

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

The Knox County Board of Commissioners met in Regular Session for the Zoning Agenda on Monday, October 21, 2024 at 5:00 p.m. in the Main Assembly room of the City-County Building, Main Avenue. 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, Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, and members of the news media.

The following proceedings were had and entered of record to wit:
Commissioner Gina Oster, Madam Chair, presided.

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IN RE: CALL TO ORDER/ROLL CALL (5:00 P.M.):

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

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IN RE: PLEDGE OF ALLEGIANCE TO THE FLAG:

Commissioner Jackson led the Pledge of Allegiance to the Flag.

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IN RE: AMENDMENTS TO THE AGENDA:

The following items were deferred to the November 2024 meeting:
Item #5 - Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre. Property located at 2528 and 2536 W Beaver Creek Drive / Parcel ID 067 061, 062; and Item #8 - Request of Benjamin C. Mullins for rezoning from PR(k) (Planned Residential) up to 4 dwelling units per acre to PR(k) (Planned Residential) up to 4.3 dwelling units per acre. Property located at 2713 Byington Beaver Ridge Road / Parcel ID 090 116.

The agenda was amended to begin zoning requests with reading Item(s) #11 - #14 followed by Item(s) #1 - #4; #6 - #7; #9 - #10; and #15 - #19.

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IN RE: APPROVAL OF MINUTES OF PREVIOUS MEETING:

Consideration of the approval of minutes from the previous meeting held on September 16, 2024 was before the Board of Commissioners.

Commissioner Lee moved to approve the minutes from the previous meeting held on September 16, 2024. Commissioner Hill seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Fox, Thompson, Jay, and Frazier voted aye. The motion carried 11-0-0-0.

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IN RE: PUBLIC FORUM:

No one requested to speak at this time.

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IN RE: ZONING REQUESTS:

IN RE: AMENDMENT TO HEAR ITEMS #11-#14 AT THIS TIME:

IN RE: REQUEST OF LOGAN HIGGINS FOR A COMPREHENSIVE PLAN AMENDMENT FROM RC (RURAL COMMERCIAL) TO SMR (SUBURBAN MIXED RESIDENTIAL). PROPERTY LOCATED AT 0 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 151. (PLANNING COMMISSION'S FILE NUMBER: 8-G-24-PA) (9TH COMMISSION DISTRICT)

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 W Governor John Sevier Highway / Parcel ID 137 151. (Planning Commission's File Number: 8-G-24-PA) (9th 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 he also spoke on the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

Mr. Ben Mullins, representative of the 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 deny the request of Logan Higgins for a Comprehensive Plan amendment from RC (Rural Commercial) to SMR (Suburban Mixed Residential). Commissioner Lee seconded the motion.

Commissioner Durrett moved as a substitute motion to approve Resolution RZ-24-10-108 - Resolution of the Commission of Knox County, Tennessee, approving the request of Logan Higgins for a Comprehensive Plan amendment from RC (Rural Commercial) to SR (Suburban Residential) as per Planning Commission's recommendation. Commissioner Hill seconded the substitute motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Hill, and Jay voted aye. Commissioners Russell, Lee, Thompson, Fox, and Frazier voted no. The substitute motion carried 6-5-0-0. Property located at 0

W Governor John Sevier Highway / Parcel ID 137 151. (Planning Commission's File Number: 8-G-24-PA) (9th Commission District)

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IN RE: 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 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 151. (PLANNING COMMISSION'S FILE NUMBER: 8-O-24-RZ) (9TH COMMISSION DISTRICT)

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 W Governor John Sevier Highway / Parcel ID 137 151. (Planning Commission's File Number: 8-O-24-RZ) (9th 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 he also spoke on the matter.

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

Mr. Ben Mullins, representative of the 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 deny 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. Commissioner Lee seconded the motion.

Commissioner Durrett moved as a substitute motion to approve 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 as per Planning Commission's recommendation. Commissioner Hill seconded the substitute motion.

Commissioner Fox moved to amend the substitute motion to approve at 3 dwelling units per acre. Commissioner Lee seconded the amended substitute motion and upon roll call vote Commissioners Russell, Lee, Thompson, Fox, and Frazier voted aye. Commissioners Durrett, Oster, Jackson, Hill, Jay, and Rawls voted no. The amendment failed 5-6-0-0.

