

August 13, 2026

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on August 13, 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	✓		
Marité Pérez	✓		
Matt Anderson		✓	
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

2. APPROVAL OF AUGUST 13, 2026 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JULY 9, 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

- 1. MOTION (PEREZ) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS, WITH THE ADDITION OF ITEMS #26 AND #18.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

90 Days

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- 1. STEVEN W ABBOTT JR

9-E-25-DP

Item No.**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)

2. 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. (Tabled 5/14/2026)

3. ARCIP HOLOBET**5-D-26-DP**

10506 Bob Gray Road / Parcel ID 118 071. Proposed use: Single-family attached subdivision in PR(k) (Planned Residential, with conditions) up to 10 du/ac, TO (Technology Overlay) District. Commission District 3. (Tabled 5/14/2026)

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

1. MOTION (PEREZ) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS

5. FINAL PLAT OF CYPRESS VALLEY SUBDIVISION

8-SA-26-F

717 W Governor John Sevier Highway / Parcel ID 137 013,
Commission District 9.

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. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 9/12/2024 as Planning Case File # 9-SD-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. FINAL PLAT OF CARTER RIDGE PHASE 6

8-SB-26-F

9124 Carter Mill Drive / Parcel ID 074 002 (partial), 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. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 2/9/2023 as Planning Case 1-SH-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. FINAL PLAT OF PICKENS RIDGE SUBDIVISION UNIT 1

8-SC-26-F

0 Pickens Gap Road / Parcel ID 150 04402, 04403, 04404, 04405, 04406, 04407, 04408, 04409, 04410, Commission District 9.

Item No.**File No.****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. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 5/8/2025 as Planning Case File # 5-SE-25-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. FINAL PLAT OF HICKORY VIEW SUBDIVISION PHASE 2**8-SD-26-F**

0, 2304, 2300 West Gallaher Ferry Road; 0 Hickory Creek Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, 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. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 6/12/2025 as Planning Case 6-SC-25-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. RESUBDIVISION OF PART OF LOT 1, HAMMOND AND OKAIN PROPERTY**8-SE-26-F**

6909 Weaver Road / Parcel ID 078 132, Commission District 6.

Speaking: Sean Lebaron, 310 Dusty Ln., Maryville, TN

1. MOTION

Approve the variance for the subdivision plat to be accepted without surveying the remainder of Lot 1 of the Final Plat of The Subdivision of the Hammond and Okain Property based on the following evidence hardship.

Item No.**File No.**

1. Lot 1 was created by plat from part of parcel 078 136.04 and all of parcel 078 132 in 2016 (Instrument # 201611290034352), but this combination was never captured on a warranty deed. Since parcel 078 136.04 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

2. A warranty deed to combine part of parcel 078 136.04 and parcel 078 132, as reflected by Lot 1, was never recorded. Since the remainder of lot 1 (Part of Parcel 078 136.04) 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 this variance will not be detrimental to the public safety, health, or welfare or injurious to other property as two homes exist and the function of the property will remain the same.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**3. STAFF RECOMMENDATION**

Approve the final plat for 2 lots in the A (Agricultural) zone.

4. MOTION (HILL) AND SECOND (HABIBY) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**STREET NAME/SUBDIVISION NAME CHANGES**

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

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

10. KRISTIAN ALIY**7-A-26-RZ**

1006 Newcomb Lane / Parcel ID 130 104, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to
2.25 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 2.25
du/ac because it is incompatible with existing
transportation infrastructure.

POSTPONED 90 DAYS EARLIER IN THE MEETING

11. HOMESTEAD LAND HOLDINGS, LLC**7-G-26-RZ**

0 Granville Conner Road / Parcel ID 056 103, Commission District
7. Rezoning from A (Agricultural) to PR (Planned Residential) up to
5 du/ac.

1. STAFF RECOMMENDATION

Withdraw this application, as requested by the
applicant.

WITHDRAWN EARLIER IN THE MEETING

12. RHONDA VINEYARD**7-O-26-RZ**

4628 Crippen Road / Parcel ID 039 024 (partial), Commission
District 7. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 3 du/ac.

