

The Planning Commission met in regular session on February 12, 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	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		Arrived 1:41 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Arrived 1:34 p.m.
Amy Midis		✓	
Cathy Shuck	✓		
John Huber, Chair	✓		

2. APPROVAL OF FEBRUARY 12, 2026 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JANUARY 8, 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 (BARGER) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITION OF ITEMS #8 AND #25, AT THE REQUEST OF THE APPLICANTS.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

- 1. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO WITHDRAW ITEMS AS READ, WITH THE ADDITION OF ITEM #10, AT THE REQUEST OF THE APPLICANT.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

E. TABLED ITEMS

- | | |
|--|-------------------|
| <p>1. 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>2. 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>3. 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>4. 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 |
| <p>5. HEYOH DESIGN & DEVELOPMENT
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</p> | 12-A-24-PD |

Item No.**File No.**

Neighborhood), HP (Hillside Protection Overlay)
Districts. Council District 6. (Tabled 7/10/2025)

6. 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).

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

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)

F. ITEMS TO BE TABLED READ

- 1. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO TABLE ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

G. ITEMS TO BE REMOVED FROM THE TABLE READ

None

H. WITHDRAWALS FROM THE TABLE

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

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

Commission Barger arrived at this time (1:41 p.m.).

I. CONSENT ITEMS READ

1. **MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #30.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CITY OF KNOXVILLE**ORDINANCE AMENDMENTS****5. CITY OF KNOXVILLE****2-A-26-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 15.2.B, Published Notice, to align noticing requirements with recent state law changes.

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Article 15.2.B, pertaining to public notice requirements.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS**6. FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 3 UNIT 4****2-SA-26-F**

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

1. STAFF RECOMMENDATION

With the concurrence of the applicant, Planning staff is recommending postponement for 60 days until the April 9, 2026, Planning Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

**7. FINAL PLAT OF BROOME ROAD
COMMUNITY TOWNHOMES**

2-SB-26-F

7700 Middlebrook Pike / Parcel ID 106OA042, Council District 2.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

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

8. CHARLES BLALOCK

3275 W Governor John Sevier Highway / Parcel ID 147 04101.
Council District 1.

A. HILLSIDE PROTECTION OVERLAY

2-A-26-HPA

Request to exceed the Hillside Protection disturbance budget by 22.08 acres in the O (Office) and RN-5 (General Residential Neighborhood) Districts.

1. STAFF RECOMMENDATION

Deny the Level II Certificate of Appropriateness (COA) request because there are no special circumstances or conditions on the site that make compliance a challenge, and the proposal is inconsistent with the intent of the Hillside and Ridgetop Protection Plan, as well as other City ordinances and adopted plans.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. OTHER BUSINESS****2-C-26-OB**

Proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation.

1. STAFF RECOMMENDATION

Approve the request to remove the (C) designation from 3275 W Governor John Sevier Highway because there is no previously approved development plan for the parcel.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. HEYOH ARCHITECTURE

2802 N Broadway; 0 Bill Williams Avenue / Parcel ID 081DE005, 001 (partial). Council District 4.

Speaker: Logan Higgins, 133 S Gay St., Knoxville, TN

A. EAST CITY SECTOR PLAN AMENDMENT**1-B-26-SP**

From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it would provide a transition in land use intensity and is supported by available amenities.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-C-26-PA**

From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it would provide a transition in land use intensity and is supported by available amenities.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING**1-I-26-RZ**

From C-G-2 (General Commercial), O (Office), IH (Infill Housing Overlay) to RN-6 (Multi-Family Residential Neighborhood), IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) zoning district because it is consistent with the recommended land use classification and compatible with the surrounding area. The IH (Infill Housing Overlay) would be retained.

2. MOTION (OVERTON) AND SECOND (GILL) WERE MADE TO APPROVE RN-6 (MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT IS CONSISTENT WITH THE RECOMMENDED LAND USE CLASSIFICATION AND COMPATIBLE WITH THE SURROUNDING AREA. THE IH (INFILL HOUSING OVERLAY) WOULD BE RETAINED.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

10. DARIN & HEATHER MARONI**2-A-26-RZ**

3535 Pine Hill Lane / Parcel ID 109LA013, Council District 1.

Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Item No.

File No.

Deny the RN-2 (Single-Family Residential Neighborhood) zoning district due to safety concerns with the access. The HP (Hillside Protection Overlay) would be retained.

WITHDRAWN EARLIER IN THE MEETING

11. ANDREW DAVIS

2-C-26-RZ

3010 Greenway Drive / Parcel ID 59 P D 015 , Council District 4.
Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay).

Speakers: Andrew Davis, 10807 Westland Dr., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

12. TAYLOR D. FORRESTER

2-D-26-RZ

0 Washington Pike / Parcel ID 059KC00204, Council District 4.
Rezoning from O (Office) to C-N (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

None

Item No.

File No.

SPECIAL USES

13. MILLER VALENTINE

2-A-26-SU

305 Callahan Drive / Parcel ID 057PB005. Proposed use: Self-storage facility - enclosed and outdoor in C-H-2 (Highway Commercial) District. Council District 3.

1. STAFF RECOMMENDATION

Table the application as requested by the applicant.

