

The Planning Commission met in regular session on April 9, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		Left 5:14 p.m.
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		Arrived 1:45 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

## 2. APPROVAL OF APRIL 9, 2026 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MARCH 5, 2026 MINUTES

**APPROVED ON CONSENT**

**4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

**A. AUTOMATIC POSTPONEMENTS READ**

**B. AUTOMATIC WITHDRAWALS READ**

**C. POSTPONEMENTS TO BE VOTED ON READ**

30 Days

- 11. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITION OF ITEMS #26 AND #37.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS**

60 Days

- 12. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 60 DAYS**

90 Days

- 13. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 90 DAYS**

**D. WITHDRAWALS TO BE VOTED ON READ**

*None*

**E. TABLED ITEMS**

- 1. L. D. GASS

**Item No.****File No.**

7504 Granda Drive / Parcel ID 106JB012, Council District 3. (Tabled 5/8/2025)

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT 4-B-25-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

**B. ONE YEAR PLAN****4-C-25-PA**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

**C. REZONING****4-P-25-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**2. TRACY SMITH****5-D-25-DP**

1001 Smith School Road / Parcel ID 087 041. Proposed use: Manufactured home in PR (Planned Residential) up to 1 du/ac District. Commission District 8. (Tabled 5/8/2025)

**3. HEYOH DESIGN & DEVELOPMENT****12-A-24-PD**

2805 Delrose Drive; 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN- 1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 6. (Tabled 7/10/2025)

**4. MATTHEW L TINKHAM, JR**

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4. (Tabled 9/11/2025)

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT****5-C-25-PA**

From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

**B. REZONING****5-E-25-RZ**

From A (Agricultural) to CA (General Business).

**5. STEVEN W ABBOTT JR****9-E-25-DP**

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**File No.**

8216 Norris Freeway / Parcel ID 028 01702. Proposed use: 4-lot subdivision of detached single-family dwellings in PR(k) (Planned Residential with conditions) up to 2 du/ac District. Commission District 8. (Tabled 11/13/2025)

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**F. WITHDRAWALS FROM THE TABLE**

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO WITHDRAW ITEMS FROM THE TABLE AS READ.

**MOTION CARRIED UNANIMOUSLY 11-0. WITHDRAWN**

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**G. ITEMS TO BE TABLED READ**

*None*

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**H. ITEMS TO BE REMOVED FROM THE TABLE READ**

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

**MOTION CARRIED UNANIMOUSLY 11-0. UNTABLED**

*Commissioner Barger arrived at this time (1:45 p.m.).*

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**I. CONSENT ITEMS READ**

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10, #15, AND #41.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

# CITY OF KNOXVILLE

## ORDINANCE AMENDMENTS

*None*

## FINAL SUBDIVISIONS

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### 5. FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 3 UNIT 4

2-SA-26-F

0 Yonah Place Way / Parcel ID 049NF089, Council District 4.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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### 6. FINAL PLAT OF LONAS CREEK SUBDIVISION

4-SG-26-F

5117 Lonas Drive / Parcel ID 107GB006, Council District 2.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

## LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

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**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**7. MOHAMMAD REZA BASIRI**

**4-A-26-RZ**

2011, 2013 Highland Ave / Parcel ID 094NP032, Council District 1. Rezoning from RN-5 (General Residential Neighborhood), O (Office) to RN-7 (Multi-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve the RN-7 (Multi-Family Residential Neighborhood) district because it is consistent with the sector plan and compatible with changing conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**8. AMY SHERRILL**

**4-C-26-RZ**

1119 Dutch Valley Drive / Parcel ID 069JB046, Council District 5. Rezoning from O (Office) to RN-3 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**9. MATCO AFFORDABLE HOUSING**

4524, 4528, 4534 Nora Road / Parcel ID 059PC038 & 070AA004, 005, Council District 4.

Speaking: Ben Mullins, 550 W Main St., Ste. 500, Knoxville, TN

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**A. EAST CITY SECTOR PLAN AMENDMENT**

**4-A-26-SP**

From OS (Other Open Space), HP (Hillside Ridgetop Protection) to MDR (Medium Density Residential), HP (Hillside Ridgetop Protection).

**1. STAFF RECOMMENDATION**

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Deny the MDR (Medium Density Residential) land use classification because it does not meet the location criteria for this land use classification. The HP (Hillside Ridgetop Protection) overlay would be retained.