Speaking:

Rhonda Vineyard, 7609 Charmwood Way, Knoxville, TN
Maxwell Labroy, 7017 Winter Oaks Way, Knoxville, TN

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 3
du/ac due to safety concerns with access.

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2. **MOTION (LEVENSON) AND SECOND (HILL) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC SUBJECT TO THE CONDITION THAT THE DEVELOPER PROVIDE TO THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS A CERTIFICATION FROM A LICENSED SURVEYOR THAT THERE IS ADEQUATE SIGHT DISTANCE ON CRIPPEN RD BEFORE COUNTY COMMISSION APPROVAL.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

13. R. PAUL WALLACE

7729 Strawberry Plains Pike / Parcel ID 073 01403, Commission District 8.

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

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-A-26-PA**

From SR (Suburban Residential), HP (Hillside Protection) to RCC (Rural Crossroads Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the RCC (Rural Crossroads Commercial) plan amendment request because the subject property does not meet the intent of the place type. The HP (Hillside Protection Area) would be retained.

2. **MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO APPROVE THE RCC (RURAL CROSSROADS COMMERCIAL) PLACE TYPE BECAUSE OF CHANGING CONDITIONS IN THE AREA AND IT SUPPORTS THE POLICIES, ACTIONS, GOALS, AND OBJECTIVES OF THE COMPREHENSIVE PLAN.**

MOTION CARRIED 12-1 (NO: MIDIS). APPROVED

B. REZONING**8-A-26-RZ**

From A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Deny the CR (Rural Commercial) zone because it is not consistent with the adopted plans.

2. **MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO APPROVE THE CR (RURAL COMMERCIAL) ZONE BECAUSE OF CHANGING CONDITIONS IN THE AREA AND IT IS CONSISTENT WITH THE PLAN DESIGNATION AS AMENDED.**

Item No.**File No.****MOTION CARRIED 12-1 (NO: MIDIS). APPROVED**

14. RANDALL BUCKNER**8-B-26-RZ**

5317, 5501, 5507 E Emory Road; 0 Quarry Road / Parcel ID 029 02302, 02309, 098, 106, Commission District 7. 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 surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. CHRISTY GEDELMAN**8-C-26-RZ**

6427 McFall Road / Parcel ID 039 067, Commission District 7. 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 will bring the property into compliance with the zoning code.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. WILLIAM DAVID HURST

0 E Raccoon Valley Drive / Parcel ID 026 076 (partial), Commission District 7.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-B-26-PA**

From CC (Corridor Commercial), HP (Hillside Protection) to BP (Business Park), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the BP (Business Park) place type because it is consistent with established development and changing

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conditions. The HP (Hillside Protection) area will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**8-E-26-RZ**

From CA (General Business) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the LI (Light Industrial) zone because it is compatible with surrounding development and changing conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. RELIANCE DEVELOPMENT**8-F-26-RZ**

6806, 6812 E Emory Road / Parcel ID 020 117, 119, Commission District 8. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 5.25 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5.25 du/ac because it is compatible with surrounding development and consistent with previously approved plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. DANIEL HUMPHREYS**8-G-26-RZ**

0 Conner Road / Parcel ID 047 01007, 012, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Postpone the application 30 days to the September 10, 2026 meeting to allow the applicant time to verify sight distance.

POSTPONED 30 DAYS EARLIER IN THE MEETING

19. JOSH ERHARD

0 Fort Sumter Road / Parcel ID 019 19401, 19402, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-C-26-PA**

From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the RC (Rural Conservation) place type because there has not been a substantial change in conditions. The HP (Hillside Protection Area) would be retained.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. REZONING**8-H-26-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 3 du/ac because it is not consistent with the adopted plans.

2. MOTION

POSTPONED 60 DAYS EARLIER IN THE MEETING

20. JOSH ERHARD

0 Fort Sumter Road / Parcel ID 019 195, 19502, 19506, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-D-26-PA**

From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the RC (Rural Conservation) place type because there has not been a substantial change in conditions. The HP (Hillside Protection Area) would be retained.

Item No.**File No.****2. MOTION****POSTPONED 60 DAYS EARLIER IN THE MEETING****B. REZONING****8-I-26-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 3 du/ac because it is not consistent with the adopted plans.

