

The Planning Commission met in regular session on August 14, 2025, 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		✓	
Rich Levenson, Vice-Chair	✓		
Tamara Boyer		✓	
Nancy Barger	✓		
Katie Overton		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

## 2. APPROVAL OF AUGUST 14, 2025 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF JULY 10, 2025 MINUTES

**APPROVED ON CONSENT**

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#### 4. APPROVAL OF CORRECTION TO THE JUNE 12, 2025 MINUTES

**APPROVED ON CONSENT**

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#### 5. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

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##### A. AUTOMATIC POSTPONEMENTS READ

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##### B. AUTOMATIC WITHDRAWALS READ

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

30 Days

- 1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITION OF ITEM #18, AS REQUESTED BY THE APPLICANT.

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

60 Days

*None*

90 Days

*None*

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

*None*

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##### E. TABLED ITEMS

- 1. ANDREW THOMAS

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

1210 W Parkway Avenue / Parcel ID 069AD01101,  
Council District 5. (Tabled 10/3/2024)

**A. NORTH CITY SECTOR PLAN AMENDMENT****7-G-24-SP**

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

**B. ONE YEAR PLAN****7-G-24-PA**

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

**C. REZONING****7-P-24-RZ**

From RN-2 (Single-Family Residential  
Neighborhood) to RN-4 (General Residential  
Neighborhood).

**2. CAR CONNEXION COMPLETE AUTO REPAIR****9-A-24-SU**

0, 132 Maryville Pike / Parcel ID 109IF017, 016.  
Proposed use: Auto repair facility in C-G-2 (General  
Commercial), HP (Hillside Protection Overlay) District.  
Council District 1. (Tabled 12/12/2024)

**3. DONALD EPPERLY, JDK PROPERTIES****10-A-24-UR**

0 Cahaba / Parcel ID 072 107. Proposed use:  
Commercial mulching operation in CA (General  
Business) District. Commission District 8. (Tabled  
2/13/2025)

**4. IURA BORDEI****2-A-25-SU**

4918 Kingman Drive / Parcel ID 080JB005. Proposed  
use: Single-family home in RN-3 (General Residential  
Neighborhood), (C) (Previously Approved Plan District),  
HP (Hillside Protection Overlay) Districts. Council  
District 5. (Tabled 3/13/2025)

**5. LINDA GASS**

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**

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

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).

**6. 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)

**7. 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)

**F. ITEMS TO BE TABLED READ***None***G. ITEMS TO BE REMOVED FROM THE TABLE READ***None***H. WITHDRAWALS FROM THE TABLE***None***I. CONSENT ITEMS READ**

1. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #38.

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

## CITY OF KNOXVILLE

### LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*There were no Level 1 Certificates of Appropriateness issued since the July 10, 2025, Planning Commission meeting.*

#### ORDINANCE AMENDMENTS

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## 6. KNOXVILLE-KNOX COUNTY PLANNING

7-C-25-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4.6, Middle Housing Standards, 9.1.D, General Use Regulations, 10.1.A, Site Development Standards, and 14.6, Design Review Board Powers.

#### Speakers:

Jonah Pruitt, 1545 Western Ave., Knoxville, TN 37921

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921

#### 1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Articles 4.6, 9.1, 10.1, and 14.6, which provide revisions to the Middle Housing standards and related zoning code elements, because they create additional clarity in the zoning standards and will generate better consistency with the surrounding neighborhoods.

#### 2. MOTION (MIDIS) AND SECOND (BUTLER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

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

## 7. CITY OF KNOXVILLE

8-A-25-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 14.4 Zoning Administrator Powers, 15.3 Vesting, and 16.12 Zoning Appeals to align vested rights with recent state law changes per Tenn. Code Ann. § 13-4-301 et seq.

**Item No.****File No.****Speakers:**

Christina Magrans-Tillery, City of Knoxville Law Department, 400 Main St., Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Article 14.4 Zoning Administrator Powers, 15.3 Vesting, and 16.12 Zoning Appeals to align vested rights with recent state law changes per Tenn. Code Ann. § 13-4-310 et seq.

