

***KNOX COUNTY BOARD OF COMMISSIONERS  
REGULAR ZONING SESSION***

The Knox County Board of Commissioners met in Regular Session for the Zoning Agenda on Monday, June 17, 2024 at 5:00 p.m. in the Main Assembly Room of the City-County Building, Main Street. Those members present were Commissioners Dasha Lundy, Courtney Durrett, Kyle Ward, John Schoonmaker, Terry Hill, Rhonda Lee, Richie Beeler, Carson Dailey, Larsen Jay, and Kim Frazier. The member absent was Commissioner Gina Oster. Also present were Mr. Mike Moyers, Knox County Senior Deputy Law Director, Mr. Steve Elliot, Director of Development Services for the Knox County Codes Administration and Inspections Department, and Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning.

The following proceedings were had and entered of record to-wit:  
Commissioner Terry Hill, Madam Chair, presided.

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**IN RE: CALL TO ORDER/ROLL CALL:**

Mrs. Haley Wilson, Clerk Recorder, called the roll.

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**IN RE: PLEDGE OF ALLEGIANCE TO THE FLAG:**

Commissioner Frazier led the Pledge of Allegiance to the Flag.

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**IN RE: AMENDMENTS TO THE AGENDA:**

Commissioner Dailey moved to withdraw the following item from the agenda: Item #2 - Request of Mesana Investments, LLC for a Northeast County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential). Commissioner Durrett seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 5630 Millertown Pike / Parcel ID 060 019 (part of). Planning Commission's File Number: 5-A-24-SP (8<sup>th</sup> Commission District)

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Commissioner Dailey moved to defer the following item to the July 2024 meeting: Item #11 – Ordinance O-24-5-102 - Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 5, Zone Regulations, Sections 5.31 and 5.32, CA (General Business) and CB (Business and Manufacturing) zones, respectively, adding clinics, medical offices, dental offices and other medical uses of a similar nature and size, and multi-dwelling developments and structures with a density of up to

12 du/ac as a permitted use; and multi-dwelling developments and structures with a density above 12 du/ac as uses permitted on review, and amendments to Article 2, Definitions, Section 2.20 Specific Terms, to add a definition for upper-level dwellings. (Ord. No. O-90-9-130, adopted 9-10-90, as amended). Commissioner Durrett seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting.

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**IN RE: APPROVAL OF MINUTES FROM THE PREVIOUS MEETING:**

There were no minutes to approve.

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**IN RE: PUBLIC FORUM – AGENDA ITEMS ONLY:**

No one requested to speak.

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**IN RE: ZONING REQUESTS:**

**IN RE: AMENDMENT TO THE AGENDA TO HEAR ITEM #3 AT THIS TIME:**

**IN RE: REQUEST OF JONATHAN HARPER FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 2705 SHIPETOWN ROAD / PARCEL ID 42 047. PLANNING COMMISSION’S FILE NUMBER: 5-D-24-RZ (8<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Jonathan Harper for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 2705 Shipetown Road / Parcel ID 42 047. Planning Commission’s File Number: 5-D-24-RZ (8<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those there to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Jonathan Harper, applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Beeler moved to approve Resolution RZ-24-6-102 - Resolution of the Commission of Knox County, Tennessee, approving the request of Jonathan Harper for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission’s recommendation. Commissioner Ward

seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 2705 Shiptown Road / Parcel ID 42 047. Planning Commission's File Number: 5-D-24-RZ (8<sup>th</sup> Commission District)

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**IN RE: REQUEST OF BRAD ANDERS / KNOX COUNTY EMERGENCY COMMUNICATIONS DISTRICT FOR A STREET NAME CHANGE OF AN UNNAMED EASEMENT BETWEEN W BEAVER CREEK DRIVE AND POWELL DRIVE TO "DEBUSK LANE." PLANNING COMMISSION'S FILE NUMBER: 5-A-24-SNC (7<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Brad Anders / Knox County Emergency Communications District for a street name change of an unnamed easement between W Beaver Creek Drive and Powell Drive to "Debusk Lane" was before the Board of Commissioners. Planning Commission's File Number: 5-A-24-SNC (7<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those there to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Brad Anders, applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Lee moved to approve Resolution RZ-24-6-101 - Resolution of the Commission of Knox County, Tennessee, approving the request of Brad Anders / Knox County Emergency Communications District for a street name change of an unnamed easement between W Beaver Creek Drive and Powell Drive to "Debusk Lane" as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Planning Commission's File Number: 5-A-24-SNC (7<sup>th</sup> Commission District)

