

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

The Knox County Board of Commissioners met in Zoning Session on Monday, December 9, 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, Gina Oster, Shane Jackson, Angela Russell, Terry Hill, Rhonda Lee, Adam Thompson, Andy Fox, Larsen Jay, and Kim Frazier. The member absent was Commissioner Courtney Durrett. 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.

Commissioner Gina Oster, Madam Chair, presided.

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

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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 Hill led the Pledge of Allegiance to the Flag.

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IN RE: AMENDMENTS TO THE AGENDA:

Commissioner Frazier moved to amend the agenda to defer the following items to the January 2025 meeting: Item #7 - Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Andes Road to Ball Road between Schaad Road and the northeast corner of Parcel 091PA037; Item #8 - Request of Jim Snowden/Knox County Engineering and Public Works to change the street name of Ball Camp Pike to Ball Road between Ball Road and the west corner of Parcel 091 109; Item #10 - Request of Benjamin C. Mullins for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 6 dwelling units per acre and F (Floodway). Property located at 8920 Karns Valley Drive / Parcel ID 077 053; and Item #19 - Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 6209 Hammer Drive / Parcel ID 072 057 (part of). Commissioner Thompson seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting.

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Commissioner Frazier moved to amend the agenda to withdraw the following items: Item #9 - 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; Item #13 - Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 6120 Babely Road / Parcel ID 050 114; Item #18 - 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 E Governor John Sevier Highway / Parcel ID 125 00508. Commissioner Thompson seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting.

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IN RE: APPROVAL OF MINUTES OF PREVIOUS MEETING:

Consideration of the approval of minutes from the previous meeting was before the Board of Commissioners.

Commissioner Frazier moved to approve the minutes from the previous meeting held on November 12, 2024. Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting.

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IN RE: PUBLIC FORUM - AGENDA ITEMS ONLY

No one requested to speak at this time.

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IN RE: ZONING REQUESTS:

IN RE: REQUEST OF TERRY AND WILMA C. GAYLOR FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 1915 ANDES ROAD / PARCEL ID 105AA005. (PLANNING COMMISSION'S FILE NUMBER: 11-B-24-RZ) (6TH COMMISSION DISTRICT):

Applicant was not present at the time of reading. This item was heard later at the meeting. See Page_____.

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IN RE: REQUEST OF TERESA HOLLEY FOR REZONING FROM I (INDUSTRIAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY

LOCATED AT 7960 BALL CAMP PIKE / PARCEL ID 091 22602. (PLANNING COMMISSION'S FILE NUMBER: 11-C-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Teresa Holley for rezoning from I (Industrial) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 7960 Ball Camp Pike / Parcel ID 091 22602. (Planning Commission's File Number: 11-C-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.

Ms. Teresa Holley, 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-24-12-101 - Resolution of the Commission of Knox County, Tennessee, approving the request of Teresa Holley for rezoning from I (Industrial) to RA (Low Density Residential) as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 7960 Ball Camp Pike / Parcel ID 091 22602. (Planning Commission's File Number: 11-C-24-RZ) (6th Commission District)

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IN RE: REQUEST OF HUMBERTO RODRIGUEZ FOR REZONING FROM RA (LOW DENSITY RESIDENTIAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 0 CURETON ROAD / PARCEL ID 105 00401. (PLANNING COMMISSION'S FILE NUMBER: 11-E-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Humberto Rodriguez for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 0 Cureton Road / Parcel ID 105 00401. (Planning Commission's File Number: 11-E-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. David Harbin, 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 Hill moved to approve Resolution RZ-24-12-102 - Resolution of the Commission of Knox County, Tennessee, approving the request of Humberto Rodriguez for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 dwelling units per acre as per Planning Commission's recommendation. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 0 Cureton Road / Parcel ID 105 00401. (Planning Commission's File Number: 11-E-24-RZ) (6th Commission District)