2. MOTION**POSTPONED 60 DAYS EARLIER IN THE MEETING****21. HOMESTEAD LAND HOLDINGS, LLC****8-J-26-RZ**

7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd / Parcel ID 046 237, 23701, 10402, 10403; 056 103. Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac, A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Postpone the application to the application 30 days to the September 13, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**22. WEST BEARDEN PARK, LLC****8-K-26-RZ**

(Duplicate item-removed from agenda. see item #37)

CONCEPT AND DEVELOPMENT PLANS**23. SHIPE RD. SUBDIVISION**

(Commission Hill recused himself from voting on or discussing this item)

Speaking:

Item No.**File No.**

Scott Davis, PO Box 11315, Knoxville, TN 37939
Julie Thompson, 6726 Little Flat Creek Ln., Corryton, TN
Christopher Phillips, 5344 Golden Eagle Ln., Corryton, TN

A. CONCEPT SUBDIVISION PLAN**7-SE-26-C**

4923 Shipe Road / Parcel ID 040 166, Commission District 8.

1. STAFF RECOMMENDATION

Deny the concept plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

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

MOTION TIED 6-6 (NO: BROWNING, LEVENSON, BARGER, HARRIS, DALEY, HUBER). FAILED

B. DEVELOPMENT PLAN**7-E-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.

1. STAFF RECOMMENDATION

Deny the development plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

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

MOTION TIED 6-6 (NO: BROWNING, LEVENSON, BARGER, HARRIS, DALEY, HUBER). FAILED

24. GIBSON CONSTRUCTION ON SAYNE LANE

A. CONCEPT SUBDIVISION PLAN

7-SH-26-C

0 Tipton Station Road / Parcel ID 137 067 , Commission District 9.

1. STAFF RECOMMENDATION

Postpone the concept plan 30 days to the September 10, 2026 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-H-26-DP

Proposed use: 15 single-family detached lots in PR (Planned Residential) up to 2.3 du/ac (pending) District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days to the September 10, 2026 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. EBENEZER ROAD TOWNHOMES

Speaking: Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

8-SA-26-C

1439, 1445, 1447 Ebenezer Road / Parcel ID 144 095, 096, 097, Commission District 4.

1. STAFF RECOMMENDATION

Approve the variance to not provide a cul-de-sac turnaround at the end of Road B.

A. A stub-out is required for the future street connection to the adjacent property to the south.

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B. The stub-out connection is a logical extension of the street system into the surrounding property, is required by staff, and is not created by any person who has an interest in the property.

C. The distance between Road A and Road B and the end of the stub-out is less than 150 ft, which is the distance required for a fire truck turnaround per the International Fire Code. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**3. STAFF RECOMMENDATION**

Approve the variance to reduce the tangent length of a reverse curve on Road A from 50 ft to 30 ft.

A. The property is aligning with Gatwick Drive, the existing road across Ebenezer Road, for safety.

B. The limited street frontage and the surrounding public roads are unique to the property.

C. The variance would improve the entrance for the development by aligning with Gatwick Drive and providing right and left turn lanes. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**5. STAFF RECOMMENDATION**

Approve the variance to decrease the intersection separation from 400 ft to 355 ft between Road A and Bexhill Drive.

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- A. The property has limited street frontage and cannot obtain 400 ft of intersection separation in any location.
- B. The decreased intersection separation is unique as it is an existing condition between Bexhill Drive and Gatwick Drive.
- C. The applicant has moved the entrance road to align with Gatwick Drive and has provided the maximum distance possible from Bexhill Drive. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 11 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. DEVELOPMENT PLAN****8-A-26-DP**

Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with conditions) up to 10 du/ac district.

1. **STAFF RECOMMENDATION**

Approve the Development Plan for up to 47 attached houses and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

26. CARTER VALLEY (FORMERLY KNOWN AS CARTER MILL, PHASE 9)

A. CONCEPT SUBDIVISION PLAN

8-SB-26-C

0 Carter Mill Drive / Parcel ID 074 00101 (partial), Commission District 8.

1. STAFF RECOMMENDATION

Deny the concept plan based on insufficient road infrastructure necessary to safely accommodate the anticipated vehicular traffic.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

8-B-26-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac district.