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**IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR A NORTHEAST COUNTY SECTOR PLAN AMENDMENT FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL). PROPERTY LOCATED AT 5630 MILLERTOWN PIKE / PARCEL ID 060 019**

**(PART OF). PLANNING COMMISSION'S FILE NUMBER: 5-A-24-SP (8<sup>TH</sup> COMMISSION DISTRICT)**

This item was withdrawn. (Please see Amendments, Page \_\_\_\_)

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**IN RE: REQUEST OF JONATHAN HARPER FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 2705 SHIPETOWN ROAD / PARCEL ID 42 047. PLANNING COMMISSION'S FILE NUMBER: 5-D-24-RZ (8<sup>TH</sup> COMMISSION DISTRICT)**

This item was heard earlier at the meeting. (See Page \_\_\_\_)

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**IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 12 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 5630 MILLERTOWN PIKE / PARCEL ID 060 019 (PART OF). PLANNING COMMISSION'S FILE NUMBER: 5-E-24-RZ (8<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre was before the Board of Commissioners. Property located at 5630 Millertown Pike / Parcel ID 060 019 (part of). Planning Commission's File Number: 5-E-24-RZ (8<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those there to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Drew Statton, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Beeler moved to approve Resolution RZ-24-6-103 - Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre, subject to the condition of installing a Type B landscape screen, and/or maintaining existing comparable vegetation along the western property line, as per Planning Commission's recommendation. Commissioner Ward seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 5630 Millertown Pike / Parcel ID

060 019 (part of). Planning Commission's File Number: 5-E-24-RZ (8<sup>th</sup> Commission District)

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**IN RE: REQUEST OF JAMIE FAUCON FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 10925 WOODY DRIVE / PARCEL ID 143 038. PLANNING COMMISSION'S FILE NUMBER: 5-F-24-RZ (5<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Jamie Faucon for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 10925 Woody Drive / Parcel ID 143 038. Planning Commission's File Number: 5-F-24-RZ (5<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those there to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Jamie Faucon, applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Schoonmaker moved to approve Resolution RZ-24-6-104 - Resolution of the Commission of Knox County, Tennessee, approving the request of Jamie Faucon for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission's recommendation. Commissioner Dailey seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 10925 Woody Drive / Parcel ID 143 038. Planning Commission's File Number: 5-F-24-RZ (5<sup>th</sup> Commission District)

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**IN RE: REQUEST OF BETTY SEWELL TAYLOR FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 8616 TROUT ROAD / PARCEL ID 041 217. PLANNING COMMISSION'S FILE NUMBER: 5-I-24-RZ (8<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Betty Sewell Taylor for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 8616 Trout Road / Parcel ID 041 217. Planning Commission's File Number: 5-I-24-RZ (8<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those who were to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Ms. Jessica Marrero, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Beeler moved to approve Resolution RZ-24-6-105 - Resolution of the Commission of Knox County, Tennessee, approving the request of Betty Sewell Taylor for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission's recommendation. Commissioner Ward seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 8616 Trout Road / Parcel ID 041 217. Planning Commission's File Number: 5-I-24-RZ (8<sup>th</sup> Commission District)

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**IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 0 AND 7740 COOPER MEADOWS LANE / PARCEL IDS 020 12001, AND 12002. PLANNING COMMISSION'S FILE NUMBER: 5-J-24-RZ (8<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 0 and 7740 Cooper Meadows Lane / Parcel IDs 020 12001, and 12002. Planning Commission's File Number: 5-J-24-RZ (8<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those who were to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Drew Statton, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Beeler moved to approve Resolution RZ-24-6-106 – Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned

Residential) up to 4 dwelling units per acre as per Planning Commission's recommendation. Commissioner Ward seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, and Jay voted aye. The motion carried 9-1-0-1. Commissioner Frazier voted no. Commissioner Oster was absent from the meeting. Property located at 0 and 7740 Cooper Meadows Lane / Parcel IDs 020 12001, and 12002. Planning Commission's File Number: 5-J-24-RZ (8<sup>th</sup> Commission District)

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**IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 0 HARVEY ROAD / PARCEL ID 169 00903. PLANNING COMMISSION'S FILE NUMBER 5-L-24-RZ (5<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 0 Harvey Road / Parcel ID 169 00903. Planning Commission's File Number 5-L-24-RZ (5<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those who were to testify in the matter and spoke on the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Drew Staten, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was no response.

