

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

The Knox County Board of Commissioners met in Regular Session for the Zoning Agenda on Monday, August 19, 2024 in the Main Assembly Room of the City-County Building, Main Avenue. Those members present were Commissioners Dasha Lundy, Gina Oster, Kyle Ward, John Schoonmaker, Terry Hill, Rhonda Lee, Richie Beeler, Carson Dailey, Larsen Jay, and Kim Frazier. Commissioner Courtney Durrett was absent from the meeting. 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 media.

Commissioner Terry Hill, Madam Chair, presided.

The following proceedings were had an 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:

Mr. Mike Moyers led the Pledge of Allegiance to the Flag.

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IN RE: AMENDMENTS TO THE AGENDA:

Consideration of amendments to the agenda was before the Board of Commissioners.

Commissioner Dailey moved to approve the agenda as presented.

Commissioner Schoonmaker seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1.

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IN RE: APPROVAL OF MINUTES OF PREVIOUS MEETING:

Consideration of the approval of the minutes from the previous meeting held on Monday, July 15, 2024 was before the Board of Commissioners.

Commissioner Jay moved to approve the minutes from the previous meeting held on Monday, July 15, 2024. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1.

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IN RE: PUBLIC FORUM – AGENDA ITEMS ONLY:
Public Forum to be heard at the time of reading for the item.

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IN RE: ZONING REQUESTS:

IN RE: REQUEST OF BRAD ANDERS / KNOX COUNTY EMERGENCY COMMUNICATIONS DISTRICT TO CHANGE THE STREET NAME OF DEBUSK LANE TO FRONTIER HOUSE LANE BETWEEN KINGSTON PIKE AND THE NORTHERN TERMINUS OF DEBUSK LANE. (PLANNING COMMISSION’S FILE NUMBER: 7-A-24-SNC) (5TH COMMISSION DISTRICT)

Consideration of the request of Brad Anders / Knox County Emergency Communications District to change the street name of Debusk Lane to Frontier House Lane between Kingston Pike and the northern terminus of Debusk Lane was before the Board of Commissioners. (Planning Commission’s File Number: 7-A-24-SNC) (5th 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. Brad Anders, Executive Director of Emergency Communications for Knox County, was present and spoke on behalf of the request.

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

Commissioner Schoonmaker moved to approve Resolution RZ-24-8-101 - Resolution of the Commission of Knox County, Tennessee approving the request of Brad Anders / Knox County Emergency Communications District to change the street name of Debusk Lane to Frontier House Lane between Kingston Pike and the northern terminus of Debusk Lane as per Planning Commission’s recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. (Planning Commission’s File Number: 7-A-24-SNC) (5th Commission District)

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IN RE: AMENDMENT TO THE AGENDA TO HEAR A PRESENTATION FROM AMERICAN MEDICAL RESPONSE (AMR):

At this time, Commissioner Hill moved to suspend the rules to hear a presentation from American Medical Response. Commissioner Beeler seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward,

Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1.

Mr. Kevin Parton, Senior Director for the Knox County Health Department, was present and spoke on the matter.

Mr. Jerry Harnish, Rural Metro Fire Chief, was present and gave the presentation.

No action was taken.

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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)

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 E Governor John Sevier Highway / Parcel ID 125 00508. (Planning Commission's File Number: 7-A-24-RZ) (9th Commission District)

Applicant was not present at the time of reading. This item was deferred to the end of the meeting. (Please see Page ____)

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IN RE: REQUEST OF R. TRACY CLAIBORNE FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 1508 AND 1510 OSBORNE ROAD / PARCEL ID 084 007. (PLANNING COMMISSION'S FILE NUMBER: 7-B-24-RZ) (8TH COMMISSION DISTRICT)

Consideration of the request of R. Tracy Claiborne for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 1508 and 1510 Osborne Road / Parcel ID 084 007. (Planning Commission's File Number: 7-B-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. Tracy Claiborne, applicant, was present and spoke on behalf of the request.

Commissioner Hill asked if there was any objection to the request. There was no response.

Commissioner Beeler moved to approve Resolution RZ-24-8-102 - Resolution of the Commission of Knox County, Tennessee, approving the request of R. Tracy Claiborne 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 Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 1508 and 1510 Osborne Road / Parcel ID 084 007. (Planning Commission's File Number: 7-B-24-RZ) (8th Commission District)

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IN RE: REQUEST OF MARVIN F. WEBB FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 206 AND 208 GARDNER LANE / PARCEL ID 046 229. (PLANNING COMMISSION'S FILE NUMBER: 7-F-24-RZ) (7TH COMMISSION DISTRICT)

Consideration of the request of Marvin F. Webb for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 206 and 208 Gardner Lane / Parcel ID 046 229. (Planning Commission's File Number: 7-F-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 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. David Webb, representing the applicant, was present and spoke on behalf of the request.