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

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

**FINAL SUBDIVISIONS****8. RESUBDIVISION OF JUHA A WHITNEY L MIETTINEN PROPERTY - LOT 2****7-SD-25-F**

3146 Haggard Drive / Parcel ID 070JD00701, Council District 4.

**Speakers:**

Noah Hudson, 8880 Cedar Springs Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the variance to allow a 25-ft permanent access and utility easement to connect to a 25-ft joint permanent easement instead of a public street based on the following evidence of hardship:

1. Lot 2 was a flag lot connected to Haggard Dr by an access strip in the same location as the existing joint permanent easement. A 2007 plat split Lot 1 into 1A and 1B, and a subsequent 2010 replat removed the access strip that connected Lot 2 to Haggard Dr and created the joint permanent easement.

2. There is an existing driveway over proposed Lot 2R-1 extending from the joint permanent easement. This portion of the driveway is not part of the current agreement and the new owner does not want an additional lot added to the existing joint permanent easement.

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3. Granting of the variance would not be detrimental to the public safety, health or welfare of the public, nor would it be injurious to other properties in the neighborhood as the driveway already exists and traffic would be minimally impacted by the addition of one home.

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

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

3. **STAFF RECOMMENDATION**

Approve the resubdivision plat for two lots in the RN-1 district.

4. **MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

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

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**9. RESUBDIVISION OF PART OF LOT 2, LOT 3 AND LOT 4, ANDERSON ADDITION TO KNOXVILLE, TENN.**

**8-SB-25-F**

1120, 1124, 1128 N Central Street / Parcel ID 081MB001, 034, 035, Council District 4.

1. **STAFF RECOMMENDATION**

Approve the variance for the subdivision plat to be accepted without surveying the remainder of Lot 2 of the Anderson Addition City Map to the southeast based on the following evidence of hardship:

1. The adjacent property to the southeast (Parcel 081MB033) is under separate ownership from the subject property of this plat. Lot 2 was subdivided by deed in 1987 and this plat proposes to create a lot of record for the subject property by combining Lots 3, 4, and part of Lot 2. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

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2. Lot 2 was subdivided by deed in 1987 (Deed Book 1926, Page 432) but this division was never reflected on a recorded plat. Since Parcel 081MB033 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

3. Granting the variance will not be detrimental to the public safety, health, welfare, or injurious to other properties in the neighborhood as the parcel, which includes Lots 3, 4 and part of Lot 2, already exists by deed.

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

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

**3. STAFF RECOMMENDATION**

Approve the resubdivision plat to create a single lot in the C-G-2 district.

- 4. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*



**Item No.****File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**10. GARRETT JERNIGAN****7-O-25-RZ**

4628 Washington Pike / Parcel ID 070CD025, Council District 4.  
Rezoning from RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

**Speakers:**

Victor Jernigan, 229 Sherway Rd., Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Deny the RN-5 (General Residential Neighborhood) district because it is not compatible with surrounding development.

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

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

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**11. LEIGH BURCH****8-C-25-RZ**

305 W Vine Ave / Parcel ID 094EJ032, Council District 6. Rezoning from DK-G (Downtown Knoxville, Grid Subdistrict), HP (Hillside Protection Overlay) to DK-B (Downtown Knoxville, Boulevard Subdistrict), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Deny the DK-B (Downtown Knoxville, Boulevard Subdistrict) district because it is inconsistent with the intent of the district. The HP (Hillside Protection Overlay) would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**12. CHRIS & SHERRY CRUMLEY****8-D-25-RZ**

4913 Rowan Road / Parcel ID 069HA010, Council District 5.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

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

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is a minor extension and is compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**13. SLEMONS MATHES****8-G-25-RZ**

0 Inskip Road / Parcel ID 069AF00102, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve the RN-2 (Single Family Residential) district because it is consistent with the sector plan and small area plan as well as surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**14. CONSTRUCTION MANAGEMENT GROUP/DAVID PRESLEY****8-H-25-RZ**

4831 Tillery Road / Parcel ID 080FC013, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speakers:

David Presley 705 Gate Ln., Knoxville, TN 37909

**1. STAFF RECOMMENDATION**

Deny the RN-2 (Single-Family Residential Neighborhood) zoning district because the subject property does not have adequate access to support a rezoning of this site. The HP (Hillside Protection Overlay) would be retained.