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IN RE: REQUEST OF SOLWAY PARK ENTERPRISES, LLC FOR REZONING FROM PR (PLANNED RESIDENTIAL) UP TO 3 DWELLING UNITS PER ACRE TO PR (PLANNED RESIDENTIAL) UP TO 3.75 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 3208 SOLWAY ROAD / PARCEL ID 089 127, 12701. (PLANNING COMMISSION'S FILE NUMBER: 11-O-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Solway Park Enterprises, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 3.75 dwelling units per acre was before the Board of Commissioners. Property located at 3208 Solway Road / Parcel ID 089 127, 12701. (Planning Commission's File Number: 11-O-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. David Presley, 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 Hill moved to approve Resolution RZ-24-12-103 - Resolution of the Commission of Knox County, Tennessee, approving the request of Solway Park Enterprises, LLC for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 3.75 dwelling units per acre as per Planning Commission's recommendation. Commissioner Jackson

seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 3208 Solway Road / Parcel ID 089 127, 12701. (Planning Commission's File Number: 11-O-24-RZ) (6th Commission District)

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IN RE: REQUEST OF FIRAS MISHU FOR A COMPREHENSIVE PLAN AMENDMENT FROM SR (SUBURBAN RESIDENTIAL), HP (HILLSIDE PROTECTION), AND SP (STREAM PROTECTION) TO CMU (CORRIDOR MIXED-USE), HP (HILLSIDE PROTECTION), AND SP (STREAM PROTECTION). PROPERTY LOCATED AT 0 OAK RIDGE HIGHWAY / PARCEL ID 090 050, 06306 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 11-D-24-PA) (6TH COMMISSION DISTRICT)

Consideration of the request of Firas Mishu for a Comprehensive Plan amendment from SR (Suburban Residential), HP (Hillside Protection), and SP (Stream Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection), and SP (Stream Protection) was before the Board of Commissioners. Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). (Planning Commission's File Number: 11-D-24-PA) (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. Ben Mullins, attorney for 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 Hill moved to approve Resolution RZ-24-12-104 - Resolution of the Commission of Knox County, Tennessee, approving the request of Firas Mishu for a Comprehensive Plan amendment from SR (Suburban Residential), HP (Hillside Protection), and SP (Stream Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection), and SP (Stream Protection) as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). (Planning Commission's File Number: 11-D-24-PA) (6th Commission District)

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IN RE: REQUEST OF FIRAS MISHU FOR REZONING FROM OS (OPEN SPACE) AND F (FLOODWAY) TO CA (GENERAL BUSINESS) AND F (FLOODWAY). PROPERTY LOCATED AT 0 OAK RIDGE HIGHWAY / PARCEL ID 090 050, 06306 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 11-R-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Firas Mishu for rezoning from OS (Open Space) and F (Floodway) to CA (General Business) and F (Floodway) was before the Board of Commissioners. Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). (Planning Commission's File Number: 11-R-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. Ben Mullins, attorney for 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 Hill moved to approve Resolution RZ-24-12-105 Resolution of the Commission of Knox County, Tennessee, approving the request of Firas Mishu for rezoning from OS (Open Space) and F (Floodway) to CA (General Business) and F (Floodway) with the condition that there will be a minimum of 15 foot landscape buffer along the south side of the property. Property located at 0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of). Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. (Planning Commission's File Number: 11-R-24-RZ) (6th Commission District)

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IN RE: REQUEST OF JIM SNOWDEN/KNOX COUNTY ENGINEERING AND PUBLIC WORKS TO CHANGE THE STREET NAME OF ANDES ROAD TO BALL ROAD BETWEEN SCHAAD ROAD AND THE NORTHEAST CORNER OF PARCEL 091PA037. (PLANNING COMMISSION'S FILE NUMBER: 10-A-24-SNC) (6TH COMMISSION DISTRICT)

This item was deferred to the January 2025 meeting. (Please see Amendments to the Agenda on Page___)

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IN RE: REQUEST OF JIM SNOWDEN/KNOX COUNTY ENGINEERING AND PUBLIC WORKS TO CHANGE THE STREET NAME OF BALL CAMP PIKE TO BALL ROAD BETWEEN BALL ROAD AND THE WEST CORNER OF PARCEL 091 109. (PLANNING COMMISSION'S FILE NUMBER: 10-C-24-SNC) (6th COMMISSION DISTRICT)

This item was deferred to the January 2025 meeting. (Please see Amendments to the Agenda on Page___)

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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 withdrawn from the agenda. (Please see Amendments to the Agenda on Page___)