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE LOCATION CRITERIA OF THE LAND USE CLASSIFICATION AND THE CURRENT CLASSIFICATION IS A SIGNIFICANT ERROR IN THE PLAN. THE HP (HILLSIDE RIDGETOP PROTECTION) OVERLAY WOULD BE RETAINED.**

**MOTION CARRIED 11-1 (NO: SHUCK). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****4-A-26-PA**

From OS (Other Open Space), HP (Hillside Ridgetop Protection) to MDR (Medium Density Residential), HP (Hillside Ridgetop Protection).

**1. STAFF RECOMMENDATION**

Deny the MDR (Medium Density Residential) land use classification because the subject property does not meet the location criteria for the land use classification. The HP (Hillside Ridgetop Protection) overlay would be retained.

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE LOCATION CRITERIA OF THE LAND USE CLASSIFICATION, IS AN EXTENSION OF THE MDR LAND USE CLASSIFICATION, AND THE CURRENT CLASSIFICATION IS A SIGNIFICANT ERROR IN THE PLAN. THE HP (HILLSIDE RIDGETOP PROTECTION) OVERLAY WOULD BE RETAINED.**

**MOTION CARRIED 11-1 (NO: SHUCK). APPROVED**

**C. REZONING****4-E-26-RZ**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Deny the RN-5 (General Residential Neighborhood) zoning district because it is inconsistent with the

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adopted plans. The HP (Hillside Protection Overlay) would be retained.

- 2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD) BECAUSE IT IS CONSISTENT WITH ADOPTED PLANS. THE HP (HILLSIDE PROTECTION OVERLAY) WOULD BE RETAINED.**

**MOTION CARRIED 11-1 (NO: SHUCK). APPROVED**

**10. CHRISTY GEDELMAN**

**4-H-26-RZ**

2018 Flagler Road / Parcel ID 080KB019, Council District 5.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

Speaking:

Christy Gedelman, 114 Spyglass Way, Hendersonville, TN  
Donald Chadwell, 3704 Biltmore Court, Mount Juliet, TN

- 1. **STAFF RECOMMENDATION**  
Approve the RN-2 (Single Family Residential Neighborhood) district because it is compatible with surrounding development and infrastructure.
- 2. **MOTION (BARGER) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**11. OHM ADVISORS**

1019 E Emerald Avenue / Parcel ID 081EB010, Council District 5.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**4-B-26-SP**

From MU-SD / MU-CC8 (Mixed Use-Special District, Medical Center) to CI (Civic and Institutional).

- 1. **STAFF RECOMMENDATION**  
Approve the CI (Civic Institutional) land use classification because it is compatible with the surrounding development and is an extension of this classification.

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**B. ONE YEAR PLAN AMENDMENT**

**4-B-26-PA**

From MU-SD / MU-CC8 (Mixed Use-Special District, Medical Center) to CI (Civic and Institutional).

**1. STAFF RECOMMENDATION**

Approve the CI (Civic Institutional) land use classification because it is compatible with the surrounding development and is an extension of this classification.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**C. REZONING**

**4-I-26-RZ**

From O (Office) to INST (Institutional).

**1. STAFF RECOMMENDATION**

Approve the INST (Institutional) district because it is consistent with the recommended CI land use classification and is compatible with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**12. HALEY MCLAUGHLIN**

0 Richmond Avenue / Parcel ID 094HA00601, Council District 3.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**4-C-26-SP**

From LI (Light Industrial), HP (Hillside Ridgetop Protection) to TDR (Traditional Neighborhood Residential), HP (Hillside Ridgetop Protection).

**1. STAFF RECOMMENDATION**

Approve the TDR (Traditional Neighborhood Residential) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

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From LI (Light Industrial), HP (Hillside Ridgetop Protection) to TDR (Traditional Neighborhood Residential), HP (Hillside and Ridgetop Protection).

**1. STAFF RECOMMENDATION**

Approve the TDR (Traditional Neighborhood Residential) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING****C. REZONING****4-N-26-RZ**

From I-G (General Industrial), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the recommended TDR land use classification and is compatible with the surrounding development. The HP (Hillside Protection) Overlay district would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING****13. JOHN BRITTON****4-O-26-RZ**

1307 Galway Street / Parcel ID 082GK01203, Council District 6.  
Rezoning from I-G (General Industrial) to I-H (Heavy Industrial).