**2. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO POSTPONE FOR 30 DAYS TO THE SEPTEMBER 11, 2025 MEETING AS REQUESTED BY THE APPLICANT.**

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

**15. FRANCO IRAKOZE****8-I-25-RZ**

0 Wilson Road / Parcel ID 080ED00601, Council District 5.

Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to safety concerns with driveway access and road conditions and the lack of changing conditions in the area, which do not support a rezoning of this site.

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

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

**16. CITY OF KNOXVILLE**

0 N. Gallaher View Road / Parcel ID 119LA00116, Council District 2.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****8-A-25-SP**

From N/A (no land use classification) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT****8-A-25-PA**

From N/A (no land use classification) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

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

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development and supports the C-R-2 (Regional Commercial) zoning district.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**C. REZONING****8-J-25-RZ**

From N/A (no zone) to C-R-2 (Regional Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-R-2 (Regional Commercial) district because it is comparable to the previous CB (Business and Manufacturing) zone in the County and would be an extension of this zoning in the City.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. CITY OF KNOXVILLE**

2814 Dresser Road / Parcel ID 122OJ003, Council District 1.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****8-B-25-SP**

From N/A (no land use classification) to MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area).

**1. STAFF RECOMMENDATION**

Approve the MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area) land use classification because it is consistent with the land use designation for properties along this segment of Alcoa Highway in the City.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT****8-B-25-PA**

From N/A (no land use classification) to MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area).

**Item No.****File No.****11. STAFF RECOMMENDATION**

Approve the MU-SD, SCO-3 (Mixed-Use Special District, Alcoa Highway Small Area) land use classification because it is consistent with the land use designation for properties along this segment of Alcoa Highway in the City.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**C. REZONING****8-K-25-RZ**

From N/A (no zone) to C-G-1 (General Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-G-1 (General Commercial) district because it is comparable to the SC (Shopping Center) zoning in Knox County.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**CONCEPT PLANS / SPECIAL USES**
**18. 0 LOCUST HILL LANE****7-SB-25-C**

0 Locust Hill Lane / Parcel ID 123FA003, Council District 1.

**1. STAFF RECOMMENDATION**

Postpone this request to the September 11, 2025 Planning Commission meeting to allow more time for revisions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**SPECIAL USES**
**19. TYLER STINNETT****6-F-25-SU**

0 Wallwood Road (formerly known as 5708 Wallwood Road) / Parcel ID 068KH031. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (Hillside Protection Overlay) Districts. Council District 5.

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## Speakers:

Larry Wright, 12948 Buckley Rd., Knoxville, TN 37934  
Donna Lyons, 5716 Wallwood Rd., Knoxville, TN 37912  
Carolyn Smith, 5703 Wallwood Rd., Knoxville, TN 37912  
Beth Wood, 5707 Wallwood Rd., Knoxville, TN 37912  
Don Rackard, 5701 Wallwood Rd., Knoxville, TN 37912

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling because the scale is compatible with surrounding development, and it is consistent with the criteria for approval.

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

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

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**20. MAINLAND MCA KNOXVILLE****8-A-25-SU**

962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Removal of a previously approved Planned District designation (C) in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) Districts. Council District 2.

## Speakers:

Adam Kohntopp, 10025 Investment Dr. #120, Knoxville, TN 37932  
Larry Silverstein, 7808 Sheffield Dr., Knoxville, TN 37909

**1. STAFF RECOMMENDATION**

Approve the request to remove the previously approved planned district (C) designation from this parcel because it will enable development that is consistent with the current zoning and the surrounding area.