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

Commissioner Lee moved to approve Resolution RZ-24-8-103 - Resolution of the Commission of Knox County, Tennessee, approving the request of Marvin F. Webb for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 206 and 208 Gardner Lane / Parcel ID 046 229 as per Planning Commission's recommendation subject to the condition that the applicant and Knox County will work together on road widening. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye.

Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. (Planning Commission's File Number: 7-F-24-RZ) (7th Commission District)

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IN RE: REQUEST OF RALPH SMITH FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 2101, 2103, AND 2105 ROSEWOOD ROAD / PARCEL ID 060DA00201, 003, 004. (PLANNING COMMISSION'S FILE NUMBER: 7-H-24-RZ) (8TH COMMISSION DISTRICT)

Consideration of the request of Ralph Smith for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 2101, 2103, and 2105 Rosewood Road / Parcel ID 060DA00201, 003, 004. (Planning Commission's File Number: 7-H-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. Ralph Smith, applicant, was present and spoke on behalf of the request.

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

Commissioner Beeler moved to approve Resolution RZ-24-8-104 - Resolution of the Commission of Knox County, Tennessee, approving the request of Ralph Smith for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission's recommendation. Commissioner Ward seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 2101, 2103, and 2105 Rosewood Road / Parcel ID 060DA00201, 003, 004. (Planning Commission's File Number: 7-H-24-RZ) (8th Commission District)

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IN RE: REQUEST OF JOHN KANDELL FOR REZONING FROM A (AGRICULTURAL) TO RA (LOW DENSITY RESIDENTIAL). PROPERTY LOCATED AT 309 HIGHLAND VIEW DRIVE / PARCEL ID 150BA003. (PLANNING COMMISSION'S FILE NUMBER: 7-L-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the request of John Kandell for rezoning from A (Agricultural) to RA (Low Density Residential) was before the Board of Commissioners. Property located at 309 Highland View Drive / Parcel ID

150BA003. (Planning Commission's File Number: 7-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.

Mrs. April Kandell, representing the applicant, was present and spoke on behalf of the request.

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

Commissioner Dailey moved to approve Resolution RZ-24-8-105 - Resolution of the Commission of Knox County, Tennessee, approving the request of John Kandell for rezoning from A (Agricultural) to RA (Low Density Residential) as per Planning Commission's recommendation. Commissioner Schoonmaker seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 309 Highland View Drive / Parcel ID 150BA003. (Planning Commission's File Number: 7-L-24-RZ) (9th Commission District)

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IN RE: REQUEST OF PRIYANKA PATEL FOR REZONING FROM A (AGRICULTURAL) TO CA (GENERAL BUSINESS). PROPERTY LOCATED AT 8529 ASHEVILLE HIGHWAY / PARCEL ID 062 211. (PLANNING COMMISSION'S FILE NUMBER: 7-M-24-RZ) (8TH COMMISSION DISTRICT)

Consideration of the request of Priyanka Patel for rezoning from A (Agricultural) to CA (General Business) was before the Board of Commissioners. Property located at 8529 Asheville Highway / Parcel ID 062 211. (Planning Commission's File Number: 7-M-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.

Ms. Priyanka Patel, applicant, was present and spoke on behalf of the request.

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

Commissioner Beeler moved to approve Resolution RZ-24-8-106 - Resolution of the Commission of Knox County, Tennessee, approving the request

of Priyanka Patel for rezoning from A (Agricultural) to CA (General Business) as per Planning Commission's recommendation. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 8529 Asheville Highway / Parcel ID 062 211. (Planning Commission's File Number: 7-M-24-RZ) (8th Commission District)

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IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) AND TO (TECHNOLOGY OVERLAY) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE AND TO (TECHNOLOGY OVERLAY). PROPERTY LOCATED AT 3239 GEORGE LIGHT ROAD / PARCEL ID 089 166. (PLANNING COMMISSION'S FILE NUMBER: 7-U-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) up to 5 dwelling units per acre and TO (Technology Overlay) was before the Board of Commissioners. Property located at 3239 George Light Road / Parcel ID 089. (Planning Commission's File Number: 7-U-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. Scott Davis, representing the applicant, was present and spoke on behalf of the request.