## Speaking:

John Britton, 900 S Gay St., Knoxville, TN  
Tanner Jessell, 1026 Olive St., Knoxville, TN  
Lisa Randazzo, 1800 Jefferson Ave., Knoxville, TN  
Tom Hillstrom, 1307 Galway St., Knoxville, TN

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**1. STAFF RECOMMENDATION**

Deny the I-H (Heavy Industrial) zoning district because it is inconsistent with the Knoxville-Knox County General Plan.

**2. MOTION (HILL) AND SECOND (GILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. DENIED**

**14. TAYLOR SKULE**

0 Ailor Avenue, 2035 Sutherland Ave / Parcel ID 094OB013, 021, Council District 6.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**4-D-26-SP**

From LI (Light Industrial), SP (Stream Protection) to HI (Heavy Industrial), SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the HI (Heavy Industrial) land use classification because it is compatible with the surrounding development and is a minor extension of this classification. The SP (Stream Protection) designation would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**4-D-26-PA**

From LI (Light Industrial), SP (Stream Protection) to HI (Heavy Industrial), SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the HI (Heavy Industrial) land use classification because it is compatible with the surrounding development and is a minor extension of this classification. The SP (Stream Protection) designation would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****C. REZONING****4-P-26-RZ**

From I-G (General Industrial) to I-H (Heavy Industrial).

**1. STAFF RECOMMENDATION**

Approve the I-H (Heavy Industrial) district because it is consistent with the recommended HI land use classification and is compatible with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. SHAWN SMITH**

4601, 4605 Western Avenue / Parcel ID 093BB035, 036, Council District 3.

Speaking: Shawn Smith, 9051 Executive Park Dr., Knoxville, TN

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****4-E-26-SP**

From MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) to GC (General Commercial), HP (Hillside Ridgetop Protection).

**1. STAFF RECOMMENDATION**

Approve the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

**2. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED 10-2 (NO: MIDIS, SHUCK). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****4-E-26-PA**

From MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) to GC (General Commercial), HP (Hillside Ridgetop Protection).

**1. STAFF RECOMMENDATION**

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Approve the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

- 2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED 10-2 (NO: MIDIS, SHUCK). APPROVED**

**C. REZONING**

**4-S-26-RZ**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial), HP (Hillside Protection Overlay).

- 1. **STAFF RECOMMENDATION**

Approve the C-H-1 (Highway Commercial) district because it is consistent with the recommended GC land use classification and is compatible with the surrounding development. The HP (Hillside Protection) Overlay district would be retained.

- 2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVER PER STAFF RECOMMENDATION.**

**MOTION CARRIED 10-2 (NO: MIDIS, SHUCK). APPROVED**

**CONCEPT PLANS / SPECIAL USES**

**16. W MARTIN MILL PIKE SUBDIVISION DEVELOPMENT**

**3-SE-26-C**

4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1.

Speaking:

Michael Messina, 855 Baylor Cr., Knoxville, TN  
Lissa McCloud, 4627 Martin Mill Pike, Knoxville, TN  
Ethan McCutcheon, 201 Harley Dr., Knoxville, TN  
Eduardo Babbas, 3801 Shipwatch Ln., Knoxville, TN

- 1. **STAFF RECOMMENDATION**

Approve the concept plan for up to 16 lots, subject to 6 conditions.

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- 2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**SPECIAL USES**

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**17. INGLESIA DE DIOS EL SHADDAI (FORMERLY MARK FREEMAN, AIA)**

**4-B-26-SU**

4306 Washington Pike / Parcel ID 070CE007. Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

**1. STAFF RECOMMENDATION**

Postpone the application for 90 days to be heard at the July 9, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.

**POSTPONED 90 DAYS EARLIER IN THE MEETING.**

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**18. BEN HUDGINS**

**4-C-26-SU**

1914 Huron Street / Parcel ID 081EH006. Proposed use: Townhouses in RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay) Districts. Council District 5.

**1. STAFF RECOMMENDATION**

Approve the special use request for up to 21 townhouses, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**PLANNED DEVELOPMENT**

*None*

**OTHER BUSINESS**

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**19. RYAN ROBERTSON**

**4-A-26-OB**

315 Kerbela Avenue / Parcel ID 109AB00103. Consideration of Level III Alternative Compliance Review in the SW-6 and SW-5 (South Waterfront) district for a proposed multi-family development.