1. STAFF RECOMMENDATION

Deny the development plan based on insufficient road infrastructure necessary to safely accommodate the anticipated vehicular traffic.

POSTPONED 30 DAYS EARLIER IN THE MEETING

27. 0 GLEASON DRIVE

Sean Rodriguez, 1182 Kingston Pike, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

8-SC-26-C

0 Gleason Drive / Parcel ID 132 061, Commission District 3.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value of private Road 'A' from 25 to 20 at Point of Vertical Intersection (PVI) station 1+71.43, based on the following evidence of hardships.

A. This property is within the Hillside Protection area and slopes down by approximately 70 ft from the edge

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of Gleason Drive to the rear boundary. There is a 23-ft elevation change along the right-of-way of Road 'A' from its intersection at Gleason Drive to the approximate middle of Road A at station 3+00.

B. The topography is unique to the property. Approval of this variance will result in less cut and fill on this segment of right-of-way that is next to an existing dwelling.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight distance issues on Gleason and no through connectivity via this private road.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**3. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum required intersection separation of a collector road from 300 ft to 295 ft between private roads Road 'A' and Java Way.

A. The property has limited frontage on Gleason Drive in two locations and cannot obtain the required intersection separation along its eastern frontage, where the private road is proposed.

B. The decreased intersection separation is unique to the property's limited frontage.

C. The applicant has provided the maximum distance possible from Java Way. It is a minor reduction of the required separation that is not anticipated to be detrimental to public safety, health, or welfare.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**5. STAFF RECOMMENDATION**

Approve the alternative design standards based on the topographical condition of the site and

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recommendations of the Knox County Department of Engineering and Public Works.

6. **MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. **STAFF RECOMMENDATION**

Approve the concept plan, subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN**8-C-26-DP**

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac district.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 42 attached residential units, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

28. 3110 GRAY HENDRIX ROAD**A. CONCEPT SUBDIVISION PLAN****8-SD-26-C**

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

1. **STAFF RECOMMENDATION**

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****8-E-26-DP**

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

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

29. PRUITT FARMS**D. CONCEPT SUBDIVISION PLAN****8-SF-26-C**

7705 Sevierville Pike / Parcel ID 125 038, Commission District 9.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 7 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

E. DEVELOPMENT PLAN**8-G-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac district.

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 17 detached houses, as shown on the development plan, subject to 3 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. 0 MARYVILLE PIKE

Speaking:

Scott Davis, PO Box 11315, Knoxville, TN 37939

LeighAnn Sofield, 2328 Mount Olive Rd., Knoxville, TN

Jama Rinehart, 2321 Mt Olive Rd., Knoxville, TN

Angela Meyer, 1834 Botsford Dr., Knoxville, TN

Michael Moshipski, 6101 Rudder Rd., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**8-SG-26-C**

0 Maryville Pike, 0 Goff Road, 0 Berry Road / Parcel ID 135
02202, 02212, 04602, Commission District 9.

1. 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.

2. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 14 conditions.

4. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****8-F-26-DP**

Proposed use: 257-unit multi-dwelling development in PR(k)
(Planned Residential with conditions) up to 2 du/ac, PR
(Planned Residential) up to 4 du/ac districts.

1. STAFF RECOMMENDATION

Approve the development plan for up to 255 multi-dwelling development, subject to 4 conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

None

USES ON REVIEW

31. THOMAS M. HALE**7-B-26-UR**

0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001.

Proposed use: Mining and mineral extraction (quarry) expansion in A (Agricultural) District. Commission District 6.

Speaking:

Thomas Hale, 800 S Gay St Ste 2500, Knoxville, TN

Kevin Smith, 1717 Hickory Meadows Dr., Knoxville, TN

Chris Irwin, 3131 Riverside Dr., Knoxville, TN

Thomas Kirkpatrick, 12605 Buttermilk Rd., Knoxville, TN

Laureen Faber, 1721 Hickory Meadows Dr., Knoxville, TN

Jason Adrian, 235 Cool Springs Ave., Knoxville, TN

Jordan Litour, 115 E Park Dr., Brentwood, TN

1. STAFF RECOMMENDATION

Approve the request to expand existing quarry (mining and mineral extraction) operations, as shown in the plan of operations, subject to 10 conditions.