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

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

**Item No.****File No.****21. FORREST KIRKPATRICK****8-B-25-SU**

1547 Clinch Avenue / Parcel ID 094MJ017. Proposed use: Eating and Drinking Establishment in C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay) Districts. Council District 1.

**1. STAFF RECOMMENDATION**

Approve the request for an eating and drinking establishment with approximately 1,755 sqft of floor area in the C-N (Neighborhood Commercial) district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. STEVE W ABBOTT JR****8-C-25-SU**

0 Landview Drive / Parcel ID 082LF002. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) (pending) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**23. LARRY D WRIGHT****8-D-25-SU**

3724 Skyline Drive / Parcel ID 083AF015. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling because it provides infill development that is compatible with the surrounding neighborhood.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**24. LYNN HOLT****8-E-25-SU**

2002 Thunderhead Road / Parcel ID 154 09813 (partial). Proposed use: Drive-through facility for financial institution in C-R-2 (Regional Commercial), (C) (Previously Approved Plan District) Districts. Council District 2.

**Speakers:**

Daniel Sanders, 920 Volunteer Landing Ln., Knoxville, TN

Dave Sabina, 3 Farm Colony Dr., Warren, PA 16365

Annett Hummell, 10215 Technology Dr., Knoxville, TN 37932

Gerald Karle, 1601 Marys Ave. Suite 2G-8, Pittsburgh, PA 15201

**1. STAFF RECOMMENDATION**

Deny the development plan and alternative compliance request for a branch bank with a drive-through facility due to not meeting the purpose and intent for alternative compliance with the TC-1 (Town Center) district regulations (Article 3, Section 3.12.N.3) or the Development Plan and Standards for Northshore (Town Center).

**2. MOTION (BUTLER) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN AND ALTERNATIVE COMPLIANCE REQUEST FOR A BRANCH BANK WITH A DRIVE-THROUGH FACILITY BECAUSE IT DOES MEET THE PURPOSE AND INTENT FOR ALTERNATIVE COMPLIANCE WITH THE TC-1 (TOWN CENTER) DISTRICT REGULATIONS (ARTICLE 3, SECTION 3.12.N.3) AND THE DEVELOPMENT PLAN AND STANDARDS FOR NORTHSORE (TOWN CENTER).****MOTION CARRIED 10-1 (NO: MIDIS). APPROVED****25. LYNN HOLT****8-F-25-SU**

3634 E Magnolia Avenue / Parcel ID 082DS007. Proposed use: Drive-through facility for financial institution in C-G-2 (General Commercial) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a drive-through facility in the C-G-2 (General Commercial) district, subject to 4 conditions.



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202, 204 Cedar Lane; 307 Shasta Drive / Parcel ID 068LD013, 014, 023. Proposed use: Drive-through facility for retail establishment in C-G- 1 (General Commercial), O (Office) Districts. Council District 5.

**1. STAFF RECOMMENDATION**

Approve the request for up to two drive-through windows for retail businesses in the C-G-1 (General Commercial) zoning district, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****PLANNED DEVELOPMENT****27. AMY SHERRILL****8-A-25-PD**

4333 Galbraith School Road / Parcel ID 109KG023. Proposed use: Preliminary plan for a residential development as an adaptive reuse of a historic structure in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

**1. STAFF RECOMMENDATION**

Approve the preliminary plan for the Galbraith School Adaptive Reuse Planned Development, including approval of the requested exceptions to the underlying zoning district's dimensional standards, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****OTHER BUSINESS****28. BRENT LONG****7-A-25-OB**

1013 Phillips Ave / Parcel ID 095OB020. Level III Alternative Compliance Review in the SW-2 (South Waterfront) District for a proposed non-compliant driveway entrance on principal frontage.

**1. STAFF RECOMMENDATION**

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Withdraw this case per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

**29. KNOXVILLE-KNOX COUNTY PLANNING**

**8-A-25-OB**

Proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation for the property located at 3714 Whittle Springs Road.