Upon roll call of the substitute motion to approve Resolution

RZ-24-10-109 – Resolution of the Commission of Knox County, Tennessee, approving the request of Logan Higgins for rezoning from PR(k) (Planned Residential) up to 2 dwelling units per acre to PR (Planned Residential) up to 8 dwelling units per acre as per Planning Commission’s recommendation (subject to the four (4) conditions included), Commissioners Oster, Jackson, Hill, Thompson, Jay, Frazier, Rawls, and Durrett voted aye. Commissioners Russell, Lee, and Fox voted no. The substitute motion carried 8-3-0-0. Property located at 0 W Governor John Sevier Highway / Parcel ID 137 151. (Planning Commission’s File Number: 8-O-24-RZ) (9th Commission District)

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IN RE: REQUEST OF JULIE CLONINGER FOR REZONING FROM A (AGRICULTURAL) TO CN (NEIGHBORHOOD COMMERCIAL). PROPERTY LOCATED AT 5917 THORN GROVE PIKE / PARCEL ID 097 100. (PLANNING COMMISSION’S FILE NUMBER: 6-I-24-RZ) (9TH COMMISSION DISTRICT)

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. (Planning Commission’s File Number: 6-I-24-RZ) (9th 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. 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 approve Resolution RZ-24-10-110 – Resolution of the Commission of Knox County, Tennessee, approving the request of Julie Cloninger for rezoning from A (Agricultural) to CN (Neighborhood Commercial) as per Planning Commission’s recommendation plus the condition that there will be a 100 foot vegetation barrier up to the singular driveway entering into and exiting from the parcel. 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 5917 Thorn Grove Pike / Parcel ID 097 100. (Planning Commission’s File Number: 6-I-24-RZ) (9th Commission District)

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IN RE: REQUEST OF WILLIAM DALE RHOTON FOR REZONING FROM A (AGRICULTURAL) TO RB (GENERAL RESIDENTIAL).

**PROPERTY LOCATED AT 611 W GOVERNOR JOHN SEVIER HIGHWAY /
PARCEL ID 137 144 01. (PLANNING COMMISSION'S FILE NUMBER:
4-O-24-RZ) (9TH COMMISSION DISTRICT)**

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 W Governor John Sevier Highway / Parcel ID 137 144 01. (Planning Commission's File Number: 4-O-24-RZ) (9th 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 he also spoke on the matter.

Ms. Amy Brooks, Executive Director for Knoxville-Knox County Planning, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were 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 a response.

Mr. Mike Brown, concerned neighbor, was present and spoke in opposition to the request.

Commissioner Fox moved to approve the request of William Dale Rhoton for rezoning from A (Agricultural) to RB (General Residential) as per Planning Commission's recommendation. Commissioner Lee seconded the motion.

Commissioner Jackson moved as an amendment to restrict access to Abner Cruze Road. Commissioner Thompson seconded the motion.

Commissioner Frazier moved as a substitute motion to defer this item to the November 2024 meeting. Commissioner Oster seconded the substitute motion and upon roll call vote Commissioner Rawls, Durrett, Oster, Jackson, Russell, Hill, Lee, Thompson, Jay, and Frazier voted aye. Commissioner Fox voted no. The substitute motion carried 10-1-0-0.

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IN RE: AMENDMENT TO RETURN TO CONSECUTIVE NUMBERING:

**IN RE: REQUEST OF AVERA LYNN MCDANIEL FOR REZONING
FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL).
PROPERTY LOCATED AT 7509 NICHOLS ROAD / PARCEL ID 125 016.
(PLANNING COMMISSION'S FILE NUMBER: 9-D-24-RZ) (9TH
COMMISSION DISTRICT)**

The applicant was not present at the time of reading. This item was moved to the end of the agenda. (Please see Page ____)

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IN RE: REQUEST OF HOMESTEAD LAND HOLDINGS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 7514 MILLERTOWN PIKE / PARCEL ID 050 199. (PLANNING COMMISSION'S FILE NUMBER: 9-O-24-RZ) (8TH COMMISSION DISTRICT)

Consideration of the request of Homestead Land Holdings, 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 7514 Millertown Pike / Parcel ID 050 199. (Planning Commission's File Number: 9-O-24-RZ) (8th 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, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

