

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

The Knox County Board of Commissioners met in Zoning Session on Monday, September 16, 2024 at 5:00 p.m. in the Main Assembly Room of the City-County Building, Main Street. Those members present were Commissioners Damon Rawls, Courtney Durrett, Gina Oster, Shane Jackson, Angela Russell, Terry Hill, Rhonda Lee, Adam Thompson, Andy Fox, Larsen Jay and Kim Frazier. Also present were Mr. Mike Moyers, Knox County Senior Deputy Law Director, Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, Mr. Jim Snowden, Director for Knox County Engineering and Public Works, and a member of the news media.

Commissioner Oster, Madam Chair, presided.

The following proceedings were had and entered of record to-wit:

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IN RE: ROLL CALL – (5:00 P.M.):

Mrs. Kim Ellis, Clerk Recorder, called the roll.

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IN RE: PLEDGE OF ALLEGIANCE TO THE FLAG:

Commissioner Durrett led the Pledge of Allegiance to the Flag.

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IN RE: AMENDMENTS TO THE AGENDA:

1. Commissioner Fox moved to amend the agenda to add the following item: Resolution of the Commission of Knox County, Tennessee, to initiate rezoning of certain parcels within the Ninth District of Knox County, Tennessee (No resolution number given). Commissioner Lee seconded the motion and upon roll call vote Commissioners Russell, Lee, Thompson and Fox voted aye. Commissioners Rawls, Durrett, Oster, Jackson, Hill, Jay and Frazier voted no. The motion failed 4-7-0-0.

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and spoke on the matter.

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2. Commissioner Durrett moved to amend the agenda to hear the following items after Approval of Minutes from the previous meeting: Item #11 - 7-A-24-RZ - Request of Magnolia Capital Group LLC for rezoning from PR Planned Residential up to 3 dwelling units per acre to PR Planned Residential up to 7 dwelling units per acre, property located at 0 East Governor John Sevier Highway, Parcel ID 125 00508, (9th Commission District); and Item #22 –

4-O-24-RZ - Request of William Dale Rhoton for rezoning from A Agricultural to RB General Residential, property located at 611 West Governor John Sevier Highway, Parcel ID 137 144 01, (9th Commission District). Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

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3. Commissioner Durrett moved to amend the agenda to defer the following items to the October 2024 meeting: Item #9 - 8-G-24-PA - Request of Logan Higgins for a Comprehensive Plan amendment from RC Rural Commercial to SMR Suburban Mixed Residential, property located at 0 West Governor John Sevier Highway, Parcel ID 137 151, (9th Commission District); and Item 10 - 8-O-24-RZ - Request of Logan Higgins for rezoning from PR(k) Planned Residential up to 2 dwelling units per acre to PR(k) Planned Residential up to 8 dwelling units per acre, property located at 0 West Governor John Sevier Highway, Parcel ID 137 151, (9th Commission District). Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

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4. Commissioner Durrett moved to amend the agenda to add the following item: Item #12 - 6-Q-24-RZ - Request of Benjamin C. Mullins for rezoning from PC Planned Commercial to OB Office, Medical and Related Services, property located at 300 Ebenezer Road, Parcel ID 132 03601, (3rd Commission District). Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

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IN RE: CONSIDERATION OF APPROVAL OF MINUTES FROM THE PREVIOUS MEETING HELD ON AUGUST 19, 2024:

Consideration of approval of minutes from the previous meeting held on August 19, 2024 was before the Board of Commissioners.

Commissioner Jay moved to approve the minutes from the previous meeting held on August 19, 2024. Commissioner Durrett seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

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IN RE: PUBLIC FORUM – AGENDA ITEMS ONLY:

No one requested to speak.

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IN RE: ZONING REQUESTS

1. Consideration of the request of Magnolia Capital Group LLC for rezoning from PR Planned Residential up to 3 dwelling units per acre to PR Planned Residential up to 7 dwelling units per acre was before the Board of Commissioners. Property located at 0 East Governor John Sevier Highway, Parcel ID 125 00508. (9th Commission District) (Planning Commission's file number: 7-A-24-RZ)

No one was present to represent the request.