**1. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission remove the (C) designation from parcel 070HB027 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**30. R. BENTLEY MARLOW**

**8-B-25-OB**

1214 Calloway Street / Parcel ID 094FQ017. Appeal of an administrative decision to deny a Middle Housing request. Council District 6.

**Speakers:**

Jonah Pruitt, 1545 Western Ave., Knoxville, TN 37921

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921

**1. STAFF DECISION BEING APPEALED**

The project as presented in the attached application does not meet the applicable standards per Knoxville City Code, Appendix B, Zoning Code, Article 4.6. The building does not meet the design standards for townhouses (Article 4.6.E.5.c), and does not meet the intent of the Middle Housing Standards (Article 4.6: "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area;" Article 4.6.E.4: "to generate new Middle Housing buildings that are similar in footprint, height, and

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setbacks with the existing neighborhood;" Article 4.6.G: "the intent of Article 4.6 is to allow middle Housing types which are in harmony with the surrounding neighborhood and will not be injurious to it or the public welfare.")

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE APPEAL, THEREBY OVERTURNING THE DECISION OF PLANNING STAFF.**

**MOTION CARRIED 10-1 (MIDIS). APPROVED**

### 31. R. BENTLEY MARLOW

8-C-25-OB

1403 Moses Avenue / Parcel ID 094FV027. Appeal of an administrative decision to deny a Middle Housing request. Council District 6.

**Speakers:**

Jonah Pruitt, 1545 Western Ave., Knoxville, TN 37921

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921

1. **STAFF RECOMMENDATION**

The project as presented in the attached application does not meet the applicable standards per Knoxville City Code, Appendix B, Zoning Code, Article 4.6. The building does not meet the design standards for townhouses (Article 4.6.E.5.c), and does not meet the intent of the Middle Housing Standards (Article 4.6: "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area;" Article 4.6.E.4: "to generate new Middle Housing buildings that are similar in footprint, height, and setbacks with the existing neighborhood;" Article 4.6.G: "the intent of Article 4.6 is to allow middle Housing types which are in harmony with the surrounding neighborhood and will not be injurious to it or the public welfare.")

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE APPEAL, THEREBY OVERTURNING THE DECISION OF PLANNING STAFF.**

**MOTION CARRIED 8-3 (NO: MIDIS, ADAIMS, BUTLER)**

**KNOX COUNTY****FINAL SUBDIVISIONS**

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**32. FINAL PLAT OF ISABEL ESTATES, PHASE 2****12-SA-24-F**

0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8.

**1. STAFF RECOMMENDATION**

Due to the need for additional plat revisions, required conditions per the Concept Plan approved in March 2025 (3-SE-25-C) for platting more than 66 lots, and with concurrence of the applicant, Planning staff are recommending postponement for 30 days until the September 11, 2025 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**33. FINAL PLAT OF IRWIN ACRES****8-SA-25-F**

0 E Emory Road / Parcel ID 021 066, 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**

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**34. REPLAT OF LOT 11, CAMPBELL PARK SUBDIVISION, UNIT 2****8-SC-25-F**

1114 N Campbell Station Road / Parcel ID 130JE00102, Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum width of an access easement from 25 ft to 15 ft, based on the following evidence of hardship.

1. The access easement is required by the Town of Farragut to provide potential alternative access for two

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

adjacent parcels to the east for future safety considerations.

2. The site's shallow depth and irregular shape make it challenging to provide the required parking spaces outside of the easement area. A right-of-way acquisition by Knox County in 2017 affected the depth of the subject lot.

3. No detrimental effects are anticipated from the approval of this variance. If this easement is used in the future, a new driveway configuration needs to be approved by the Town of Farragut.

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

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

- 3. STAFF RECOMMENDATION**

Approve the final plat for one lot in the PR (Planned Residential) zone.

- 4. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

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

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**35. MATTHEW L TINKHAM, JR**

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4.