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IN RE: REQUEST OF BENJAMIN C. MULLINS FOR REZONING FROM A (AGRICULTURAL) AND F (FLOODWAY) TO PR (PLANNED RESIDENTIAL) UP TO 6 DWELLING UNITS PER ACRE AND F (FLOODWAY). PROPERTY LOCATED AT 8920 KARNS VALLEY DRIVE / PARCEL ID 077 053. (PLANNING COMMISSION'S FILE NUMBER: 9-G-24-RZ) (6TH COMMISSION DISTRICT)

This item was deferred to the January 2025 meeting. (Please see Amendments to the Agenda on Page___)

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IN RE: REQUEST OF TAYLOR D. FORRESTER TO REMOVE A PREVIOUSLY APPROVED NON-DISTURBANCE CONDITION IN THE PR(K) (PLANNED RESIDENTIAL) UP TO 3.25 DWELLING UNITS PER ACRE DISTRICT. PROPERTY LOCATED AT 7816 BALL CAMP PIKE / PARCEL ID 091 226. (PLANNING COMMISSION'S FILE NUMBER: 10-L-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Taylor D. Forrester to remove a previously approved non-disturbance condition in the PR(k) (Planned Residential) up to 3.25 dwelling units per acre district was before the Board of Commissioners. Property located at 7816 Ball Camp Pike / Parcel ID 091 226. (Planning Commission's File Number: 10-L-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. Taylor Forrester, attorney for 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 Hill moved to deny the request of Taylor D. Forrester to remove a previously approved non-disturbance condition in the PR(k) (Planned Residential) up to 3.25 dwelling units per acre district. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 7816 Ball Camp Pike / Parcel ID 091 226. (Planning Commission's File Number: 10-L-24-RZ) (6th 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)

Consideration of the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 24 dwelling units per acre was before the Board of Commissioners. Property located at 2528 and 2536 West Beaver Creek Drive / Parcel ID 067 061, 062. (Planning Commission's File Number: 9-I-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. Ben Mullins, applicant, and Mr. Grant Denton, representing the applicant, were present and spoke on behalf of the request.

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

Mr. David Queener, concerned citizen, spoke in opposition to the request.

Commissioner Lee moved to approve the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre as per Planning Commission's recommendation, with the following conditions: 1) no more than 24 residential building permits may be

issued before the completion of capital improvements planned at the intersection of West Beaver Creek Drive and Clinton Highway; 2) there will be a left turn restriction; and 3) there will be 5 trees per acre that are replaced. Commissioner Thompson seconded the motion.

Commissioner Fox moved as a substitute motion to approve the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre as per Planning Commission's recommendation, with the following conditions: 1) no more than 24 residential building permits may be issued before the completion of capital improvements planned at the intersection of West Beaver Creek Drive and Clinton Highway; 2) there will be a left turn restriction; 3) there will be 5 trees per acre that are replaced; with the additional condition that there would be an increase in the setback from 30 feet to 60 feet for a total of 120 feet (60 feet buffer on each side). Commissioner Russell seconded the motion and upon roll call vote Commissioners Russell and Fox voted aye. Commissioners Rawls, Oster, Jackson, Hill, Lee, Thompson, Jay, and Frazier voted no. The substitute motion failed 2-8-0-1. Commissioner Durrett was absent from the meeting.

Upon roll call vote of the original motion to approve Resolution RZ-24-12-106 - Resolution of the Commission of Knox County, Tennessee, approving the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 12 dwelling units per acre as per Planning Commission's recommendation, with the following conditions: 1) no more than 24 residential building permits may be issued before the completion of capital improvements planned at the intersection of West Beaver Creek Drive and Clinton Highway; 2) there will be a left turn restriction; and 3) there will be 5 trees per acre that are replaced, Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 2528 and 2536 West Beaver Creek Drive / Parcel ID 067 061, 062. (Planning Commission's File Number: 9-I-24-RZ) (7th 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 6120 BABELY ROAD / PARCEL ID 050 114. (PLANNING COMMISSION'S FILE NUMBER: 10-H-24-RZ) (8TH COMMISSION DISTRICT)

This item was withdrawn from the agenda. (Please see Amendments to the Agenda on Page ____)

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IN RE: REQUEST OF CHARLES DANIEL PADGETT FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 1.5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 8015 ANDERSONVILLE PIKE / PARCEL ID 028 075. (PLANNING COMMISSION'S FILE NUMBER: 11-J-24-RZ) (8TH COMMISSION DISTRICT)

Consideration of the request of Charles Daniel Padgett for rezoning from A (Agricultural) to PR (Planned Residential) up to 1.5 dwelling units per acre was before the Board of Commissioners. Property located at 8015 Andersonville Pike / Parcel ID 028 075. (Planning Commission's File Number: 11-J-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, was present and spoke on the matter.