This item was heard later at the meeting. (See Pages _____)

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2. Consideration of the request of William Dale Rhoton for rezoning from A Agricultural to RB General Residential was before the Board of Commissioners. Property located at 611 West Governor John Sevier Highway, Parcel ID 137 144 01, (9th Commission District) (Planning Commission's file number: 4-O-24-RZ)

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. William Dale Rhoton, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Fox moved to defer to the October 2024 meeting the request of William Dale Rhoton for rezoning from A Agricultural to RB General Residential. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 611 West Governor John Sevier Highway, Parcel ID 137 144 01, (9th Commission District) (Planning Commission's file number: 4-O-24-RZ)

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3. Consideration of the request of Sarah Peacock for rezoning from I Industrial to CB Business and Manufacturing was before the Board of Commissioners. Property located at 5700 Rutledge Pike, Parcel ID 060 140 (part of). (8th Commission District) (Planning Commission's file number: 6-B-24-RZ)

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. Sarah Peacock, applicant, was present via zoom and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Thompson moved to approve Resolution RZ-24-9-101 Resolution of the Commission of Knox County, Tennessee, approving the request of Sarah Peacock for rezoning from I Industrial to OC Civic and Institutional as per Planning Commission's recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 5700 Rutledge Pike, Parcel ID 060 140 (part of). (8th Commission District) (Planning Commission's file number: 6-B-24-RZ)

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4. Consideration of the request of Petr Fesyuk for rezoning from A Agricultural to PR Planned Residential up to 6 dwelling units per acre was before the Board of Commissioners. Property located at 7404 Willow Fork Lane, Parcel ID 038 122 (part of). (7th Commission District) (Planning Commission's file number: 7-Q-24-RZ)

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. Petr Fesyuk, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Lee moved to approve Resolution RZ-24-9-102 – Resolution of the Commission of Knox County, Tennessee, approving the request of Petr Fesyuk for rezoning from A Agricultural to PR Planned Residential up to 6 dwelling units per acre as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 7404 Willow Fork Lane, Parcel ID 038 122 (part of). (7th Commission District) (Planning Commission's file number: 7-Q-24-RZ)

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5. Consideration of the request of Maddox Construction Company Inc. for a Comprehensive Plan amendment from SR Suburban Residential to BP Business Park was before the Board of Commissioners. Property located at 111

Cogdill Road, Parcel ID 131FB021. (5th Commission District) (Planning Commission's file number: 8-A-24-PA)

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 Maddox, representing Maddox Construction Company Inc., was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Russell moved to approve Resolution RZ-24-9-103 – Resolution of the Commission of Knox County, Tennessee, approving the request of Maddox Construction Company Inc. for a Comprehensive Plan amendment from SR Suburban Residential to BP Business Park as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 111 Cogdill Road, Parcel ID 131FB021. (5th Commission District) (Planning Commission's file number: 8-A-24-PA)

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6. Consideration of the request of Maddox Construction Company Inc. for rezoning from A Agricultural to OB Office, Medical and Related Services was before the Board of Commissioners. Property located at 111 Cogdill Road, Parcel ID 131FB021. (5th Commission District) (Planning Commission's file number: 8-A-24-RZ)

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 Maddox, representing Maddox Construction Company Inc., was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Russell moved to approve Resolution RZ-24-9-104 – Resolution of the Commission of Knox County, Tennessee, approving the request of Maddox Construction Company Inc. for rezoning from A Agricultural to OB Office, Medical and Related Services subject to one condition as per Planning Commission's recommendation. Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

Property located at 111 Cogdill Road, Parcel ID 131FB021. (5th Commission District) (Planning Commission's file number: 8-A-24-RZ)

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7. Consideration of the request of Mesana Investments, LLC for a Comprehensive Plan amendment from CI Civic Institutional and HP Hillside Protection to SR Suburban Residential and HP Hillside Protection was before the Board of Commissioners. Property located 0 Maryville Pike, Parcel ID 135 022. (9th Commission District) (Planning Commission's file number: 8-E-24-PA)

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. Trey Ridenour, representing Mesana Investments, LLC, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Fox moved to approve Resolution RZ-24-9-105 - Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for a Comprehensive Plan amendment from CI Civic Institutional and HP Hillside Protection to SR Suburban Residential and HP Hillside Protection as per Planning Commission's recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located 0 Maryville Pike, Parcel ID 135 022. (9th Commission District) (Planning Commission's file number: 8-E-24-PA)

