

Knox County Commission

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Kim Frazier, At-Large Seat 11, *Vice-Chair*

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Andy Fox, 9th District
Larsen Jay, At-Large Seat 10



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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 AUGUST ZONING AGENDA OF THE KNOX COUNTY COMMISSION AT 1:30 P.M. ON WEDNESDAY, AUGUST 6, 2025 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-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)

B. 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)

C. Amendments to the Knox County Zoning Ordinance

D. Other Business