Commissioner Schoonmaker moved to approve Resolution RZ-24-6-107 - Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting. Property located at 0 Harvey Road / Parcel ID 169 00903. Planning Commission's File Number 5-L-24-RZ (5<sup>th</sup> Commission District)

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**IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 7505 BLACKS**

**FERRY ROAD / PARCEL ID 66 051. PLANNING COMMISSION'S FILE NUMBER: 4-N-24-RZ (6<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the Request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 7505 Blacks Ferry Road / Parcel ID 66 051. Planning Commission's File Number: 4-N-24-RZ (6<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those who were to testify in the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Steve Elliot, Director of Development Services for the Knox County Codes Administration and Inspections Department, was present and spoke on the matter.

Mr. Drew Statton, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was a response.

Mr. Scott Dorsey, concerned neighbor, was present and spoke in opposition to the request.

Commissioner Hill moved to defer this item to the July 2024 Board of Commissioners Regular Zoning meeting. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Oster was absent from the meeting.

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**IN RE: REQUEST OF STORM SHULAR FOR REZONING FROM A (AGRICULTURAL) AND RB (GENERAL RESIDENTIAL) TO PR (PLANNED RESIDENTIAL) UP TO 2 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 8922 PICKENS GAP ROAD / PARCEL ID 150 044. PLANNING COMMISSION'S FILE NUMBER: 4-V-24-RZ (9<sup>TH</sup> COMMISSION DISTRICT)**

Consideration of the request of Storm Shular for rezoning from A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 2 dwelling units per acre was before the Board of Commissioners. Property located at 8922 Pickens Gap Road / Parcel ID 150 044. Planning Commission's File Number: 4-V-24-RZ (9<sup>th</sup> Commission District)

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and swore in those who were to testify in the matter.



Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, was present and spoke on the matter.

Mr. Steve Elliot, Director of Development Services for the Knox County Codes Administration and Inspections Department, was present and spoke on the matter.

Mr. Drew Statton, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any opposition. There was a response.

The following concerned citizens were present and spoke in opposition to the request: Mr. Darin Maroni, Ms. Jennifer Morton, and Mr. Bobby Smelcer.

Commissioner Dailey moved to approve Resolution RZ-24-6-108 - Resolution of the Commission of Knox County, Tennessee, approving the request of Storm Shular for rezoning from A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 2 dwelling units per acre subject to the one condition that there be a 35 foot vegetation zone to the northern side and adding a landscape buffer type B. Commissioner Ward seconded the motion and upon roll call vote Commissioners Lundy, Durrett, Ward, Hill, Beeler, Dailey, and Jay voted aye. The motion carried 7-2-1-1. Commissioners Lee and Frazier voted no. Commissioner Schoonmaker abstained from the vote. Commissioner Oster was absent from the meeting. Property located at 8922 Pickens Gap Road / Parcel ID 150 044. Planning Commission's File Number: 4-V-24-RZ (9<sup>th</sup> Commission District)

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**IN RE: ZONING APPEALS:**

No Zoning Appeals received.

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**IN RE: AMENDMENTS TO THE KNOX COUNTY ZONING ORDINANCE:**

**IN RE: CONSIDERATION OF AN ORDINANCE OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, AMENDING THE KNOX COUNTY CODE, APPENDIX A - ZONING, ARTICLE 5, ZONE REGULATIONS, SECTIONS 5.31 AND 5.32, CA (GENERAL BUSINESS) AND CB (BUSINESS AND MANUFACTURING) ZONES, RESPECTIVELY, ADDING CLINICS, MEDICAL OFFICES, DENTAL OFFICES AND OTHER MEDICAL USES OF A SIMILAR NATURE AND SIZE, AND MULTI-DWELLING DEVELOPMENTS AND STRUCTURES WITH A DENSITY OF UP TO 12 DU/AC AS A PERMITTED USE; AND MULTI-DWELLING DEVELOPMENTS AND STRUCTURES WITH A DENSITY ABOVE 12**

**DU/AC AS USES PERMITTED ON REVIEW, AND AMENDMENTS TO ARTICLE 2, DEFINITIONS, SECTION 2.20 SPECIFIC TERMS, TO ADD A DEFINITION FOR UPPER-LEVEL DWELLINGS. (ORD. NO. O-90-9-130, ADOPTED 9-10-90, AS AMENDED) (SECOND READING) O-24-5-102:**

This item was deferred to the July 2024 meeting. (See Amendments to the Agenda on Page \_\_\_\_)

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**IN RE: PUBLIC FORUM – OPEN TOPICS:**

No one requested to speak.

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**IN RE: OTHER BUSINESS:**

There was no Other Business received.

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**IN RE: ADJOURNMENT:**

There being no further business to come before the Knox County Board of Commissioners, Commissioner Hill declared the meeting adjourned.

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***KNOX COUNTY BOARD OF COMMISSIONERS***

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***TERRY HILL, MADAM CHAIR***