

The Planning Commission met in regular session on December 11, 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	✓		Arrived 1:33 p.m.
Matt Anderson	✓		
Margaret Butler		✓	
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
(Vacant)			
John Huber, Chair	✓		

2. APPROVAL OF DECEMBER 11, 2025 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF NOVEMBER 13, 2025 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 (LEVENSON) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE EXCEPTION OF ITEM #14, AS REQUESTED BY THE APPLICANT ATTORNEY, BENJAMIN MULLINS, 550 W MAIN ST.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

- 2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEM #14 FOR 60 DAYS, AS REQUESTED BY THE APPLICANT ATTORNEY, BENJAMIN MULLINS, 550 W MAIN ST.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

- 1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

E. TABLED ITEMS

- | | |
|--|-------------------|
| <p>1. CAR CONNEXION COMPLETE AUTO REPAIR
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)</p> | 9-A-24-SU |
| <p>2. DONALD EPPERLY, JDK PROPERTIES
0 Cahaba / Parcel ID 072 107. Proposed use:
Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)</p> | 10-A-24-UR |
| <p>3. IURA BORDEI
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)</p> | 2-A-25-SU |
| <p>4. LINDA GASS
7504 Granda Drive / Parcel ID 106JB012, Council District 3. (Tabled 5/8/2025)</p> <p style="margin-left: 40px;">A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT 4-B-25-SP
From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> <p style="margin-left: 40px;">B. ONE YEAR PLAN 4-C-25-PA
From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> <p style="margin-left: 40px;">C. REZONING 4-P-25-RZ
From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).</p> | |
| <p>5. TRACY SMITH
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)</p> | 5-D-25-DP |

Item No.**File No.****6. 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)

7. 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).

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

1. MOTION (LEVENSON) AND (BARGER) WERE MADE TO WITHDRAWN ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN**I. CONSENT ITEMS READ**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

5. FINAL PLAT OF J.W. OWENS

12-SA-25-F

4633 Freund Street / Parcel ID 123HE018, Council District 1.

Speakers: Steven Nabb, 4212 Rolling Hills Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the variance request to allow the subdivision plat to be accepted without surveying the remainder of Lots 16 and 17, as created by the J.W. Owens subdivision plat, based on the following evidence of hardship.

1. The adjacent property to the southwest (Parcel 123HE007) is under separate ownership from the subject property of this plat. Portions of Lots 16 and 17 were subdivided by deed in 1988 (instrument #198807120022166). This plat proposes to combine parts of lots 16 and 17 (Parcel 123HE018) to create a new lot of record. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2. The current owner acquired this property (Parcel 123HE018) in 1988 by deed (instrument #198807120022166); however, the division of lots 16 and 17 was never reflected on a recorded plat. Since Parcel 123HE007 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. Approval of this variance will not be detrimental to public safety, health, welfare, or injurious to other properties as the parcel, which includes part of Lots 16 and 17, already exists by deed.

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

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MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat to create a single lot in the RN-2 district.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. SALAMANCA GILBERTO CORTES

11-K-25-RZ

6260 Clinton Highway / Parcel ID 068IC01601, Council District 5. Rezoning from C-H-1 (Highway Commercial), HP (Hillside Protection Overlay) to C-G-1 (General Commercial), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the C-G-1 (General Commercial) zoning district because the subject property does not meet the intent of the district and is not supported by changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****7. SAAD AL QARAGHOLI****12-B-25-RZ**

3109 Chapman Highway / Parcel ID 109HA025, Council District 1. Rezoning from C-G-2 (General Commercial), HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone the application to be heard at the January 8, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. ERIC FORRESTALL**12-H-25-RZ**

0 Western Avenue / Parcel ID 094GH004, 005, Council District 6. Rezoning from C-G-1 (General Commercial) to C-G-3 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-3 (General Commercial) zoning district because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. DICKERSON LLC

1137 Simpson Street / Parcel ID 095OF015, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT**12-A-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD II (South Waterfront Mixed Use, Type 2), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because it aligns the South City Sector Plan and the One Year Plan. The HP (Hillside Protection) area would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING

12-K-25-RZ

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and compatible with surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

10. ALPHA RESIDENTIAL

12-L-25-RZ

250 Patton Street / Parcel ID 095HC013, Council District 6.
Rezoning from I-MU (Industrial Mixed-Use) to DK-W (Downtown Knoxville, Warehouse Subdistrict).