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8. Consideration of the request of Mesana Investments, LLC for rezoning from RB General Residential and A Agricultural to PR Planned Residential up to 2 dwelling units per acre was before the Board of Commissioners. Property located 0 Maryville Pike, Parcel ID 135 022. (9th Commission District) (Planning Commission's file number: 8-C-24-RZ)

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. Trey Ridenour, representing Mesana Investments, LLC, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Fox moved to approve Resolution RZ-24-9-106 – Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from RB General Residential and A Agricultural to PR Planned Residential up to 2 dwelling units per acre subject to one condition as per Planning Commission’s recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located 0 Maryville Pike, Parcel ID 135 022. (9th Commission District) (Planning Commission’s file number: 8-C-24-RZ)

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9. Consideration of the request of Georges H. Brendan for rezoning from PR Planned Residential up to 5 dwelling units per acre to PR Planned Residential up to 10 dwelling units per acre was before the Board of Commissioners. Property located at 801 Bob Kirby Road, Parcel ID 118 150. (3rd Commission District) (Planning Commission’s file number: 8-G-24-RZ)

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.

Mrs. Cynthia Brendan, Georges Brendan’s wife, was present and spoke on behalf of the request.

Mr. Mark Graham, Engineer, was present and spoke on the matter.

Mr. Jim Snowden, Director for Knox County Engineering and Public Works, was present and spoke on the matter.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Oster moved to approve Resolution RZ-24-9-107 - Resolution of the Commission of Knox County, Tennessee, approving the request of Georges H. Brendan for rezoning from PR Planned Residential up to 5 dwelling units per acre to PR Planned Residential up to 10 dwelling units per acre as per Planning Commission’s recommendation. Commissioner Jackson seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 801 Bob Kirby Road, Parcel ID 118 150. (3rd Commission District) (Planning Commission’s file number: 8-G-24-RZ)

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10. Consideration of the request of Oleg Cheban for rezoning from A Agricultural to PR Planned Residential up to 8 dwelling units per acre was before

the Board of Commissioners. Property located at 0 Ball Camp Pike, Parcel ID IF 091 201. (6th Commission District) (Planning Commission's file number: 8-N-24-RZ)

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. David Harbin, representing Oleg Cheban, was present and spoke on behalf of the request.

Mr. Jim Snowden, Director for Knox County Engineering and Public Works, was present and spoke on the matter.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Hill moved to approve Resolution RZ-24-9-108 – Resolution of the Commission of Knox County, Tennessee, approving the request of Oleg Cheban for rezoning from A Agricultural to PR Planned Residential up to 8 dwelling units per acre subject to 2 conditions as per Planning Commission's recommendation. Commissioner Durrett seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 0 Ball Camp Pike, Parcel ID IF 091 201. (6th Commission District) (Planning Commission's file number: 8-N-24-RZ)

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11. Consideration of the request of Logan Higgins for a Comprehensive Plan amendment from RC Rural Commercial to SMR Suburban Mixed Residential was before the Board of Commissioners. Property located at 0 West Governor John Sevier Highway, Parcel ID 137 151. (9th Commission District) (Planning Commission's file number: 8-G-24-PA)

This item was deferred to the October 2024 meeting. (See Amendments to the Agenda, Page _____)

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12. Consideration of the request of Logan Higgins for rezoning from PR(k) Planned Residential up to 2 dwelling units per acre to PR(k) Planned Residential up to 8 dwelling units per acre was before the Board of Commissioners. Property located at 0 West Governor John Sevier Highway, Parcel ID 137 151. (9th Commission District) (Planning Commission's file number: 8-O-24-RZ)

This item was deferred to the October 2024 meeting. (See Amendments to the Agenda, Page _____)

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13. Consideration of the request of Magnolia Capital Group LLC for rezoning from PR Planned Residential up to 3 dwelling units per acre to PR Planned Residential up to 7 dwelling units per acre was before the Board of Commissioners. Property located at 0 East Governor John Sevier Highway, Parcel ID 125 00508. (9th Commission District) (Planning Commission's file number: 7-A-24-RZ)

This item was heard later at the meeting. (See Page _____)