Mr. Thomas Kredewski, representative of the 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 Thompson moved to approve Resolution RZ-24-10-101 – Resolution of the Commission of Knox County, Tennessee, approving the request of Homestead Land Holdings, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 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 7514 Millertown Pike / Parcel ID 050 199. (Planning Commission's File Number: 9-O-24-RZ) (8th Commission District)

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IN RE: REQUEST OF NANCY COX FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 7757 HEISKELL ROAD / PARCEL ID 046 239. (PLANNING COMMISSION'S FILE NUMBER: 9-J-24-RZ) (7TH COMMISSION DISTRICT)

Consideration of the request of Nancy Cox for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 7757 Heiskell Road / Parcel ID 046 239. (Planning Commission's File Number: 9-J-24-RZ) (7th 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. Nancy Cox, 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-24-10-102 - Resolution of the Commission of Knox County, Tennessee, approving the request of Nancy Cox for rezoning from A (Agricultural) to RA (Low Density Residential) 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 7757 Heiskell Road / Parcel ID 046 239. (Planning Commission's File Number: 9-J-24-RZ) (7th Commission District)

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IN RE: REQUEST OF BLAKLEY DANCE PAVLIS FOR REZONING FROM RB (GENERAL RESIDENTIAL), A (AGRICULTURAL), AND F (FLOODWAY) TO RA (LOW DENSITY RESIDENTIAL) AND F (FLOODWAY). PROPERTY LOCATED AT 5027, 5033, 5039 CRIPPEN ROAD / PARCEL ID 039 006, 008, 009. (PLANNING COMMISSION'S FILE NUMBER: 9-N-24-RZ) (7TH COMMISSION DISTRICT)

Consideration of the request of Blakley Dance Pavlis for rezoning from RB (General Residential), A (Agricultural), and F (Floodway) to RA (Low Density Residential) and F (Floodway) was before the Board of Commissioners. Property located at 5027, 5033, 5039 Crippen Road / Parcel ID 039 006, 008, 009. (Planning Commission's File Number: 9-N-24-RZ) (7th 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. Blake Pavlis, 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-24-10-103 - Resolution of the Commission of Knox County, Tennessee, approving the request of Blakley Dance Pavlis for rezoning from RB (General Residential), A (Agricultural), and F (Floodway) to RA (Low Density Residential) and F

(Floodway) as per Planning Commission's recommendation. 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 5027, 5033, 5039 Crippen Road / Parcel ID 039 006, 008, 009. (Planning Commission's File Number: 9-N-24-RZ) (7th Commission District)

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IN RE: REQUEST OF BENJAMIN C. MULLINS FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 24 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 2528 AND 2536 W BEAVER CREEK DRIVE / PARCEL ID 067 061, 062. (PLANNING COMMISSION'S FILE NUMBER: 9-I-24-RZ) (7TH COMMISSION DISTRICT)

This item was deferred to the November 2024 meeting. (Please see Amendments to the Agenda on Page____)

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IN RE: REQUEST OF MICHAEL SHADDLE FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 9510 DAYBREAK DRIVE / PARCEL ID 104 033. (PLANNING COMMISSION'S FILE NUMBER: 8-H-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Michael Shaddle for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 9510 Daybreak Drive / Parcel ID 104 033. (Planning Commission's File Number: 8-H-24-RZ) (6th 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. Michael Shaddle, 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-24-10-104 - Resolution of the Commission of Knox County, Tennessee, approving the request of Michael Shaddle for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission's recommendation, subject to the condition that future lot access be accommodated via an easement to Ball Camp Pike. 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 9510 Daybreak Drive / Parcel ID 104 033. (Planning Commission's File Number: 8-H-24-RZ) (6th Commission District)

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IN RE: REQUEST OF STEFAN CLAAR FOR REZONING FROM PR (PLANNED RESIDENTIAL) UP TO 7.25 DWELLING UNITS PER ACRE TO CA (GENERAL BUSINESS). PROPERTY LOCATED AT 0 JIM JONES LANE / PARCEL ID 076 007. (PLANNING COMMISSION'S FILE NUMBER: 9-K-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Stefan Claar for rezoning from PR (Planned Residential) up to 7.25 dwelling units per acre to CA (General Business) was before the Board of Commissioners. Property located at 0 Jim Jones Lane / Parcel ID 076 007. (Planning Commission's File Number: 9-K-24-RZ) (6th 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. Stefan Claar, 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-24-10-105 - Resolution of the Commission of Knox County, Tennessee, approving the request of Stefan Claar for rezoning from PR (Planned Residential) up to 7.25 dwelling units per acre to CA (General Business) as per Planning Commission's recommendation subject to one condition that there will be a landscape buffer on the residential side of the road. 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 Jim Jones Lane / Parcel ID 076 007. (Planning Commission's File Number: 9-K-24-RZ) (6th Commission District)