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**1. STAFF RECOMMENDATION**

Postpone the application to the May 14, 2026 Planning Commission meeting as requested by the application.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**20. KNOXVILLE-KNOX COUNTY PLANNING**

**4-E-26-OB**

2000-2061 Country Hill Lane / Parcel ID 106AC001 – 106AC02201. Proposed administrative map error correction and modification to the official Zoning Map to remove the previously approved planned district (C) designation.

**1. STAFF RECOMMENDATION**

Approve the request to remove the (C) designation from the properties at 2000-2061 Countyhill Lane under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**21. R. BENTLEY MARLOW**

**4-F-26-OB**

921 James Avenue / Parcel ID 094CK018. Appeal of an administrative determination for a Middle Housing application.

Speaking:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN  
Parker Bartholomew, 5406 Summit Ridge Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission evaluate the proposed application based on the Middle Housing Standards (Article 4.6) for the property located at 921 James Avenue. The Planning Commission should discuss whether the structure is a Middle Housing Type per Article 4.6.A with a building footprint and overall scale comparable to single-family houses and compatible with existing housing in the surrounding area, and whether the proposal will be injurious to the surrounding neighborhood.

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Each application is reviewed on its own merits separately. Land use decisions are considered on a case-by-case basis, and they are not fully bound by precedent. Boards are free to make different decisions even on similar projects, as no two pieces of land are exactly the same. If the Planning Commission makes a different decision on a similar application, the Planning Commission should provide reasoning as to why the decision differs.

2. **MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO APPROVE THE APPEAL.**

**MOTION CARRIED 10-2 (NO: BUTLER, MIDIS). APPROVED**

**22. R. BENTLEY MARLOW****4-G-26-OB**

925 James Avenue / Parcel ID 094CK019. Appeal of an administrative determination for a Middle Housing application.

Speaking:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN  
Parker Bartholomew, 5406 Summit Ridge Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission evaluate the proposed application based on the Middle Housing Standards (Article 4.6) for the property located at 925 James Avenue. The Planning Commission should discuss whether the structure is a Middle Housing Type per Article 4.6.A with a building footprint and overall scale comparable to single-family houses and compatible with existing housing in the surrounding area, and whether the proposal will be injurious to the surrounding neighborhood.

Each application is reviewed on its own merits separately. Land use decisions are considered on a case-by-case basis, and they are not fully bound by precedent. Boards are free to make different decisions even on similar projects, as no two pieces of land are exactly the same. If the Planning Commission makes a different decision on a similar application, the Planning Commission should provide reasoning as to why the decision differs.

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2. **MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO APPROVE THE APPEAL.**

**MOTION CARRIED 10-2 (NO: BUTLER, MIDIS). APPROVED**

## KNOX COUNTY

### FINAL SUBDIVISIONS

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- 23. FINAL PLAT OF BELLTOWN, PHASE IV, UNIT 1** **4-SA-26-F**  
 4510, 4561 Market Bell Way / Parcel ID 066 121 (partial), 122 (partial), Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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- 24. FINAL PLAT FOR VALLEY GROVE VILLAS** **4-SB-26-F**  
 7507 Ball Camp Pike / Parcel ID 091 20103, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the variance to provide an AASHTO turnaround in lieu of a cul-de-sac at the end of Hickory Club Lane based on the following evidence of hardship:

1. An AASHTO turnaround will allow for easier future access to the adjacent property to the north as required by the approved Concept Plan.
2. The adjoining property has limited access to public roads. Condition 8 from Planning Case 8-SB-25-C requires a future road connection to the adjoining property.
3. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnaround meets AASHTO standards for emergency service providers.

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- 2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

- 3. **STAFF RECOMMENDATION**  
Approve the final plat for 40 lots in the PR district.
- 4. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**25. FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 2C**

**4-SC-26-F**

12202 Couch Mill Road / Parcel ID 117 00812 (partial),  
Commission District 6.

- 1. **STAFF RECOMMENDATION**  
Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**26. FINAL PLAT OF MILL BRANCH SUBDIVISION**

**4-SD-26-F**

7933 Maynardville Pike / Parcel ID 029 001 (partial), Commission District 7.

- 1. **STAFF RECOMMENDATION**  
Deny the application because the design plan has not been approved by Engineering, which is required for approval of a final plat, and the applicant has not requested to postpone the case.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**27. FINAL PLAT OF CARDINAL LANDING**

**4-SE-26-F**

0 Bakertown Road / Parcel ID 091 25608 (partial), Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**28. FINAL PLAT OF HARVEST MEADOW, UNIT 3 RESUBDIVISION OF OS-4 OF HARVEST MEADOW UNIT 1**

**4-SF-26-F**

0 Harris Road, 6532 Spotted Orchid Lane / Parcel ID 050 174 (partial), 050FB096, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**29. CLENT FLEMING**

0, 3611 E Governor John Sevier Highway / Parcel ID 096 10002, 10003, Commission District 9.

