Recommendation: Approve the RP (Rural Preservation) zone because it is consistent with the Comprehensive Plan and the subject property's function and surroundings, by a vote of 14-0 Consent.**
(Commission District 1)

2. 12-D-25-RZ Request of Karla Gourley for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 7120 Ball Camp Pike / Parcel ID 092 048. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER COURTNEY DURRETT)**
(Commission District 3)
3. 12-G-25-RZ Request of the SH Build Group Team from CN(k) (Neighborhood Commercial) with conditions and TO (Technology Overlay) to PC (Planned Commercial) and TO (Technology Overlay). Property located at 0 Lovell Road / Parcel ID 118 01203. **Planning Commission Recommendation: Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. The TO (Technology Overlay) zone would be retained. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER GINA OSTER)**
(Commission District 3)
4. 12-J-25-RZ Request of Abdulrahman Qasem for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1402 Andes Road / Parcel ID 105 100. **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. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER TERRY HILL)**
(Commission District 3)
5. 12-Q-25-RZ Request of Benjamin C. Mullins for rezoning CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services). Property located at 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006; 119JA001, 002, 003. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY AT REQUEST OF APPLICANT)**
(Commission District 3)
6. 1-E-26-RZ Request of Smart Hospitality LLC for rezoning from PR (Planned Residential) up to 5 dwelling units per acre to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 1215 Everett Road / Parcel ID 141 04114 (partial). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 2 conditions, by a vote of 14-0 Consent.**
(Commission District 6)

7. 1-D-26-RZ Request of Kevin Griffin/Clean Slate Realty LLC for rezoning from PR (Planned Residential) up to 2.5 dwelling units per acre to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 9717 Ball Camp School Road / Parcel ID 104 026. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and supported by infrastructure improvements, subject to 2 conditions, by a vote of 14-0.**
(Commission District 6)
8. 1-F-26-RZ Request of Highland Proper LLC for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 McCloud Road / Parcel ID 019 20206. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan, by a vote of 14-0 Consent.**
(Commission District 7)
9. 12-A-25-RZ Request of Davyd Markevych for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 0 Millertown Pike / Parcel ID 050 19702. **Planning Commission Recommendation: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area, by a vote of 13-0 Consent. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER ADAM THOMPSON DUE TO NO-SHOW OF APPLICANT)**
(Commission District 8)
10. 1-G-26-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre. Property located at 7716 Strawberry Plains Pike / Parcel ID 073 01401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 9 dwelling units per acre because it is consistent with the adopted plans and changing conditions in the area, by a vote of 14-0.**
(Commission District 8)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

11. Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 6, revising Sections 6.10, 6.30, 6.40, and 6.50, and adding a new section 6.90 pertaining to vested rights, following recent legislative actions and the adoption of the Knox County Comprehensive Plan. (Ord. No. O-90-9-130, adopted 9-10-90, as amended). **Planning Commission Recommendation: Approve the proposed amendments to the Knox County Zoning Code, Article 6, as provided, by a vote of 13-0 Consent. (SECOND READING) (DEFERRED FROM JANUARY AT REQUEST OF COMMISSIONER ANGELA RUSSELL)**
(Knoxville-Knox County Planning)

D. Other Business