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IN RE: REQUEST OF BENJAMIN C. MULLINS FOR REZONING FROM PR(K) (PLANNED RESIDENTIAL) UP TO 4 DWELLING UNITS PER ACRE TO PR(K) (PLANNED RESIDENTIAL) UP TO 4.3 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 2713 BYINGTON BEAVER RIDGE ROAD / PARCEL ID 090 116. (PLANNING COMMISSION'S FILE NUMBER: 9-M-24-RZ) (6TH COMMISSION DISTRICT)

This item was deferred to the November 2024 meeting. (Please see Amendments to the Agenda on Page ____)

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IN RE: REQUEST OF GREGORY DEE FOR REZONING FROM A (AGRICULTURAL), F (FLOODWAY), AND TO (TECHNOLOGY OVERLAY) TO PR (PLANNED RESIDENTIAL) UP TO 2 DWELLING UNITS PER ACRE, F (FLOODWAY), AND TO (TECHNOLOGY OVERLAY). PROPERTY LOCATED AT 0 GEORGE LIGHT ROAD / PARCEL ID 089 122. (PLANNING COMMISSION'S FILE NUMBER: 9-Q-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Gregory Dee for rezoning from A (Agricultural), F (Floodway), and TO (Technology Overlay) to PR (Planned Residential) up to 2 dwelling units per acre, F (Floodway), and TO (Technology Overlay) was before the Board of Commissioners. Property located at 0 George Light Road / Parcel ID 089 122. (Planning Commission's File Number: 9-Q-24-RZ) (6th 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. Gregory Dee, 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-24-10-106 - Resolution of the Commission of Knox County, Tennessee, approving the request of Gregory Dee for rezoning from A (Agricultural), F (Floodway), and TO (Technology Overlay) to PR (Planned Residential) up to 1.5 dwelling units per acre, F (Floodway), and TO (Technology Overlay) 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 0 George Light Road / Parcel ID 089 122. (Planning Commission's File Number: 9-Q-24-RZ) (6th Commission District)

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IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM PR (PLANNED RESIDENTIAL) UP TO 3 DWELLING UNITS PER ACRE TO PR (PLANNED RESIDENTIAL) UP TO 6 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 1413 TIPTON STATION ROAD / PARCEL

ID 137 053. (PLANNING COMMISSION'S FILE NUMBER: 9-L-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the request of Mesana Investments, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 6 dwelling units per acre was before the Board of Commissioners. Property located at 1413 Tipton Station Road / Parcel ID 137 053. (Planning Commission's File Number: 9-L-24-RZ) (9th 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. Scott Davis, representative of the applicant, was present and spoke on behalf of the request.

Commissioner Oster asked if there was any opposition to the request. There was a response.

The following individuals were present and spoke in opposition to the request: Mr. Bill Geisel; Mr. Bob Thompson; Ms. Gayla Guinard; and Ms. Lauren Krahwinkel.

Commissioner Fox moved to deny the request of Mesana Investments, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 6 dwelling units per acre. Commissioner Lee seconded the motion.

Commissioner Rawls moved as a substitute motion to approve the request of Mesana Investments, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 6 dwelling units per acre as per Planning Commission's recommendation. Commissioner Durrett seconded the substitute motion.

Commissioner Jay moved to amend the substitute motion to approve Resolution RZ-24-10-107 - Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 5 dwelling units per acre subject to conditions: 1) there is to be a Class B vegetation buffer along Tipton Station Road; and 2) there will be no access to Tipton Station Road. Commissioner Thompson seconded the amended substitute motion and upon roll call vote Commissioners Jackson, Hill, Jay, Rawls, Durrett, and Oster voted aye. Commissioners Russell, Lee, Thompson, Fox, and Frazier voted no. The motion carried 6-5-0-0. Property located at 1413 Tipton Station Road / Parcel ID 137 053. (Planning Commission's File Number: 9-L-24-RZ) (9th Commission District)