Speaking:

Clint Flemming, 2725 Asbury Rd., Knoxville, TN

**Item No.**

**File No.**

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**2-A-26-PA**

From BP (Business Park), TCMU (Town Center Mixed-Use), SP (Stream Protection) to MHI (Mining and Heavy Industrial), SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Deny the MHI (Mining and Heavy Industrial) and the BP (Business Park) place types because they do not meet any of the criteria for a plan amendment and are inconsistent with Comprehensive Plan policies. The SP (Stream Protection) area would be retained.

**2. MOTION (LEVENSON) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. DENIED**

**B. REZONING**

**2-J-26-RZ**

From PC (Planned Commercial), CB (Business and Manufacturing) to I (Industrial).

**1. STAFF RECOMMENDATION**

Deny the I (Industrial) and LI (Light Industrial) zones because they are inconsistent with the Comprehensive Plan and incompatible with surrounding conditions.

**2. MOTION (LEVENSON) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. DENIED**

**30. BENJAMIN C MULLINS**

**3-H-26-RZ**

6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101 (partial), Commission District 8. Reduction of an H (Historical Overlay) in the CA (General Business) District.

**1. STAFF RECOMMENDATION**

Postpone the application 90 days to the June 11th, 2026 Planning Commission meeting to align with the recommendation of the Knox County Historic Zoning Commission.

**Item No.**

**File No.**

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**31. HOMESTEAD LAND HOLDINGS, LLC**

**4-B-26-RZ**

8934 Pleasant Hill Road / Parcel ID 062LB017, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

**1. STAFF RECOMMENDATION**

Postpone the application 30 days to be heard at the May 14th Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**32. NEAL W PARKMAN**

**4-D-26-RZ**

3230 George Light Road / Parcel ID 089KA003, Commission District 6. Rezoning from RA (Low Density Residential), TO (Technology Overlay) to PR (Planned Residential) up to 6 du/ac, TO (Technology Overlay).

Speaking:

Mark Akers, 3505 Beaver Glade Rd., Knoxville, TN

**1. STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 6 du/ac because the subject property does not meet the intent of the district. The TO (Technology Overlay) would be retained.

**2. MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. DENIED**

**33. BILLY R HENSLEY**

**4-F-26-RZ**

8616, 8618 Mascot Road / Parcel ID 051DB016, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**34. WALTER KENNETH SEAMAN II**

**4-G-26-RZ**

7508, 7510 Yount Road / Parcel ID 078 014, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3.2 du/ac.

**1. STAFF RECOMMENDATION**

Postpone the application 60 days as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**35. LINDA SHOWN**

**4-J-26-RZ**

1515 Tipton Station Road / Parcel ID 137 059 (partial), Commission District 9. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speaking:

Linda Shown, 918 Tipton Station Rd., Knoxville, TN

Gayla Guignard, 7632 Sayne Ln., Knoxville, TN

Paul Jaeger, 7710 Sayne Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.

**2. MOTION (MIDIS) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**36. ERIC WHITE**

**4-K-26-RZ**

8822 Valgro Road / Parcel ID 138 27406, Commission District 9. Rezoning from EC (Employment Center) to LI (Light Industrial).

**Item No.**

**File No.**

Speaking: Eric White, 8822 Valgro Rd., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area.

**2. MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**37. WESLEY GIBSON CONSTRUCTION INC**

**4-L-26-RZ**

0 Tipton Station Road / Parcel ID 137 067, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**38. CPR**

**4-M-26-RZ**

2910, 2916, 2920 E EMORY RD / Parcel ID 038 035, 036, 03601, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5.1 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 5.1 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****39. TAYLOR D. FORRESTER****4-Q-26-RZ**

0 Award Winning Way / Parcel ID 103MB00101, Commission District 6. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve the PC (Planned Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area. The TO (Technology Overlay) zone would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**40. RALPH SMITH / PLS****4-R-26-RZ**

4701 Messer Lane / Parcel ID 078 108, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and will bring the property into compliance with the zoning code.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**41. JOSH HAUN****4-T-26-RZ**

510 Loop Road / Parcel ID 143 059, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking:

Josh Haun, 556 King Cr., Dandridge, TN

Larry Barton, 525 Concord Villas Way, Concord, TN

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area.