Mr. Daniel Padgett, 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-24-12-107 – Resolution of the Commission of Knox County, Tennessee, approving the request of Charles Daniel Padgett for rezoning from A (Agricultural) to PR (Planned Residential) up to 1.5 dwelling units per acre as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 8015 Andersonville Pike / Parcel ID 028 075. (Planning Commission's File Number: 11-J-24-RZ) (8th Commission District)

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IN RE: REQUEST OF MESANA INVESTMENTS LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 9 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 2921 BRADLEY LAKE LANE / PARCEL ID 092 057. (PLANNING COMMISSION'S FILE NUMBER: 11-K-24-RZ) (3RD COMMISSION DISTRICT)

Consideration of the request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 dwelling units per acre was before the Board of Commissioners. Property located at 2921 Bradley Lake Lane / Parcel ID 092 057. (Planning Commission's File Number: 11-K-24-RZ) (3rd 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, representing 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 Oster moved to approve Resolution RZ-24-12-108 - 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 6 dwelling units per acre with the following conditions: 1) Improving Bradley Lake Lane to current roadway standards from the access point of future development on the subject property to the entrance of Spring Lake Farm residential subdivision; 2) There will be a 35 foot landscape buffer Type C along the existing residence; 3) There will be a traffic impact study; and 4) Bradley Lake Lane will be expanded to 20 feet at the expense of the developer. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 2921 Bradley Lake Lane / Parcel ID 092 057. (Planning Commission's File Number: 11-K-24-RZ) (3rd Commission District)

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IN RE: REQUEST OF WILLIAM TODD DANIEL FOR A COMPREHENSIVE PLAN AMENDMENT FROM SR (SUBURBAN RESIDENTIAL) AND HP (HILLSIDE PROTECTION) TO SMR (SUBURBAN MIXED RESIDENTIAL) AND HP (HILLSIDE PROTECTION). PROPERTY LOCATED AT 8303 HEISKELL ROAD / PARCEL ID 046 20701. (PLANNING COMMISSION'S FILE NUMBER: 11-C-24-PA) (7TH COMMISSION DISTRICT)

Consideration of the request of William Todd Daniel for a Comprehensive Plan amendment from SR (Suburban Residential) and HP (Hillside Protection) to SMR (Suburban Mixed Residential) and HP (Hillside Protection) was before the Board of Commissioners. Property located at 8303 Heiskell Road / Parcel ID 046 20701. (Planning Commission's File Number: 11-C-24-PA) (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. Ben Mullins, representing 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 Lee moved to approve Resolution RZ-24-12-109 - Resolution of the Commission of Knox County, Tennessee, approving the request of William Todd Daniel for a Comprehensive Plan amendment from SR (Suburban Residential) and HP (Hillside Protection) to SMR (Suburban Mixed Residential) and HP (Hillside Protection) as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 8303 Heiskell Road / Parcel ID 046 20701. (Planning Commission's File Number: 11-C-24-PA) (7th Commission District)

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IN RE: REQUEST OF WILLIAM TODD DANIEL FOR REZONING FROM RA (LOW DENSITY RESIDENTIAL) TO CN (NEIGHBORHOOD COMMERCIAL). PROPERTY LOCATED AT 8303 HEISKELL ROAD / PARCEL ID 046 20701 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 11-Q-24-RZ) (7TH COMMISSION DISTRICT)

Consideration of the request of William Todd Daniel for rezoning from RA (Low Density Residential) to CN (Neighborhood Commercial) was before the Board of Commissioners. Property located at 8303 Heiskell Road / Parcel ID 046 20701 (part of). (Planning Commission's File Number: 11-Q-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. Ben Mullins, representing 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 Lee moved to approve Resolution RZ-24-12-110 - Resolution of the Commission of Knox County, Tennessee, approving the request of William Todd Daniel for rezoning from RA (Low Density Residential) to CN (Neighborhood Commercial) as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the

meeting. Property located at 8303 Heiskell Road / Parcel ID 046 20701 (part of). (Planning Commission's File Number: 11-Q-24-RZ) (7th Commission District)