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IN RE: REQUEST OF LOGAN HIGGINS FOR A COMPREHENSIVE PLAN AMENDMENT FROM RC (RURAL COMMERCIAL) TO SMR (SUBURBAN MIXED RESIDENTIAL). PROPERTY LOCATED AT 0 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 151. (PLANNING COMMISSION'S FILE NUMBER: 8-G-24-PA) (9TH COMMISSION DISTRICT)

This item was heard earlier at the meeting. (Please see Page ____)

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IN RE: 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 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 151. (PLANNING COMMISSION'S FILE NUMBER: 8-O-24-RZ) (9TH COMMISSION DISTRICT)

This item was heard earlier at the meeting. (Please see Page ____)

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IN RE: REQUEST OF JULIE CLONINGER FOR REZONING FROM A (AGRICULTURAL) TO CN (NEIGHBORHOOD COMMERCIAL). PROPERTY LOCATED AT 5917 THORN GROVE PIKE / PARCEL ID 097 100. (PLANNING COMMISSION'S FILE NUMBER: 6-I-24-RZ) (9TH COMMISSION DISTRICT)

This item was heard earlier at the meeting. (Please see Page ____)

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IN RE: REQUEST OF WILLIAM DALE RHOTON FOR REZONING FROM A (AGRICULTURAL) TO RB (GENERAL RESIDENTIAL). PROPERTY LOCATED AT 611 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 144 01. (PLANNING COMMISSION'S FILE NUMBER: 4-O-24-RZ) (9TH COMMISSION DISTRICT)

This item was heard earlier at the meeting. (Please see Page ____)

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, TO INITIATE AN APPLICATION FOR REZONING FROM PLANNED RESIDENTIAL TO AGRICULTURAL. PROPERTY IS LOCATED AT 2814 TIPTON STATION ROAD/PARCEL ID 148 049 (PART OF). 24-10-1-RZ

Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from Planned Residential to Agricultural was before the Board of Commissioners. Property is located at 2814 Tipton Station Road/Parcel ID 148 049 (Part of).

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

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

The following individuals were present and spoke in opposition to the request: Mr. Barak Saltzman, and Mr. Ben Mullins.

The following individuals were present and spoke in support to the request: Mr. Daniel Sanders; and Ms. Dawn Close.

Commissioner Fox moved to initiate an application for rezoning from Planned Residential to Agricultural. Commissioner Lee seconded the motion and upon roll call vote Commissioners Russell, Lee, and Fox voted aye. Commissioners Hill, Thompson, Jay, Frazier, Rawls, Durrett, Oster, and Jackson voted no. The motion failed 3-8-0-0. Property is located at 2814 Tipton Station Road/Parcel ID 148 049 (Part of).

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, TO INITIATE AN APPLICATION FOR REZONING FROM PLANNED RESIDENTIAL TO AGRICULTURAL. PROPERTY IS LOCATED AT 8802 SEVIERVILLE PIKE/PARCEL ID 138 270 (PART OF). 24-10-2-RZ

Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from Planned Residential to Agricultural was before the Board of Commissioners. Property is located at 8802 Sevierville Pike/Parcel ID 138 270 (Part of).

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

Mr. Taylor Forrester was present and spoke in opposition to the request.

The following individuals were present and spoke in support to the request: Ms. Dawn Close; Ms. Margie Grace; and Mr. Daniel Sanders.

Commissioner Fox moved to initiate an application for rezoning from Planned Residential to Agricultural. Commissioner Lee seconded the motion and upon roll call vote Commissioners Fox, Russell, and Lee voted aye. Commissioners Hill, Thompson, Jay, Frazier, Rawls, Durrett, Oster, and Jackson voted no. The motion failed 3-8-0-0. Property is located at 8802 Sevierville Pike/Parcel ID 138 270 (Part of).

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, TO INITIATE A PLAN AMENDMENT FROM CMU (CORRIDOR MIXED-USE), HP (HILLSIDE PROTECTION) /

CA (GENERAL BUSINESS) TO TN (TRADITIONAL NEIGHBORHOOD), POS (PARKS AND OPEN SPACE), TCMU (TOWN CENTER MIXED-USE), HP (HILLSIDE PROTECTION) / A (AGRICULTURAL) AT 8744 CHAPMAN HIGHWAY / PARCEL ID 138 104 (PART OF). 24-10-3-RZ

Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate a Plan Amendment from CMU (Corridor Mixed-Use), HP (Hillside Protection) / CA (General Business) to TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) / A (Agricultural) at 8744 Chapman Highway was before the Board of Commissioners. Parcel ID 138 104 (Part of).