1. STAFF RECOMMENDATION

Approve the DK-W (Downtown Knoxville Warehouse Subdistrict) district because it is consistent with changing conditions and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. JOSHUA SCHMITT

12-M-25-RZ

4407, 4411 Tippins Drive / Parcel ID 122LB011, 12 (partial), Council District 1. Rezoning from I-G (General Industrial) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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Approve the RN-2 (Single-Family Residential Neighborhood) zoning district because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. SUSAN HANCOCK**12-O-25-RZ**

1921 Old Callahan Drive / Parcel ID 067 238, Council District 3. Rezoning from C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and the surrounding development. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. QUALITY MACHINE AND WELDING CO., INC**12-P-25-RZ**

1609, 1615, 1619, 1621, 1625 Ninth Avenue / Parcel ID 082HG020, 021, 022, 023, 024, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-G (General Industrial).

1. STAFF RECOMMENDATION

Postpone for 30 days to the January 8, 2026 Planning Commission meeting to permit the request to be considered in accordance with a pending plat merging the subject lots.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

None

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SPECIAL USES

14. MAINLAND MCA KNOXVILLE

9-A-25-SU

962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) (removal pending) Districts. Council District 2.

1. STAFF RECOMMENDATION

Postpone this application to the January 8, 2026, Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

15. HANI JOSEPH

10-B-25-SU

4136 McKamey Road / Parcel ID 092LA00201. Proposed use: Two-family dwelling subdivision in RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for 4 two-family dwellings (duplexes), subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. CHARLES PILGRIM

12-A-25-SU

2812 Merchant Drive / Parcel ID 080JB01801. Proposed use: Reception Facility in AG (General Agricultural), HP (Hillside Protection Overlay) Districts. Council District 5.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the January 8, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****17. GRETA MEHLBERG****12-B-25-SU**

4600 Chambliss Avenue / Parcel ID 107KE011. Proposed use: Expansion of Animal Care Facility- Small Animal in the O (Office District). Council District 2.

1. STAFF RECOMMENDATION

Approve the request for approximately 948 sq ft expansion of the animal care facility, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**18. PINNACLE LAND SURVEYING, INC.****12-C-25-SU**

9838, 9844 Clingmans Dome Drive / Parcel ID 154FG016, 017. Proposed use: Increase the maximum lot area of a Type 1 house lot in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) Districts. Council District 2.

1. STAFF RECOMMENDATION

Approve the request to amend the previously approved planned district to increase the maximum lot size for a Type I house from 6,999 sqft to 11,520 sqft for the subject property, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING**PLANNED DEVELOPMENT****19. BRAD SALSURY****12-A-25-PD**

406 Willow Avenue / Parcel ID 095HB00801. Final plan for a restaurant in the boundary of the multi-use stadium/mixed use planned development (9-A-21-PD) in I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay) Districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the final plan for a 3-story, 20,000 sqft eating and drinking establishment because it is in substantial compliance with the approved preliminary plan for the

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multi-use stadium/mixed-use planned development (9-A-21-PD), subject to 7 conditions.

Recommend that the City Council amend the zoning map to add the PD (Planned Development) designation to the subject property.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

None

KNOX COUNTY

FINAL SUBDIVISIONS

20. FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III SECTION C

12-SB-25-F

0 Sun Blossom Lane / Parcel ID 072 267, 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 5/8/2025 as Planning Case 5-SB-25-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. FINAL PLAT OF PRICES POINT, UNIT 2

12-SC-25-F

0 Painted Shoals Lane; 0 Juliette Elise Street / Parcel ID 111 03605, 058, 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

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layout and design of the concept plan approved by the Planning Commission on 4/11/2024 as Planning Case 4-SE-24-C.

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

22. DAVYD MARKEYVCH

12-A-25-RZ

0 Millertown Pike / Parcel ID 050 19702, 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 surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. DAVID KOONTZ

12-C-25-RZ

2818 Western Road / Parcel ID 037 19201, 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

Item No.**File No.****24. KARLA GOURLEY****12-D-25-RZ**

7120 Ball Camp Pike / Parcel ID 092 048, Commission District 3.
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 area.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. WILLIAM DALE RHOTON**12-E-25-RZ**

611 W Governor John Sevier Highway / Parcel ID 137 14401,
Commission District 9. 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 Comprehensive Plan and surrounding development, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. NOAH HUDSON**12-F-25-RZ**