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

Commissioner Hill moved to approve Resolution RZ-24-8-107 - Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) up to 5 dwelling units per acre and TO (Technology Overlay) as per Planning Commission's recommendation subject to the condition that the applicant will widen George Light Road to 20 feet including the final asphalt surface and striping along the entirety of the property's frontage and south to Beaver Glade Lane prior to recording the plat. Commissioner Beeler seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 3239 George Light Road / Parcel ID 089 166.

(Planning Commission's File Number: 7-U-24-RZ) (6th Commission District)

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IN RE: REQUEST OF THUNDER MOUNTAIN PROPERTIES FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 8802 AND 8744 SEVIERVILLE PIKE / PARCEL ID 138 270, 104 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 7-W-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the Request of Thunder Mountain Properties 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 8802 and 8744 Sevierville Pike / Parcel ID 138 270, 104 (part of). (Planning Commission's File Number: 7-W-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. Taylor Forrester, representing the applicant, was present and spoke on behalf of the request.

Mr. Robert Campbell, representing Thunder Mountain Properties, was present and spoke on behalf of the request.

Commissioner Hill 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: Ms. Dawn Close, Mr. Daniel Sanders, and Mr. Andy Fox.

Commissioner Dailey moved to approve Resolution RZ-24-8-108 – Resolution of the Commission of Knox County, Tennessee, approving the request of Thunder Mountain Properties for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre as per Planning Commission's recommendation subject to the following conditions: 1) no clearing or grading of the site until a development plan is approved by the Planning Commission; and 2) land disturbance within the Hillside Protection area shall not exceed the recommended disturbance budget of the slope analysis based on the area of development identified during the development plan review, unless approved by the Planning Commission. Commissioner Ward seconded the motion and upon roll call vote Commissioners Oster, Ward, Schoonmaker, Hill, Dailey, and Jay voted aye. Commissioners Lee, Beeler, and Frazier voted no. Commissioner Lundy

abstained from the vote. Commissioner Durrett was absent from the meeting. The motion carried 6-3-1-1. Property located at 8802 and 8744 Sevierville Pike / Parcel ID 138 270, 104 (part of). (Planning Commission's File Number: 7-W-24-RZ) (9th Commission District)

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IN RE: REQUEST OF THUNDER MOUNTAIN PROPERTIES FOR A COMPREHENSIVE PLAN AMENDMENT FROM TN (TRADITIONAL NEIGHBORHOOD), POS (PARKS AND OPEN SPACE), TCMU (TOWN CENTER MIXED-USE), HP (HILLSIDE PROTECTION) TO CMU (CORRIDOR MIXED-USE), HP (HILLSIDE PROTECTION). PROPERTY LOCATED AT 8744 CHAPMAN HIGHWAY / PARCEL ID 138 104 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 7-I-24-PA) (9TH COMMISSION DISTRICT)

Consideration of the request of Thunder Mountain Properties for a Comprehensive Plan amendment from TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) to CMU (Corridor Mixed-Use), HP (Hillside Protection) was before the Board of Commissioners. Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). (Planning Commission's File Number: 7-I-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, was present and spoke on the matter.

Mr. Joseph Mack, Senior Director of Parks and Recreation for Knox County, was present and spoke on the matter.

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

Commissioner Hill 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. Andy Fox, Ms. Dawn Close, Mr. Kevin Murphy, Ms. Brenda Hayes, and Mr. Daniel Sanders.

Commissioner Dailey moved to approve Resolution RZ-24-8-109 – Resolution of the Commission of Knox County, Tennessee, approving the request of Thunder Mountain Properties for a Comprehensive Plan amendment from TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection) to CMU (Corridor Mixed-Use), HP (Hillside Protection) as per Planning Commission's recommendation. Commissioner

Schoonmaker seconded the motion and upon roll call vote Commissioners Oster, Ward, Schoonmaker, Hill, Beeler, Dailey, and Jay voted aye. Commissioners Lee and Frazier voted no. Commissioner Lundy abstained from the vote.

Commissioner Durrett was absent from the meeting. The motion carried 7-2-1-1. Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). (Planning Commission's File Number: 7-I-24-PA) (9th Commission District)

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IN RE: REQUEST OF THUNDER MOUNTAIN PROPERTIES FOR REZONING FROM A (AGRICULTURAL) TO CA (GENERAL BUSINESS). PROPERTY LOCATED AT 8744 CHAPMAN HIGHWAY / PARCEL ID 138 104 (PART OF). (PLANNING COMMISSION'S FILE NUMBER: 1-L-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the request of Thunder Mountain Properties for rezoning from A (Agricultural) to CA (General Business) was before the Board of Commissioners. Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). (Planning Commission's File Number: 1-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, 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. Taylor Forrester, representing the applicant, and Mr. Robert Campbell, applicant, were present and spoke on behalf of the request.