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

Mr. Taylor Forrester was present and spoke in opposition to the request.

The following individuals were present and spoke in support to the request: Ms. Dawn Close; and Ms. Margie Grace.

Commissioner Fox moved to initiate a Plan Amendment from CMU (Corridor Mixed-Use), HP (Hillside Protection) / CA (General Business) to TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) / A (Agricultural) at 8744 Chapman Highway. Commissioner Lee seconded the motion and upon roll call vote Commissioners Lee, Fox, and Russell voted aye. Commissioners Thompson, Jay, Frazier, Rawls, Durrett, Oster, and Hill voted no. The motion failed 3-7-0-1. Commissioner Jackson was absent from the vote. Parcel ID 138 104 (Part of).

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, TO INITIATE AN APPLICATION FOR REZONING FROM CA (GENERAL BUSINESS) TO A (AGRICULTURAL). PROPERTY IS LOCATED AT 8744 CHAPMAN HIGHWAY / PARCEL ID 138 104 (PART OF). 24-10-4-RZ

Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from CA (General Business) to A (Agricultural) was before the Board of Commissioners. Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of).

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

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

Mr. Taylor Forrester was present and spoke in opposition to the request.

Commissioner Fox moved to initiate an application for rezoning from CA (General Business) to A (Agricultural). Commissioner Lee seconded the motion and upon roll call vote Commissioners Fox, Russell, and Lee voted aye. Commissioners Jay, Frazier, Rawls, Durrett, Oster, Hill, and Thompson voted no. The motion failed 3-7-0-1. Commissioner Jackson was absent from the vote. Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of).

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, TO INITIATE AN APPLICATION FOR REZONING FROM PR (PLANNED RESIDENTIAL) TO A (AGRICULTURAL) AND RA (LOW DENSITY RESIDENTIAL). PROPERTY IS LOCATED AT 8744 CHAPMAN HIGHWAY / PARCEL ID 138 104 (PART OF). 24-10-5-RZ

Consideration of a Resolution of the Commission of Knox County, Tennessee, to initiate an application for rezoning from PR (Planned Residential) to A (Agricultural) and RA (Low Density Residential) was before the Board of Commissioners. Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of). 24-10-5-RZ

Mr. Taylor Forrester was present and spoke in opposition of the request.

Commissioner Fox moved to initiate an application for rezoning from PR (Planned Residential) to A (Agricultural) and RA (Low Density Residential). Commissioner Lee seconded the motion and upon roll call vote Commissioners Fox, Russell, and Lee voted aye. Commissioners Jay, Frazier, Rawls, Durrett, Oster, Hill, and Thompson voted no. The motion failed 3-7-0-1. Commissioner Jackson was absent from the vote. Property is located at 8744 Chapman Highway / Parcel ID 138 104 (Part of).

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IN RE: AMENDMENT TO THE AGENDA TO HEAR ITEM #1:

IN RE: REQUEST OF AVERA LYNN MCDANIEL FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 7509 NICHOLS ROAD / PARCEL ID 125 016. (PLANNING COMMISSION'S FILE NUMBER: 9-D-24-RZ) (9TH COMMISSION DISTRICT)

Applicant was not present at time of reading.

Commissioner Fox moved to defer this item to the November 2024 meeting. Commissioner Oster seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Russell, Hill, Lee, Thompson, Fox, Jay, and

Frazier voted aye. The motion carried 10-0-0-1. Commissioner Jackson was absent from the vote.

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IN RE: ZONING APPEALS:

There were 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 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. (ORD. NO. O-90-9-130, ADOPTED 9-10-90, AS AMENDED) (SECOND READING) O-24-9-101:

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 was before the Board of Commissioners on Second Reading. (Ord. No. O-90-9-130, adopted 9-10-90, as amended)

Commissioner Frazier 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 on Second Reading. Commissioner Jay seconded the motion and upon roll call vote Commissioners Jay, Frazier, Rawls, Durrett, Oster, Russell, Hill, Lee, Thompson, and Fox voted aye. The motion carried 10-0-0-1. Commissioner Jackson was absent from the vote. (Ord. No. O-90-9-130, adopted 9-10-90, as amended)

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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.

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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