2. **MOTION (HILL) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION TO LIMIT BLASTINGS TO NO MORE THAN 6 PER MONTH.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

32. UNION BAPTIST CHURCH**8-A-26-UR**

6701 Washington Pike / Parcel ID 040 10901. Proposed use:

Commercial sports playing fields in A (Agricultural) district.

Commission District 8.

Item No.**File No.**

Speaking: Harry Brooks, 6600 Washington Pike, Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for sports playing fields, with a maximum number of fields and parking spaces as shown on the plan, subject to 9 conditions.

2. MOTION (DALEY) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE EDIT TO CONDITION #8 TO EXCLUDE SCORE BOXES AND COACH BOXES FROM THE ONE STORY HEIGHT RESTRICTION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

33. DAVID HARBIN**8-A-26-OB**

0 Ball Road / Parcel ID 091 16101. Proposed extension of a previously approved concept plan.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for Igor Cheban - Schaad Road Subdivision (9-SB-23-C) for two years to September 14, 2028, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, amended through March 9, 2023.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. KNOX COUNTY COMMISSION**8-B-26-OB**

Consideration of a resolution of the Knox County Commission, approving and authorizing a moratorium on data centers in Knox County.

Commissioner Gill recused himself from voting on or discussing this item.

1. STAFF RECOMMENDATION

Item No.**File No.**

The Planning Commission should make a recommendation to Knox County Commission on whether to approve or deny a moratorium on data centers in Knox County through June 30, 2027, or until the Knox County Commission adopts new regulations governing the placement and operation of data centers.

2. **MOTION (BARGER) AND SECOND (HILL) WERE MADE TO RECOMMEND TO THE KNOX COUNTY COMMISSION APPROVAL OF A MORATORIUM ON DATA CENTERS IN KNOX COUNTY THROUGH JUNE 30, 2027, OR UNTIL THE KNOX COUNTY COMMISSION ADOPTS NEW REGULATIONS GOVERNING THE PLACEMENT AND OPERATION OF DATA CENTERS.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

35. L. D. GASS

7504 Granda Drive / Parcel ID 106JB012, Council District 3.

Speaking: L.D. Gass, 7504 Granda Drive, Knoxville, TN

Item No.**File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****4-B-25-SP**

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

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

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

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

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

1. STAFF RECOMMENDATION

Deny the RN-4 (General Residential Neighborhood) district because it is inconsistent with the LDR land use classification and does not meet all of the criteria for a rezoning.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

36. JEDIDIAH ROWLETT**8-D-26-RZ**

5307 Ballard Drive / Parcel ID 058CA013, Council District 4.

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 Neighborhood) district because it is consistent with the sector plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. WEST BEARDEN PARK, LLC**8-K-26-RZ**

318 Nancy Lynn Lane / Parcel ID 121HA00224, Council District 2.

Rezoning from I-G (General Industrial), F (Floodplain Overlay) to I-RD (Research and Development), F (Floodplain Overlay).

1. STAFF RECOMMENDATION

Approve the I-RD (Research and Development) district because it is consistent with adopted land use plans and compatible with existing development. The F (Floodplain Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES**38. LOVES CREEK LOFTS**

Speaking: David Harbin, 4334 Papermill Dr., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**8-SE-26-C**

1717 Loves Creek Road / Parcel ID 060IC002, Council District 4.

1. STAFF RECOMMENDATION

Approve the variance to allow multifamily dwellings to be served by access easements, based on the following evidence of hardship.

1. The property has adequate frontage to provide separate driveways for each proposed lot. However,

Item No.**File No.**

the City of Knoxville Engineering Department will not approve individual driveways due to safety concern at this street segment.

2. The property's location at Loves Creek Road and the consolidated access required by City Engineering is unique to the property.

3. Allowing the development to be served by two access easements will provide safer road conditions. The development will incorporate all-way stop controls at the proposed driveways and at the intersection of Loves Creek Road and Buffat Mill Road, as recommended by the traffic impact study.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the variance to allow more than 10 dwelling units to be served by an access easement, based on the following evidence of hardship.