**Item No.****File No.****A. COUNTY COMPREHENSIVE PLAN AMENDMENT****5-C-25-PA**

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

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the September 11, 2025 Planning Commission meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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

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

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the September 11, 2025 Planning Commission meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**36. BENJAMIN C MULLINS****7-M-25-RZ**

205 N Wooddale Road / Parcel ID 062 047, Commission District 8.  
Rezoning from PR (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 7 du/ac.

**Speakers:**

Benjamin C. Mullins, 550 W Main St. #500, Knoxville, TN 37902

Nancy Manning, 411 N. Wooddale Rd., Strawberry Plains, TN 37871

Joseph Bailey, 7714 Vista View Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 7 du/ac because there has been no change in conditions since the last rezoning application.

**2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4.5 DU/AC BECAUSE IT IS CONSISTENT WITH THE KNOX COUNTY COMPREHENSIVE PLAN.**

**Item No.****File No.****MOTION CARRIED 10-1 (NO: GILL). APPROVED**

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**37. DAMON & DAGAN GREENE****8-A-25-RZ**

0 E Emory Road / Parcel ID 020 12004, Commission District 8.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5  
du/ac.

Speakers:

Dagan Green, 1537 Western Ave., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 4  
du/ac because it is consistent with the Knox County  
Comprehensive Plan and surrounding development.

**2. MOTION (ANDERSON) AND SECOND (BARGER) WERE  
MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4.3  
DU/AC.**

*Commissioners Levenson and Perez left the room and were not  
present to vote on this item.*

**MOTION CARRIED UNANIMOUSLY 9-0. APPROVED**

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**38. GEORGE W HICKS****8-B-25-RZ**

6447 Rutledge Pike / Parcel ID 060 13113, Commission District 8.  
Rezoning from A (Agricultural) to CA (General Business).

Speakers:

Terry Hicks, 6501 Rutledge Pike, Knoxville, TN

George Hicks, 8916 Rutledge Pike, Mascot, TN

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone because it is  
consistent with the Comprehensive Plan and  
compatible with surrounding development, subject to  
1 condition.

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

**39. NOAH ROBBINS****8-E-25-RZ**

0, 7740, 7744 Tazewell Pike / Parcel ID 013 050, 051, 021, 080, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and is supported by community and commercial amenities.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**40. BASECAMP RENTALS, INC. & CCG AUTO, LLC****8-F-25-RZ**

2107 Tipton Station Road / Parcel ID 148 109, Commission District 9. Rezoning from A (Agricultural), PR (Planned Residential) up to 4 du/ac to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**CONCEPT AND DEVELOPMENT PLANS**

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**41. CAMP FOX SUBDIVISION**

Speakers:

Scott Ogle, 7907 Well Scenic View Ln., Knoxville, TN 37938

**A. CONCEPT SUBDIVISION PLAN****8-SA-25-C**

0 Bays Mountain Road / Parcel ID 126 13803, Commission District 9.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 8 conditions.



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

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

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

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**B. DEVELOPMENT PLAN****8-E-25-DP**

Proposed use: 9 residential lots in PR (Planned Residential) up to 3 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 9 single-family homes on individual lots and a reduction in peripheral setback from 35 ft to 25 ft, subject to 2 conditions.

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

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

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**42. VALIARIANO PROPERTY ON BALL CAMP PIKE****A. CONCEPT SUBDIVISION PLAN****8-SB-25-C**

7507 Ball Camp Pike / Parcel ID 091 20103, Commission District 6.

1. **STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**B. DEVELOPMENT PLAN****8-G-25-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential with condition) up to 8 du/ac District.

1. **STAFF RECOMMENDATION**

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

Approve the development plan for up to 40 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**43. THE WILLOWS AT BEAVER CREEK  
(FORMERLY KNOWN AS WEST BEAVER  
CREEK)**

**Speakers:**

Dave Queener, 2701 Lakewood Ln., Knoxville, TN 37921

Daniel Medley, 2708 W Beaver Creek Ln., Knoxville, TN

Robert Campbell, address not given

**A. CONCEPT SUBDIVISION PLAN**

**8-SC-25-C**

0, 2528, 2536 W Beaver Creek Drive / Parcel ID 067 055, 061, 062, Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the intersection spacing between the centerlines of Road 'A' and Emerald Heath Road, from 300 ft to 183 ft.