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14. Consideration of the request of Benjamin C. Mullins for rezoning from PC Planned Commercial to OB Office, Medical and Related Services was before the Board of Commissioners. Property located at 300 Ebenezer Road, Parcel ID 132 03601. (3rd Commission District) (Planning Commission's file number: 6-Q-24-RZ)

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. Benjamin Mullins, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Oster moved to approve Resolution RZ-24-9-109 – Resolution of the Commission of Knox County, Tennessee, approving the request of Benjamin C. Mullins for rezoning from PC Planned Commercial to OB Office, Medical and Related Services as per Planning Commission's recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 300 Ebenezer Road, Parcel ID 132 03601. (3rd Commission District) (Planning Commission's file number: 6-Q-24-RZ)

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15. Consideration of the request of Benjamin C. Mullins for rezoning from RAE Exclusive Residential to PR Planned Residential up to 4 dwelling units per acre was before the Board of Commissioners. Property located at 0 and 8757 Grospoint Drive, Parcel ID 132 03603, 03605. (3rd Commission District) (Planning Commission's file number: 6-O-24-RZ)

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. Benjamin Mullins, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Oster moved to approve Resolution RZ-24-9-110 – Resolution of the Commission of Knox County, Tennessee, approving the request of Benjamin C. Mullins for rezoning from RAE Exclusive Residential to PR Planned Residential up to 4 dwelling units per acre with the following conditions: (a) No access to Grospoint once the property is redeveloped; (b) No reduction of the 35 foot peripheral boundary adjacent to adjoining residential properties; (c) Keeping as much of the existing landscape as possible adjacent to adjoining residential properties to the extent it must be removed, it can be replaced with Type C Landscape buffer; (d) Traffic study; and (e) Landscape Plan. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 0 and 8757 Grospoint Drive, Parcel ID 132 03603, 03605. (3rd Commission District) (Planning Commission’s file number: 6-O-24-RZ)

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16. Consideration of the request of Julie Cloninger for rezoning from A Agricultural to CN Neighborhood Commercial was before the Board of Commissioners. Property located at 5917 Thorn Grove Pike, Parcel ID 097 100. (9th Commission District) (Planning Commission’s file number: 6-I-24-RZ)

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. Julie Cloninger, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Fox moved to defer to the October 2024 meeting the request of Julie Cloninger for rezoning from A Agricultural to CN Neighborhood Commercial. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 5917 Thorn Grove Pike, Parcel ID 097 100. (9th Commission District) (Planning Commission’s file number: 6-I-24-RZ)

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17. Consideration of the request of Johan Van Tilburg for a Comprehensive Plan amendment from SMR Suburban Mixed Residential and HP Hillside Protection to CC Corridor Commercial and HP Hillside Protection was before the Board of Commissioners. Property located at 7735 Freeway Heights Drive, Parcel ID 028 045. (7th Commission District) (Planning Commission's file number: 8-D-24-PA)

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. Robert Campbell, representing Johan Van Tilburg, and Tindell Building Supply, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Lee moved to approve Resolution RZ-24-9-111 – Resolution of the Commission of Knox County, Tennessee, approving the request of Johan Van Tilburg for a Comprehensive Plan amendment from SMR Suburban Mixed Residential and HP Hillside Protection to CC Corridor Commercial and HP Hillside Protection as per Planning Commission's recommendation.

Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 7735 Freeway Heights Drive, Parcel ID 028 045. (7th Commission District) (Planning Commission's file number: 8-D-24-PA)

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18. Request of Johan Van Tilburg for rezoning from A Agricultural to CB Business and Manufacturing was before the Board of Commissioners. Property located at 7735 Freeway Heights Drive, Parcel ID 028 045. (7th Commission District) (Planning Commission's file number: 8-D-24-RZ)

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. Robert Campbell, representing Johan Van Tilburg, and Tindell Building Supply, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Lee moved to approve Resolution RZ-24-9-112 - Resolution of the Commission of Knox County, Tennessee, approving the request of Johan Van Tilburg for rezoning from A Agricultural to CB Business and

Manufacturing subject to the condition that there is no access to the property via Freeway Heights Drive. Commissioner Thompson seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 7735 Freeway Heights Drive, Parcel ID 028 045. (7th Commission District) (Planning Commission's file number: 8-D-24-RZ)