**Item No.**

**File No.**

- 2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**42. NATALIA EFREMENKO**

**4-U-26-RZ**

768 S Gallaher View Road / Parcel ID 133 01801, Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) because it is consistent with the Knox County Comprehensive Plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**43. BENJAMIN C. MULLINS**

**4-V-26-RZ**

6612 Clinton Highway / Parcel ID 067LB011, Commission District 7. Rezoning from PC (Planned Commercial) to CA (General Business).

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone because of changing conditions and compatibility with adjacent development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CONCEPT AND DEVELOPMENT PLANS**

**44. ARCADIA PHASE 4C**

**A. CONCEPT SUBDIVISION PLAN**

**4-SA-26-C**

2482 Arcadia Peninsula Way / Parcel ID 163 02805 (partial), Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. DEVELOPMENT PLAN****4-A-26-DP**

Proposed use: 4 Single-family lots in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 4 single family homes on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**45. HAYDEN FARM**

Speaking: Josh Sanderson, 4909 Ball Rd., Knoxville, TN

**A. CONCEPT SUBDIVISION PLAN****4-SB-26-C**

11503 Barkley Knoll Lane / Parcel ID 103 072, Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the K value from 25 to 14.29 at sta Road A from sta 0+37 to 2+11. A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**2. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**3. STAFF RECOMMENDATION**

**Item No.****File No.**

Approve the variance to reduce the K value from 25 to K=24.76 at Road A from sta 3+72 to 5+11. A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**4. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**5. RECOMMENDATION**

Approve the variance to reduce the K value from 25 to K=17.28 at the end of Road B from sta 7+44 to 8+72.

A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**6. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**Item No.****File No.****7. STAFF RECOMMENDATION**

Approve the variance to reduce the Road A tangent from 150 ft to 116.9 ft from sta 5+10 to 6+26.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**8. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****9. STAFF RECOMMENDATION**

Approve the variance to reduce the Road A tangent from 150 ft to 135 ft from sta 11+46 to 12+81.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**10. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****11. STAFF RECOMMENDATION**

Approve the variance to reduce the Road A tangent from 150 ft to 59 ft from sta 3+83 to 4+42.

**Item No.****File No.**

- A. The property has steep topography in this location.
- B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**12. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**13. STAFF RECOMMENDATION**

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

**14. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**15. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 10 conditions.

**16. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**B. DEVELOPMENT PLAN**

**4-D-26-DP**

Proposed use: 42 single-family lots in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts.

**1. STAFF RECOMMENDATION**

**Item No.****File No.**

Approve the development plan for up to 42 detached residential lots, subject to 2 conditions.

2. **MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

## 46. 3110 GRAY HENDRIX ROAD

Speaking:

Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN

Karen Orr, 7529 Oak Ridge Hwy, Knoxville, TN

Nancy Welch, 3106 Gray Hendrix Rd., Knoxville, TN

Lee Spencer, 7882 Brownvue Rd., Knoxville, TN

### A. CONCEPT SUBDIVISION PLAN

**4-SC-26-C**

0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019 ,  
Commission District 6.

1. **STAFF RECOMMENDATION**

1. Approve the variance to reduce the minimum required tangent for reverse curves from 50 ft to 40.73 ft between stations 2+79.63 and 3+20.36, based on the following evidence of hardship.

A. The property has a narrow frontage along Oak Ridge Highway, and a reduced tangent is required to create a perpendicular intersection of Road 'A' and Oak Ridge Highway.

B. The narrow frontage is unique to the property.

C. The requested variance is not great enough to create a detrimental effect to public safety, health, or welfare. The Knox County Engineering and Public Works Department recommends approval of this variance based on the justifications provided by the applicant.

2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**Item No.****File No.****3. STAFF RECOMMENDATION**

2. Approve the variance to reduce the minimum required tangent for broken back curves from 150 ft to 50.71 ft at station 16+80.04, based on the following evidence of hardship.

A. The property has a relatively narrow width, which makes it challenging to have a continuous roadway without a reduced tangent for broken back curves.

B. The width is unique to the property. An alternative road layout with some internal cul-de-sac roads could be designed without this variance; however, a continuous road layout aligns more with the Street Connectivity section of the Subdivision Regulations.