Commissioner Hill 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. Daniel Sanders, and Ms. Dawn Close.

Commissioner Dailey moved to approve the request of Thunder Mountain Properties for rezoning from A (Agricultural) to CA (General Business) as per Planning Commission's recommendation. Commissioner Ward seconded the motion.

Commissioner Frazier moved as a substitute motion to approve Resolution RZ-24-8-110 – Resolution of the Commission of Knox County, Tennessee, approving the request of Thunder Mountain Properties for rezoning from A (Agricultural) to CA (General Business) subject to the following conditions: 1) before grading and building permits are issued on the site, development plan; 2) approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type; and 3) a Level 3 traffic study

and Mater Development Plan to be included. Commissioner Dailey seconded the motion and upon roll call vote Commissioners Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, and Jay voted aye. Commissioners Lundy and Frazier abstained from the vote. Commissioner Durrett was absent from the meeting. The substitute motion carried 8-0-2-1. Property located at 8744 Chapman Highway / Parcel ID 138 104 (part of). (Planning Commission's File Number: 1-L-24-RZ) (9th Commission District)

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IN RE: REQUEST OF TAYLOR D. FORRESTER FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 8 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 11326 SAM LEE ROAD / PARCEL ID 103 059. (PLANNING COMMISSION'S FILE NUMBER: 6-L-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Taylor D. Forrester 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 11326 Sam Lee Road / Parcel ID 103 059. (Planning Commission's File Number: 6-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, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

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

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

Mr. Rob Clark, concerned neighbor, was present and spoke in opposition to the request.

Commissioner Hill moved to approve Resolution RZ-24-8-111 – Resolution of the Commission of Knox County, Tennessee, approving the request of Taylor D. Forrester for rezoning from A (Agricultural) to PR (Planned Residential) up to 8 dwelling units per acre subject to the following conditions: 1) the pedestrian access between the schools will remain; and 2) reserve the right of way to align with the adjacent parcel for future road improvements to Sam Lee Road. Commissioner Ward seconded the motion and upon roll call vote Commissioners Ward, Hill, Beeler, Dailey, Jay, Lundy, and Oster voted aye. Commissioners Schoonmaker, Lee, and Frazier voted no. Commissioner Durrett was absent from the meeting. The motion carried 7-3-0-1. Property located at

11326 Sam Lee Road / Parcel ID 103 059. (Planning Commission's File Number: 6-L-24-RZ) (6th 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 7803, 7807, AND 7809 SEVIERVILLE PIKE / PARCEL ID 125 041, 004301, 04001. (PLANNING COMMISSION'S FILE NUMBER: 7-V-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 7803, 7807, and 7809 Sevierville Pike / Parcel ID 125 041, 004301, 04001. (Planning Commission's File Number: 7-V-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, applicant, was present and spoke on behalf of the request.

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

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

Commissioner Ward moved as a substitute motion to approve Resolution RZ-24-8-112 – 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 3.5 dwelling units per acre subject to one condition: the rear of the parcel with slopes of 25% or greater at approximately beyond the 970 contour line shall be left undisturbed.

Commissioner Beeler seconded the motion and upon roll call vote Commissioners Hill, Beeler, Jay, Lundy, Oster, and Ward voted aye. Commissioners Schoonmaker, Lee, Dailey, and Frazier voted no. Commissioner Durrett was absent from the meeting. The substitute motion carried 6-4-0-1. Property located at 7803, 7807, and 7809 Sevierville Pike / Parcel ID 125 041, 004301, 04001. (Planning Commission's File Number: 7-V-24-RZ) (9th Commission District)

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IN RE: REQUEST OF MESANA INVESTMENTS, LLC FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 5

DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 7505 BLACKS FERRY ROAD / PARCEL ID 66 051. (PLANNING COMMISSION'S FILE NUMBER: 4-N-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre was before the Board of Commissioners. Property located at 7505 Blacks Ferry Road / Parcel ID 66 051. (Planning Commission's File Number: 4-N-24-RZ) (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, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

Mr. Scott Davis, applicant, was present and spoke on behalf of the request.

Commissioner Hill 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. Scott Dossey, and Ms. Jennifer Welch.

Commissioner Hill moved to approve Resolution RZ-24-8-113 – Resolution of the Commission of Knox County, Tennessee, approving the request of Mesana Investments, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 4 dwelling units per acre as per Planning Commission's recommendation subject to the following conditions: 1) developer will widen road from midpoint of his development to Emory Road to a minimum of 20 feet; 2) traffic study to be completed at the expense of Knox County and improvement for Black Ferry Road and Emory Road intersection will be prorated in cost between the developer and Knox County; 3) there will be a landscape buffer implemented according to the requirements, with the condition that the buffer will be on all four (4) sides of the development; and 4) no construction is to begin until Blacks Ferry Road is complete, including the intersection at Blacks Ferry Road and Emory Road. Property located at 7505 Blacks Ferry Road / Parcel ID 66 051.