1. The property has adequate frontage to provide separate driveways for each proposed lot, thereby eliminating the need for access easements to serve more than 10 dwelling units.

2. However, the City of Knoxville Engineering Department will not approve individual driveways due to safety concern at this street segment. The property's location at Loves Creek Road and the consolidated access required by City Engineering is unique to the property.

3. Allowing 36 dwelling units to be served by the northern access easement and 48 dwelling units to be served by the southern access easement will provide safer road conditions. The development will incorporate all-way stop controls at the proposed driveways and at the intersection of Loves Creek Road and Buffat Mill Road, as recommended by the traffic impact study.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. **STAFF RECOMMENDATION**

Approve the concept plan for up to five lots and a common area, subject to 5 conditions.

6. **MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION, WITH THE EDIT TO CONDITION #2 ENSURING THE RELOCATION OF THE HISTORIC ALFRED BUFFAT HOMESTEAD STRUCTURE TO THE ABUTTING SOUTHERN PARCEL IN COORDINATION WITH THE CITY'S PLANS REVIEW & INSPECTIONS DEPARTMENT AND PLANNING STAFF. A TYPE 'A' LANDSCAPE SCREEN (EXHIBIT B) SHALL BE PROVIDED ALONG 97 FT OF THE SOUTHERN BOUNDARY NEXT TO THE HISTORIC STRUCTURE AFTER THE RELOCATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. SPECIAL USE
8-C-26-SU

Proposed use: 5-lot subdivision for multifamily development in RN-4 (General Residential Neighborhood) district.

1. **STAFF RECOMMENDATION**

Approve the request for a multifamily development of up to 84 units, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

SPECIAL USES
39. BERRY FUNERAL HOMES
6-D-26-SU

3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Postpone the application for 30 days to the September 10, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

40. PETE EBY

8-A-26-SU

808 Winona Stret / Parcel ID 082PF024. Proposed use: Nonresidential reuse for an eating and drinking establishment in RN-4 (General Residential Neighborhood), H (Historic Zoning Overlay) districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the requested neighborhood nonresidential reuse of a commercial building for an eating and drinking establishment, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. NESTBUILT DEVELOPMENT, LLC

8-B-26-SU

270, 274, 286 Richmond Avenue / Parcel ID 094HC01001, 01002, 002. Proposed use: 2 two-family dwellings on 3 lots to be resubdivided in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 3.

1. STAFF RECOMMENDATION

Postpone this special use application for 60 days to the Oct 1, 2026 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

42. YURI BORDEI

3407 Valley View Drive / Parcel ID 070AB007.

A. OTHER BUSINESS

8-E-26-OB

Administrative removal of a previously approved (C) planned district designation.

Item No.**File No.****1. STAFF RECOMMENDATION**

Approve the request to remove the (C) designation from the property at 3407 Valley View Drive under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. SPECIAL USE**8-D-26-SU**

Proposed use: townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) districts. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for up to 9 townhouse units, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. YURI BORDEI**8-E-26-SU**

4714 Rohar Road / Parcel ID 079LE003, 004. Proposed use: Two two-family dwellings in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 3.

Speaking:

Andrew Meyers, 7107 Sherwood Dr., Knoxville, TN

Austin Conte, 4725 Rohar Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

PLANNED DEVELOPMENT

None

Item No.**File No.****OTHER BUSINESS**

44. 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.

Speaking:

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

Susanne Tarovella, 2908 Sevier Ave., Knoxville, TN

Matt Albion, 312 Chamberlin Blvd., Knoxville, TN

Michael Fuller, 312 Chamberlin Blvd., Knoxville, TN

Stephen Ellet, 522 Sevier Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Per Article 7.0.2.G., the Planning Commission should consider this request based on the approval criteria in subsection 8.a. and the attached Zoning Administrator report.

2. MOTION (BROWNING) AND SECOND (BARGER) WERE MADE TO APPROVE ALL 7 REQUESTED ALTERNATIVE COMPLIANCES AS SUBMITTED.

MOTION FAILED 6-7 (NO: HABIBY, HARRIS, PEREZ, BUTLER, GILL, MIDIS, SHUCK).