C. The requested variance is not expected to create a detrimental effect to public safety, health, or welfare. The Knox County Engineering and Public Works Department recommends approval of this variance, as sight distance easements are proposed at the narrow horizontal curves to ensure adequate visibility.

**4. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****5. STAFF RECOMMENDATION**

3. Approve the variance to reduce the minimum required right-of-way radii at the intersection of Road 'A' and Oak Ridge Highway from 25 ft to 0 ft, based on the following evidence of hardship.

A. The property has a narrow frontage along Oak Ridge Highway, which makes it extremely challenging to meet the radii requirement as well as providing a perpendicular intersection.

B. The narrow frontage is unique to the property.

C. The requested variance is not great enough to create a detrimental effect to public safety, health, or welfare. The property has adequate sight distance in both directions, and the proposed access to Oak Ridge Highway shall be reviewed by the Tennessee

**Item No.****File No.**

Department of Transportation to ensure safety. The Knox County Engineering and Public Works Department recommends approval of this variance based on the justifications provided by the applicant.

- 6. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****7. STAFF RECOMMENDATION**

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

- 8. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****9. STAFF RECOMMENDATION**

Approve the concept plan, subject to 11 conditions.

- 10. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION, WITH THE EXCEPTION OF CONDITION #10 AND AMENDING CONDITION #9 AS FOLLOWS: "SO LONG AS THE OVERALL LOT COUNT IS NOT REDUCED, OR THE POTENTIAL LOCATIONS ARE NOT NECESSARY FOR STORMWATER INFRASTRUCTURE, PROVIDING A 50-FT WIDE RIGHT-OF-WAY STUB-OUT FROM ROAD 'A' TO THE PROPERTY TO THE NORTHWEST PARCEL (091 0200). IF REQUIRED, THE STUB-OUT WILL BE PROVIDED ON THE FINAL PLAT AND IDENTIFIED FOR FUTURE CONNECTION, AND THE LOCATION OF THE STUB-OUT SHALL BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE."**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. DEVELOPMENT PLAN****4-E-26-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 10 du/ac, A (Agricultural) Districts.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Approve the development plan for up to 165 attached residential lots, subject to 2 conditions.

- 2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**47. NATIVE SUN LLC, ON MIDDLEBROOK PIKE**

**A. CONCEPT SUBDIVISION PLAN**

**4-SD-26-C**

1155, 1161 Copperwood Lane / Parcel ID 105OC023, 02401, Commission District 3.

- 1. **STAFF RECOMMENDATION**

Withdraw the concept plan application because it was submitted in error.

**WITHDRAWN EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**4-F-26-DP**

Proposed use: Townhouse development in F (Floodway), PR(k) (Planned Residential with conditions) up to 11 du/ac Districts.

- 1. **STAFF RECOMMENDATION**

Postpone the Development Plan application for 30 days to be heard at the May 14, 2026 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**48. ORANGE KNOXVILLE, LLC**

Speaking:

Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN

Bill Walker, 3271 Truitt Path Ln., Knoxville, TN

Victor Ramirez, 7068 Ledgestone Commons, Bartlett, TN

*Commissioner Browning left at this time (5:14 p.m.).*

**A. CONCEPT SUBDIVISION PLAN****4-SE-26-C**

0 Bakertown Road / Parcel ID 091 25604, Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum intersection separation between the centerlines of Road 'A' and Truitt Path Lane from 400 ft to 209 ft.

A. The shape and layout of the site, along with existing roads and access points, limit how far apart intersections can be placed. The development to the south includes an approved designated road connection, which restricts the ability to properly align the intersections to which the project's proposed road must connect.

B. This situation is unique to this property due to the existing location of Truitt Path Lane and surrounding development, and the proposed road to the south of the site, under permitting and construction. These conditions were already in place and were not created by the current owner or developer.

C. Reducing the distance between the intersections will not create safety concerns or negatively impact the surrounding area. The design will still allow for safe traffic flow and will not affect nearby properties or the general public.

**2. MOTION (GILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the concept plan subject to 9 conditions.

**4. MOTION (GILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**B. DEVELOPMENT PLAN****4-C-26-DP**

Proposed use: Commercial development in PC(k) (Planned Commercial) District.

**1. STAFF RECOMMENDATION**

Approve the development plan for the grocery store, fuel station with convenience store, and commercial subdivision with up to 3 lots, as shown on the development plan, subject to 6 conditions.