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19. Consideration of the request of Stephen Schoolfield and Greg Dee for rezoning from A Agricultural to RA Low Density Residential was before the Board of Commissioners. Property located at 0 Ginn Farm Drive, Parcel ID 135HA003. (9th Commission District) (Planning Commission's file number: 8-J-24-RZ)

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. Stepen Schoolfield, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Fox moved to approve Resolution RZ-24-9-113 – Resolution of the Commission of Knox County, Tennessee, approving the request of Stephen Schoolfield and Greg Dee for rezoning from A Agricultural to RA Low Density Residential as per Planning Commission's recommendation.

Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 0 Ginn Farm Drive, Parcel ID 135HA003. (9th Commission District) (Planning Commission's file number: 8-J-24-RZ)

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20. Consideration of the request of Larry Koontz for rezoning from RAE Exclusive Residential and A Agricultural to PR Planned Residential up to 2 dwelling units per acre was before the Board of Commissioners. Property located at 4338 York Road, Parcel ID 019PA018. (8th Commission District) (Planning Commission's file number: 8-K-24-RZ)

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. Larry Koontz, applicant, was present and spoke on behalf of the request.

Mr. Jim Snowden, Director for Knox County Engineering and Public Works, was present and spoke on the matter.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Thompson moved to approve Resolution RZ-24-9-114 - Resolution of the Commission of Knox County, Tennessee, approving the request of Larry Koontz for rezoning from RAE Exclusive Residential and A Agricultural to PR Planned Residential up to 2 dwelling units per acre as per Planning Commission's recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 4338 York Road, Parcel ID 019PA018. (8th Commission District) (Planning Commission's file number: 8-K-24-RZ)

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21. Consideration of the request of Graham Corporation for a Comprehensive Plan amendment from RA Rural Agricultural to CC Corridor Commercial was before the Board of Commissioners. Property located at 10801 Hardin Valley Road, Parcel ID 103 101. (6th Commission District) (Planning Commission's file number: 8-F-24-PA)

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. Tim Graham, representing Graham Corporation, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Hill moved to approve Resolution RZ-24-9-115 – Resolution of the Commission of Knox County, Tennessee, approving the request of Graham Corporation for a Comprehensive Plan amendment from RA Rural Agricultural to CC Corridor Commercial as per Planning Commission's recommendation. Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 10801 Hardin Valley Road, Parcel ID 103 101. (6th Commission District) (Planning Commission's file number: 8-F-24-PA)

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22. Consideration of the request of Graham Corporation for rezoning from BP Business and Technology Park and TO Technology Overlay to CA General Business and TO Technology Overlay was before the Board of Commissioners. Property located at 10801 Hardin Valley Road, Parcel ID 103 101. (6th Commission District) (Planning Commission's file number: 8-L-24-RZ)

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. Tim Graham, representing Graham Corporation, was present and spoke on behalf of the request.

Mr. Jim Snowden, Director for Knox County Engineering and Public Works, was present and spoke on the matter.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Hill moved to approve Resolution RZ-24-9-116 - Resolution of the Commission of Knox County, Tennessee, approving the request of Graham Corporation for rezoning from BP Business and Technology Park and TO Technology Overlay to CA General Business and TO Technology Overlay as per Planning Commission's recommendation with the amendment to include a condition with engineering's approval for the road improvements. Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 10801 Hardin Valley Road, Parcel ID 103 101. (6th Commission District) (Planning Commission's file number: 8-L-24-RZ)

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23. Consideration of the request of Taylor D. Forrester for rezoning from A Agricultural and F Floodway to CR Rural Commercial and F Floodway was before the Board of Commissioners. Property located at 8397 Beaver Ridge Road, Parcel ID 077 148. (6th Commission District) (Planning Commission's file number: 8-M-24-RZ)

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. Taylor Forrester, applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was no response.