A. Due to the existing topography and providing adequate sight distance, the intersection of Road 'A' at W. Beaver Creek Drive needs to be located at the proposed spacing of 183 ft northeast of Emerald Heath Road.

B. The vertical curvature of W. Beaver Creek Drive limits the location of the access, which is unique to this property and was not created by any person who has an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road obtains the required sight distance and allows for safe left turn movements from both the subject site and Emerald Heath Road. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the variance to eliminate the requirement of a cul-de-sac at the southwest terminus of Road 'B', a street that serves two or more lots on the same side of the street, subject to installation of a temporary turnaround per condition #7.

A. The alternative turnaround will reduce impacts within the adjacent stream buffer.

B. The stream and its location are unique to this property and were not created by any person who has an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because of the limited number of houses on this portion of Road 'B' and the temporary turnaround will be sized for typical passenger vehicles and box trucks, and this road segment is short enough that a larger turnaround for a fire truck is not required. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****5. STAFF RECOMMENDATION**

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

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

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

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

Approve the Concept Plan subject to 13 conditions.

**8. MOTION (MIDIS) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

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

**B. DEVELOPMENT PLAN****8-H-25-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential with conditions) up to 12 du/ac and PR (Planned Residential) up to 12 du/ac.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 60 dwelling units on individual lots, subject to 2 conditions.

**2. MOTION (MIDIS) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION THAT A TYPE A LANDSCAPE BUFFER BE INSTALLED BEHIND LOTS 1-11 AND 12-20 UNLESS COMPARABLE VEGETATION EXISTS TO CREATE A BUFFER.**

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

**CONCEPTS / USES ON REVIEW**

*None*

**DEVELOPMENT PLANS****44. DONNA TARPLEY****8-B-25-DP**

7730 Westland Drive / Parcel ID 133CB003. Proposed use: Detached single-family dwelling in PR(k) (Planned Residential with conditions) up to 5 du/ac District. Commission District 4.

**1. STAFF RECOMMENDATION**

Approve the development plan for a detached dwelling in the PR (k) (Planned Residential) zone, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**45. ADAM & ASHLEY FERNANDEZ****8-C-25-DP**

12321 Buttermilk Road / Parcel ID 129 10901. Proposed use: 2 single family houses in PR (Planned Residential) up to 2 du/ac District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the development plan for a garage conversion to a single-family dwelling, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**46. STEVENS, OSBORNE, SHAMBACH****8-D-25-DP**

5910, 5914 Honeycrisp Road, 7400 Emory Orchard Lane / Parcel ID 078BE062, 061, 067 Proposed use: Reduction of peripheral setbacks from 35 ft to 20 ft. in PR (Planned Residential) up to 4 du/ac District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for a garage conversion to a single-family dwelling, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**47. ZAHEER AHMED****8-F-25-DP**

9708 Westland Drive / Parcel ID 144OA003. Proposed use: Medical offices in PC (Planned Commercial) District. Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the development plan for an 8,292 sq ft medical office building, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****USES ON REVIEW**

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**48. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC****6-A-24-UR**

0, 10205, 10211 Westland Drive / Parcel ID 153DA027 01, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the September 11, 2025 Planning Commission meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**49. MARBLE CITY INVESTMENTS, LLC****8-A-25-UR**

1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024. Proposed use: Two duplexes on individual lots in RA (Low Density Residential) (Pending) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the September 11, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS***None***ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:37 P.M.

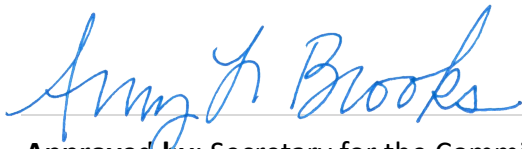
**Item No.**

**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.