**2. MOTION (GILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION, WITH THREE ADDITIONAL CONDITIONS:**

**#7. PROVIDING A TYPE A LANDSCAPE SCREEN WHILE ALLOWING EXISTING TREES TO COUNT TOWARD THE SCREEN AND ADDING SUPPLEMENTAL TREES WHERE THE INTENT OF THE SCREEN IS NOT MET, TO BE REVIEWED BY PLANNING STAFF DURING DESIGN AND PERMITTING PHASE.**

**#8. INSTALLING A 6FT PRIVACY FENCE ALONG THE LOBETTI LANDING SUBDIVISION.**

**#9. REMOVING STREET LIGHTS FROM THE PUBLIC RIGHT OF WAY.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**CONCEPTS / USES ON REVIEW**

*None*

**DEVELOPMENT PLANS****49. MARK C TUCKER****3-K-26-DP**

3505 Duck Pond Way / Parcel ID 050IB03101, 03102. Proposed use: Single-family dwelling in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

Speaking: Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the development plan for a detached dwelling, subject to 5 conditions.

**2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****50. BREANNA WILLIAMS****4-B-26-DP**

10740 Faith Promise Lane / Parcel ID 08 9 22301. Proposed use: Child Care Center Expansion in BP (Business and Technology Park), TO (Technology Overlay), F (Floodway) Districts. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for a new child care center building in the BP (Business and Technology Park) zone as depicted on the site plan, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****51. RYAN LYNCH****4-G-26-DP**

3912, 3918, 3924, 3930, 3936, 3942, 3948, 3954 Crimson Clover Lane / Parcel ID 050FB019, 020, 021, 022, 023, 024, 025, 026. Proposed use: Peripheral setback reduction from 35 ft. to 25 ft. in PR (Planned Residential) up to 2.5 du/ac District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a peripheral setback reduction, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****52. STEVE WEBB****4-H-26-DP**

9133 Hailes Abbey Lane / Parcel ID 145PL019. Proposed use: Rear setback reduction from 20 ft. to 14 ft. in PR (Planned Residential) up to 3 du/ac District. Commission District 4.

**1. STAFF RECOMMENDATION**

Approve the development plan to reduce the rear setback from 20 ft to 14 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

**Item No.**

**File No.**

**APPROVED ON CONSENT EARLIER IN THE MEETING**

USES ON REVIEW

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**53. ECG ACQUISITIONS, LLC**

**4-A-26-UR**

608 Lovell Road / Parcel ID 131 06504 (partial). Proposed use: Multi-dwelling development in OB (Office, Medical, and Related Services) (pending) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the request for a 324-unit multifamily development, as shown in the development plan, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**54. WADE LOVIN**

**4-B-26-UR**

0 Cate Road / Parcel ID 066 08704. Proposed use: 3 duplexes in RA(k) (Low Density Residential with conditions) District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the request for three duplexes in the RA (Low Density residential) zone, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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PLANNED DEVELOPMENT

*None*

ORDINANCE AMENDMENTS

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**55. KNOXVILLE-KNOX COUNTY PLANNING**

**3-A-26-OA**

Consideration of amendments to the Knox County Code, Appendix B, Zoning Code to align public noticing requirements with recent state law changes.

**1. STAFF RECOMMENDATION**

Postpone 90 days.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**Item No.**

**File No.**

OTHER BUSINESS

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**56. KNOXVILLE-KNOX COUNTY PLANNING**

**4-B-26-OB**

Consideration of Amendments to the Knoxville-Knox County Planning Administrative Rules and Procedures, Article I, Section 1, Public Notice, Newspaper Advertisements.

**1. STAFF RECOMMENDATION**

Approve the proposed amendments to the Knoxville-Knox County Administrative Rules and Procedures as identified in Exhibit A.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**57. KNOXVILLE-KNOX COUNTY PLANNING**

**4-D-26-OB**

The chair will appoint a nominating committee for Planning Commission officers for the 2026-2027 term.

*Chairman Huber announced the Nominating Committee for the 2026-2027 Officers:*

*Kara Daley, Matthew Anderson, and Tim Hill*

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ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:54 P.M.

**Item No.**

**File No.**

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**Prepared by:** Dallas DeArmond

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**Approved by:** Secretary for the Commission

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**Approved by:** Chair

***NOTE:** Please see individual staff reports for conditions of approval and the staff recommendation.*