Commissioner Hill moved to approve Resolution RZ-24-9-117 - Resolution of the Commission of Knox County, Tennessee, approving the request of Taylor D. Forrester for rezoning from A Agricultural and F Floodway to CR Rural Commercial and F Floodway as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 8397 Beaver Ridge Road, Parcel ID 077 148. (6th Commission District) (Planning Commission's file number: 8-M-24-RZ)

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24. Consideration of the request of William Dale Rhoton for rezoning from A Agricultural to RB General Residential was before the Board of Commissioners. Property located at 611 West Governor John Sevier Highway, Parcel ID 137 144 01. (9th Commission District) (Planning Commission's file number: 4-O-24-RZ)

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

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25. Consideration of the request of Magnolia Capital Group LLC for rezoning from PR Planned Residential up to 3 dwelling units per acre to PR Planned Residential up to 7 dwelling units per acre was before the Board of Commissioners. Property located at 0 East Governor John Sevier Highway, Parcel ID 125 00508. (9th Commission District) (Planning Commission's file number: 7-A-24-RZ)

No one was present to represent the request.

Mr. Mike Moyers, Knox County Senior Deputy Law Director, was present and spoke on the matter.

Commissioner Fox moved to withdraw from the agenda the request of Magnolia Capital Group LLC for rezoning from PR Planned Residential up to 3 dwelling units per acre to PR Planned Residential up to 7 dwelling units per acre . Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0. Property located at 0 East Governor John Sevier Highway, Parcel ID 125 00508. (9th Commission District) (Planning Commission's file number: 7-A-24-RZ)

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IN RE: ZONING APPEALS

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 4, SECTION 4.108 CREATING STANDARDS FOR DRIVE-THROUGH FACILITIES, ARTICLE 5, SECTIONS 5.31.02 THROUGH 5.31.03 PERTAINING TO THE CA GENERAL BUSINESS ZONE, AND 5.32.02 THROUGH 5.32.03 PERTAINING TO THE CB BUSINESS AND MANUFACTURING ZONE, TO ALLOW CONSIDERATION OF DRIVE-THROUGH FACILITIES WITHIN THESE ZONES, AND SECTION 5.37.03 PERTAINING TO THE CR RURAL COMMERCIAL ZONE, SECTION 5.38.03 PERTAINING TO THE CN NEIGHBORHOOD COMMERCIAL ZONE AND 5.91.03 PERTAINING TO THE TC TOWN CENTER ZONE, ADDING REFERENCES TO THE DRIVE-THROUGH STANDARDS (AMENDING ORDINANCE O-90-9-130, ADOPTED SEPTEMBER 10, 1990) - O-24-9-101 - (FIRST READING):

Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 4, Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA General Business zone, and 5.32.02 through 5.32.03 pertaining to the CB Business and Manufacturing zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR Rural Commercial zone, Section 5.38.03 pertaining to the CN Neighborhood Commercial zone and 5.91.03 pertaining to the TC Town Center zone, adding references to the drive-through standards (amending Ordinance O-90-9-130, adopted September 10, 1990) was before the Board of Commissioners on first reading.

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

Commissioner Hill moved to approve Ordinance O-24-9-101 - Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 4, Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA General Business zone, and 5.32.02 through 5.32.03 pertaining to the CB Business and Manufacturing zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR Rural Commercial zone, Section 5.38.03 pertaining to the CN Neighborhood Commercial zone and 5.91.03 pertaining to the TC Town Center zone, adding references to the drive-through standards (amending Ordinance O-90-9-130, adopted September 10, 1990) on first reading. Commissioner Durrett seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson,

Russell, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. The motion carried 11-0-0-0.

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IN RE: PUBLIC FORUM – OPEN TOPICS

No one requested to speak.

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IN RE: OTHER BUSINESS

A Public Hearing was scheduled for Monday, October 21, 2024 at 4:30 p.m. in the Main Assembly Room in the City-County Building for Public Forum and Discussion regarding Ordinance O-24-9-101 - Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Appendix A - Zoning, Article 4, Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA General Business zone, and 5.32.02 through 5.32.03 pertaining to the CB Business and Manufacturing zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR Rural Commercial zone, Section 5.38.03 pertaining to the CN Neighborhood Commercial zone and 5.91.03 pertaining to the TC Town Center zone, adding references to the drive-through standards (amending Ordinance O-90-9-130, adopted September 10, 1990).

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IN RE: ADJOURNMENT:

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

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KNOX COUNTY BOARD OF COMMISSIONERS

GINA OSTER, MADAM CHAIR