3. MOTION (HABIBY) MADE TO APPROVE AS SUBMITTED AND THEN WITHDRAWN BEFORE A SECOND COULD BE MADE.**4. MOTION (HILL) AND SECOND (DALEY) WERE MADE TO APPROVE AS SUBMITTED WITH THE CONDITION THAT PUBLIC ACCESS AREAS BE OPEN AT MINIMUM FROM DAWN TO DUSK.**

MOTION CARRIED 7-6 (NO: HARRIS, PEREZ, BUTLER, GILL, MIDIS, SHUCK). APPROVED

45. KNOXVILLE-KNOX COUNTY PLANNING**8-C-26-OB**

1500 Phillip Fulmer Way; 1610 Lake Loudoun Blvd. Administrative correction of a zoning map error.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the INST (Institutional) district to correct a zoning map error.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. KNOXVILLE-KNOX COUNTY PLANNING**8-D-26-OB**

7805 Middlebrook Pike. Administrative removal of a previously approved (C) planned district designation.

1. STAFF RECOMMENDATION

Approve the request to remove the (C) designation from the property at 7805 Middlebrook Pike under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. KNOXVILLE-KNOX COUNTY PLANNING**8-F-26-OB**

1903 Piney Grove Church Rd; 6520 Pine Bluff Blvd. Administrative removal of a previously approved (C) planned district designation.

1. STAFF RECOMMENDATION

Approve the request to remove the (C) designation from the properties at 1903 Piney Grove Church Rd and 6520 Pine Bluff Blvd under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. KNOXVILLE-KNOX COUNTY PLANNING**8-G-26-OB**

4724, 4728, 4732, 4737-4799 Brierley Drive; 4600-4662 Woodbridge Lane. Administrative removal of a previously approved (C) planned district designation.

1. STAFF RECOMMENDATION

Approve the request to remove the (C) designation from the properties at 4724, 4728, 4732, and 4737-4799 Brierley Dr and 4600-4662 Woodbridge Ln under

Item No.**File No.**

Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

APPROVED ON CONSENT EARLIER IN THE MEETING**49. R. BENTLEY MARLOW****8-H-26-OB**

1415 Fifth Avenue / Parcel ID 094FC021. Appeal of an administrative determination for a Middle Housing application.

Speaking:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN
Parker Bartholomew, 5406 Summittidge 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 1415 W Fifth 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.

2. MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO DENY THE APPEAL AND AFFIRM THE PLANNING STAFF'S DETERMINATION FINDING ON THE EVIDENCE PRESENTED THE PROPOSED STRUCTURE DOES NOT MEET THE MIDDLE HOUSING STANDARDS OF ARTICLE 4.6 SPECIFICALLY THE TYPE AND SCALE COMPATIBILITY STANDARDS OF ARTICLE 4.6.A, TOWNHOUSE ORIENTATION STANDARD, 4.6.E.5.C, AND THE INTENT OF THE NEIGHBORHOOD COMPATIBILITY STANDARDS OF ARTICLE 4.6.G. IT IS INJURIOUS TO THE SURROUNDING NEIGHBORHOOD INCLUDING AND BECAUSE TOGETHER WITH THE ADJACENT IDENTICAL STRUCTURE IT PRESENTS FROM THE STREET AS A THREE STORY BUILDING AND IS NOT COMPARABLE IN SCALE TO THE SURROUNDING HOUSING.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED**50. R. BENTLEY MARLOW****8-I-26-OB**

1409 Fifth Avenue / Parcel ID 094FC020. Appeal of an administrative determination for a Middle Housing application.

Item No.**File No.**

Speaking:

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

Parker Bartholomew, 5406 Summittbridge 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 1409 W Fifth 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.

2. MOTION (BUTLER) AND SECOND (GILL) WERE MADE TO DENY THE APPEAL AND AFFIRM THE PLANNING STAFF'S DECISION BASED ON THE TYPE, SCALE, AND NEIGHBORHOOD COMPATIBILITY STANDARDS OF ARTICLE 4.6.A.

MOTION CARRIED 12-1 (NO: HABIBY). DENIED

51. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**8-J-26-OB**

The Chair will appoint members of the Commission to the Executive Committee for the 2026-2027 term.

Commission Huber postponed the announcement of the appointees until the September 10, 2026 meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:42 P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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