

Knox County Commission

Terry Hill, 6th District, *Madam Chair*
Adam Thompson, 8th District, *Vice-Chair*

Damon Rawls, 1st District
Courtney Durrett, 2nd District
Brandon Huckaby, 3rd District
Shane Jackson, 4th District
Angela Russell, 5th District
Barry Beeler, 7th District
W. Andy Fox, Esq., 9th District
Justin Cofer, At-Large Seat 10
Garrett Holt, At-Large Seat 11



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

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

NOTICE

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

FROM: COMMISSIONER TERRY HILL, MADAM CHAIR

PRELIMINARY ZONING AGENDA FOR REVIEW

MADAM CHAIR OF THE KNOX COUNTY COMMISSION SHALL CONFIRM RECEIPT OF ITEMS AND SET THE FINAL SEPTEMBER ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, SEPTEMBER 9, 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. 7-L-26-RZ Request of Michael Girard for rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac. Property located at 0 Byington Beaver Ridge Road / Parcel ID 090DA00401. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 12 du/ac because the subject property does meet the intent of the zoning district and is supported by changing conditions, by a vote of 10-0. (DEFERRED FROM AUGUST AT REQUEST OF APPLICANT)** (*Commission District 6*)

2. 8-B-26-RZ Request of Randall Buckner for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 5317, 5501, 5507 E Emory Road; 0 Quarry Road / Parcel ID 029 02302, 02309, 098, 106. **Planning Commission Action: 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)
3. 8-C-26-RZ Request of Christy Gedelman for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 6427 McFall Road / Parcel ID 039 067. **Planning Commission Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code, by a vote of 13-0 Consent.**
(Commission District 7)
4. 8-B-26-PA Request of William David Hurst for a Comprehensive Plan Amendment from CC (Corridor Commercial) and HP (Hillside Protection) to BP (Business Park) and HP (Hillside Protection). Property located at 0 E Raccoon Valley Drive / Parcel ID 026 076 (partial). **Planning Commission Recommendation: Approve the BP (Business Park) place type because it is consistent with established development and changing conditions, by a vote of 13-0 Consent. The HP (Hillside Protection) area will be retained.**
(Commission District 7)
5. 8-E-26-RZ Request of William David Hurst for rezoning from CA (General Business) to LI (Light Industrial). Property located at 0 E Raccoon Valley Drive / Parcel ID 026 076 (partial). **Planning Commission Recommendation: Approve the LI (Light Industrial) zone because it is compatible with surrounding development and changing conditions, by a vote of 13-0 Consent.**
(Commission District 7)
6. 7-O-26-RZ Request of Rhonda Vineyard for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 4628 Crippen Road / Parcel ID 039 024 (partial). **Planning Commission Recommendation: Approve PR (Planned Residential) up to 3 dwelling units per acre subject to the condition that the developer provide to the Knox County Department of Engineering and Public Works a certification from a licensed surveyor that there is adequate sight distance on Crippen Road before County Commission approval, by a vote of 13-0.**
(Commission District 7)

7. 8-F-26-RZ Request of Reliance Development for rezoning from PR (Planned Residential) up to 5 dwelling units per acre to PR (Planned Residential) up to 5.25 dwelling units per acre. Property located at 6806 and 6812 E Emory Road / Parcel ID 020 117, 119. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5.25 du/ac because it is compatible with surrounding development and consistent with previously approved plans, by a vote of 13-0 Consent.**
(Commission District 8)
8. 7-F-26-RZ Request of Joe Davis for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. Property located at 0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition, by a vote of 7-3. (DEFERRED FROM AUGUST AT REQUEST OF APPLICANT)**
(Commission District 8)
9. 8-A-26-PA Request of R. Paul Wallace for a Comprehensive Plan Amendment from SR (Suburban Residential) and HP (Hillside Protection) to RCC (Rural Crossroads Commercial) and HP (Hillside Protection). Property located at 7729 Strawberry Plains Pike / Parcel ID 073 01403. **Planning Commission Recommendation: Approve the RCC (Rural Crossroads Commercial) place type because of changing conditions in the area and it supports the policies, actions, goals, and objectives of the Comprehensive Plan, by a vote of 12-1. The HP (Hillside Protection) area would be retained.**
(Commission District 8)
10. 8-A-26-RZ Request of R. Paul Wallace for rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 7729 Strawberry Plains Pike / Parcel ID 073 01403. **Planning Commission Recommendation: Approve the CR (Rural Commercial) zone because of changing conditions in the area and it is consistent with the plan designation as amended, by a vote of 12-1.**
(Commission District 8)
11. 8-B-26-OB Consideration of a resolution of the Knox County Commission, approving and authorizing a moratorium on data centers in Knox County. **Planning Commission Recommendation: Approve a moratorium on data centers in Knox County through June 30, 2027, or until the Knox County Commission adopts new regulations governing the placement and operation of data centers, by a vote of 12-0.**
(All Commission Districts)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

12. Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Zoning Code, Appendix A - Zoning, Article 6, Sections 6.30, 6.40, and 6.90, pertaining to public notice requirements and vested rights. **Planning Commission Recommendation: Approve the proposed amendments to the Knox County Zoning Code, Article 6 pertaining to public notice requirements and vested rights, by a vote of 9-0 Consent. (SECOND READING)** *(A Public Hearing is scheduled for Monday, September 21, 2026 at 4:00 p.m. in the Main Assembly room)*
(Knox Planning)

D. Other Business