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IN RE: 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 E GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 125 00508. (PLANNING COMMISSION'S FILE NUMBER: 7-A-24-RZ) (9TH COMMISSION DISTRICT)

This item was withdrawn. (Please see Amendments to the Agenda on Page ____)

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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 6209 HAMMER DRIVE / PARCEL ID 072 057 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 11-M-24-RZ) (9TH COMMISSION DISTRICT)

This item was deferred to the January 2025 meeting. (Please see Amendments to the Agenda on Page ____)

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IN RE: AMENDMENT TO THE AGENDA:

IN RE: REQUEST OF TERRY AND WILMA C. GAYLOR FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 1915 ANDES ROAD / PARCEL ID 105AA005. (PLANNING COMMISSION'S FILE NUMBER: 11-B-24-RZ) (6TH COMMISSION DISTRICT)

Applicant was not present at this time.

Commissioner Hill moved to defer this item to the January 2025 meeting. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting.

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IN RE: ZONING APPEALS:

IN RE: APPEAL BY SANDRA KOPACZ/SANDRA LLC OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION'S DENIAL OF A REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT FROM TN (TRADITIONAL NEIGHBORHOOD) AND HP (HILLSIDE PROTECTION)

**TO CMU (CORRIDOR MIXED-USE) AND HP (HILLSIDE PROTECTION).
PROPERTY LOCATED AT 8710 CHAPMAN HIGHWAY / PARCEL ID
138 10501. (PLANNING COMMISSION'S FILE NUMBER: 11-E-24-PA) (9TH
COMMISSION DISTRICT)**

Consideration of an appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for a Comprehensive Plan Amendment from TN (Traditional Neighborhood) and HP (Hillside Protection) to CMU (Corridor Mixed-Use) and HP (Hillside Protection) was before the Board of Commissioners. Property located at 8710 Chapman Highway / Parcel ID 138 10501. (Planning Commission's File Number: 11-E-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.

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

Mr. Robert Frost, representing 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 approve the appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for a Comprehensive Plan Amendment from TN (Traditional Neighborhood) and HP (Hillside Protection) to CMU (Corridor Mixed-Use) and HP (Hillside Protection). Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 8710 Chapman Highway / Parcel ID 138 10501. (Planning Commission's File Number: 11-E-24-PA) (9th Commission District)

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**IN RE: APPEAL BY SANDRA KOPACZ/SANDRA LLC OF THE
KNOXVILLE-KNOX COUNTY PLANNING COMMISSION'S DENIAL OF A
REQUEST FOR REZONING FROM RA (LOW DENSITY RESIDENTIAL)
AND A (AGRICULTURAL) TO CA (GENERAL BUSINESS). PROPERTY
LOCATED AT 8710 CHAPMAN HIGHWAY / PARCEL ID 138 10501.
(PLANNING COMMISSION'S FILE NUMBER: 11-S-24-RZ) (9TH
COMMISSION DISTRICT)**

Consideration of the appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from RA (Low Density Residential) and A (Agricultural) to CA (General

Business) was before the Board of Commissioners. (Planning Commission's File Number: 11-S-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. Robert Frost, representing 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 Frazier moved to approve the appeal by Sandra Kopacz/Sandra LLC of the Knoxville-Knox County Planning Commission's denial of a request for rezoning from RA (Low Density Residential) and A (Agricultural) to CA (General Business). Commissioner Lee seconded the motion and upon roll call vote Commissioners Rawls, Oster, Jackson, Russell, Hill, Lee, Thompson, Fox, Jay, and Frazier voted aye. The motion carried 10-0-0-1. Commissioner Durrett was absent from the meeting. Property located at 8710 Chapman Highway / Parcel ID 138 10501. (Planning Commission's File Number: 11-S-24-RZ) (9th Commission District)

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IN RE: AMENDMENTS TO THE KNOX COUNTY ZONING ORDINANCE:

There were no Amendments to the Knox County Zoning Ordinance received.

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IN RE: PUBLIC FORUM - OPEN TOPICS:

Mr. Lee Munger was present and made general comments in reference to the Zoning Board.

No action was taken.

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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 Oster, Madam Chair, declared the meeting adjourned.

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

GINA OSTER, MADAM CHAIR