Commissioner Dailey seconded the motion and upon roll call vote Commissioners Ward, Hill, Beeler, Dailey, Lundy, and Oster voted aye. Commissioners Schoonmaker, Lee, Jay, and Frazier voted no. Commissioner Durrett was absent from the meeting. The motion carried 6-4-0-1. (Planning Commission's File Number: 4-N-24-RZ) (6th Commission District)

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IN RE: REQUEST OF BENJAMIN C. MULLINS FOR REZONING FROM RA (LOW DENSITY RESIDENTIAL) TO PR (PLANNED

RESIDENTIAL) UP TO 12 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 717 W GOVERNOR JOHN SEVIER HIGHWAY / PARCEL ID 137 013. (PLANNING COMMISSION'S FILE NUMBER: 7-G-24-RZ) (9TH COMMISSION DISTRICT)

Consideration of the request of Benjamin C. Mullins for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 12 dwelling units per acre was before the Board of Commissioners. Property located at 717 W Governor John Sevier Highway / Parcel ID 137 013. (Planning Commission's File Number: 7-G-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, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

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

Commissioner Hill 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. Garry Becker, and Mr. Kevin Nelson.

Commissioner Dailey moved to approve Resolution RZ-24-8-114 – Resolution of the Commission of Knox County, Tennessee, approving the request of Benjamin C. Mullins for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4 dwelling units per acre subject to the following conditions: 1) ensuring building height within 1,000 feet of W. Governor John Sevier Highway shall not exceed 25 feet per TN Code § 54-17-115; 2) preserving and protecting the critical root zone of a 50 foot tree buffer along the highway corridor per the Governor John Sevier Highway Corridor Study; 3) there will be a class C landscape buffer on the northern boundary of the development; and 4) developer will work with property owner on western boundary to develop a plan for a landscape buffer along western boundary. Commissioner Lee seconded the motion and upon roll call vote Commissioners Lundy, Oster, Ward, Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, and Frazier voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. Property located at 717 W Governor John Sevier Highway / Parcel ID 137 013. (Planning Commission's File Number: 7-G-24-RZ) (9th Commission District)

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IN RE: REQUEST OF BENJAMIN C. MULLINS FOR REZONING FROM A (AGRICULTURAL) TO PR (PLANNED RESIDENTIAL) UP TO 2 DWELLING UNITS PER ACRE. PROPERTY LOCATED AT 2600 WEST

GALLAHER FERRY ROAD / PARCEL ID 116 020. (PLANNING COMMISSION'S FILE NUMBER: 2-E-24-RZ) (6TH COMMISSION DISTRICT)

Consideration of the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre was before the Board of Commissioners. Property located at 2600 West Gallaher Ferry Road / Parcel ID 116 020. (Planning Commission's File Number: 2-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, and Mr. Jim Snowden, Senior Director of Knox County Engineering & Public Works, were present and spoke on the matter.

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

Commissioner Hill 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. Daniel Sanders, Mr. Allen Parnem, and Mr. Bob Morris.

Commissioner Hill moved to approve the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to .5 dwelling units per acre subject to one condition. The motion failed due to lack of a second.

Commissioner Schoonmaker moved to deny the request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 2600 West Gallaher Ferry Road / Parcel ID 116 020. Commissioner Frazier seconded the motion and upon roll call vote Commissioners Schoonmaker, Hill, Lee, Beeler, Dailey, Jay, Frazier, Lundy, Oster, and Ward voted aye. Commissioner Durrett was absent from the meeting. The motion carried 10-0-0-1. (Planning Commission's File Number: 2-E-24-RZ) (6th 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)

This item was deferred to the September meeting at the request of the applicant.

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IN RE: AMENDMENT TO THE AGENDA TO HEAR ITEM #2 AT THIS TIME:

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)

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 E Governor John Sevier Highway / Parcel ID 125 00508. (Planning Commission's File Number: 7-A-24-RZ) (9th Commission District)

No applicant was present at the time of reading. This item was deferred to the September 2024 Board of Commissioners Zoning Meeting.

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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:

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

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IN RE: PUBLIC FORUM – OPEN TOPICS:

No one requested to speak.

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IN RE: OTHER BUSINESS:

There was no Other Business received.

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IN RE: ADJOURNMENT:

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

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

TERRY HILL, MADAM CHAIR