7309 Hammer Road / Parcel ID 072 228, 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 compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****27. THE SH BUILD GROUP TEAM****12-G-25-RZ**

0 Lovell Road / Parcel ID 118 01203, Commission District 3.
Rezoning from CN(k) (Neighborhood Commercial), 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

28. DSSD DEVELOPMENT, LLC**12-I-25-RZ**

7809 Heiskell Road / Parcel ID 046 23701, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Postpone the application 30 days to the January 8th, 2026 Planning Commission meeting to permit time for a sight distance evaluation.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. ABDULRAHMAN QASEM**12-J-25-RZ**

1402 Andes Road / Parcel ID 105 100, Commission District 3.
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

Item No.**File No.****30. TIM WELLS****12-N-25-RZ**

4229 Greenway Drive / Parcel ID 059JA039 (partial), Commission District 8. Rezoning from I (Industrial) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the Comprehensive Plan and provides a compatible transition of land use intensity.

APPROVED ON CONSENT EARLIER IN THE MEETING**31. BENJAMIN C. MULLINS****12-Q-25-RZ**

9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006, 119JA001, 002, 003, Commission District 3. Rezoning from CA (General Business), A (Agricultural) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and is an extension of the zone.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT AND DEVELOPMENT PLANS****32. THE COURTYARD AT WESTLAND**

Speaker: Ryan Worley, P.O. Box 70515, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**12-SA-25-C**

0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

12-C-25-DP

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 6 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 27 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE REDUCING THE NUMBER OF ACCESS POINTS TO S GALLAHER VIEW ROAD TO ONE, LOCATED AT LOTS 19-20, AS REQUESTED BY THE APPLICANT AT THE MEETING. KNOX COUNTY ENGINEERING AND PUBLIC WORKS EXPRESSED SUPPORT OF THE REQUESTED VARIANCE.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

33. 7734 MAJORS RD (AKA THOMPSON MEADOWS, PHASE 2)

Speaker: Robert Campbell, 7523 Taggart Lane, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

12-SB-25-C

6806, 6812 E Emory Road / Parcel ID 020 117, 119, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to reduce the k value from 25 to 17 at the intersection of Road 'A' and E. Emory Road.

A. Due to the existing steeper topography along Road A coming from the intersection with E Emory Rd and the shape of the property, a reduction of the vertical curve length is needed to keep site grading balanced.

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B. These conditions are due to the topography, as Road A has been strategically located to optimize the sight distance.

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 (BROWNING) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 6 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. DEVELOPMENT PLAN****12-D-25-DP**

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 51 attached and 2 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the west boundary of lots 24-41, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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34. WILLIAM FRANCIS GRAY**11-E-25-DP**

3054 Horseshoe Bend Lane / Parcel ID 089 22211. Proposed use: Manufacturing facility in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a new multi-tenant manufacturing facility with approximately 16,295 sq ft as depicted on the site plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**35. VICTORIA COLBERT****12-B-25-DP**

6131 Jim Luttrell Lane / Parcel ID 039 27002. Proposed use: Single-family dwelling in PR(k) (Planned Residential with conditions) up to 12 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for 1 single-family house, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**USES ON REVIEW**

36. RELIANCE DEVELOPMENT, LLC**12-A-25-UR**

2718 Shipetown Road / Parcel ID 042 056. Proposed use: Fueling service station with convenience store, restaurant, and drive-through facility in CN (Neighborhood Commercial) District. Commission District 8.

1. STAFF RECOMMENDATION

Postpone the application to the January 8, 2026, Planning Commission meeting as requested by the applicant.

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POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

37. KNOXVILLE-KNOX COUNTY PLANNING

12-A-25-OB

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations pertaining to access standards for single-family attached dwellings and alternative access standards.

1. STAFF RECOMMENDATION

Approve the proposed amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. KNOXVILLE-KNOX COUNTY PLANNING

12-B-25-OB

Consideration of amendments to the Knoxville-Knox County Planning Commission Administrative Rules and Procedures, Section 4, Public Notice, Planning Website.

1. STAFF RECOMMENDATION

Approve the proposed minor amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

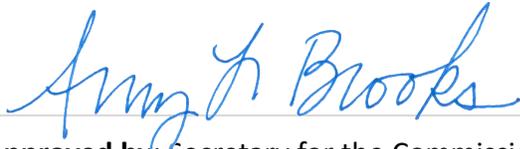
APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 2:07 P.M.



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.