TABLED EARLIER IN THE MEETING

14. ZACH TAYLOR

2-B-26-SU

109, 115, 121 W Moody Avenue / Parcel ID 109PK026, 027, 028. Proposed use: 4-lot two-family dwelling subdivision in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a four-lot duplex subdivision subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. 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) Districts. Council District 2.

1. STAFF RECOMMENDATION

Postpone this application to the March 5, 2026, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

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

16. R. BENTLEY MARLOW**2-D-26-OB**

1216 Callaway St. / Parcel ID 094FQ016. Appeal of an administrative determination for a Middle Housing application.

Speakers:

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

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission evaluate this application based on its specific merits regarding Middle Housing. The Planning Commission should discuss whether the structure is a neighborhood-scale housing form that is compatible with existing housing in the surrounding area, whether it is similar in footprint, height, and setbacks with the existing neighborhood, and whether it will not be injurious to the neighborhood or public welfare.

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

2. MOTION (OVERTON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE APPEAL.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

KNOX COUNTY

FINAL SUBDIVISIONS

17. RE-SUBDIVISION OF LOT 10 AND P/O LOT 9 OF SUN-OTT ESTATES

1-SE-26-F

1122 Wooddale Church Road / Parcel ID 073 13604, Commission District 8.

Speaker: Elfrida DeFoe, 1412 McCartey Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the variance for the subdivision plat to allow the remainder of Lot 9 to be left without benefit of a survey based on the following evidence of hardship:

1. The remainder of Lot 9 (Parcel ID 073 13613) is under separate ownership from the subject property of this plat. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2. Lot 9 was subdivided by deed in 2013 (Instrument# 201304120066922 & 201304120066926) but a new plat was not recorded to reflect this division. Since Parcel 073 13613 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 no new driveway is being created and the additional lot will be used for one single-family residence.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. STAFF RECOMMENDATION

Approve the resubdivison plat to create 2 lots in the A district.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

18. FINAL PLAT OF RICK FAGAN SUBDIVISION

2-SC-26-F

3804 Strong Road / Parcel ID 024 06608, Commission District 8.

Speaker: Rick Fagan, 140 River Fork Rd., Maryville, TN

1. STAFF RECOMMENDATION

Approve the variance to allow the remainder of the tract of land described in the deed for Parcel 024 06608 (Instrument# 20250811008228) to be left without the benefit of a survey based on the following evidence of hardship:

1. The remainder of the tract of land described in the deed for Parcel 024 06608 (Instrument #20250811008228) is under separate ownership and was conveyed to two separate owners in 2004 (Instrument# 200410120030866; Parcel 024 06607) & 2014 (Instrument# 201411070025829; Parcel 033 103). To include these adjacent parcels on the plat, the property owner would have to survey two different properties that do not belong to them.
2. These portions of the original tract were deeded to separate owners without plats to record the divisions. Since Parcel IDs 024 06607 & 033 103 are each under separate ownership, the property owner would have to survey two different properties that do 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 Agricultural zoning allows two single-family homes to be constructed by right on the existing parcel and subdividing as shown on the plat would only add one additional single-family home.

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

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat to create 3 lots in the A zone.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

STREET NAME/SUBDIVISION NAME CHANGES
None

PLANS, STUDIES, REPORTS
None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
None

REZONINGS AND PLAN AMENDMENT/REZONINGS

19. BALL HOMES, LLC

2-B-26-RZ

12412, 12434 Buttermilk Road / Parcel ID 129 103 (partial), Commission District 6. Rezoning from RA (Low Density Residential), PR(k) (Planned Residential with conditions) up to 2 du/ac to PR (Planned Residential) up to 2 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with adopted plans and compatible with surrounding development, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. MESANA INVESTMENTS, LLC

2-E-26-RZ

7920, 8014 Asheville Highway / Parcel ID 062 164, 165 (partial), Commission District 8. Rezoning from CA (General Business) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with adopted plans and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. CLOUDS REST DEVELOPMENT, LLC

2-F-26-RZ

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6. Rezoning from PR(k) (Planned Residential with conditions) up to 4 du/ac to PR (Planned Residential) up to 4.3 du/ac.

Speakers: Coleman Sullivan, 2418 Glen Meadow Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 4.3 du/ac because there has been no new change in conditions to support increasing density at this site.

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4.3 DU/AC BECAUSE IT IS CONSISTENT WITH WHAT WAS APPROVED PREVIOUSLY, AS THE AREA CAN SUPPORT IT AND THE DENSITY WILL NOT NEGATIVELY IMPACT THE AREA.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

22. CHEVELLE PARKS

2-G-26-RZ

7540 Beaver Ridge Road / Parcel ID 091 006, Commission District 6. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Deny the CA (General Business) zone because it would be an encroachment of a commercial zone into a residential area.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****23. ECG ACQUISITIONS, LLC****2-H-26-RZ**

608 Lovell Road / Parcel ID 131 06504, Commission District 3. Rezoning from CB (Business and Manufacturing) 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 Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**24. TRENT COLINS****2-I-26-RZ**

115 W Hendron Chapel Road / Parcel ID 138 049 (Partial), Commission District 9. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING**25. CLENT FLEMING**

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

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**2-A-26-PA**

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

1. STAFF RECOMMENDATION

Deny the MHI (Mining and Heavy Industrial) place type because it does not meet any of the criteria for a plan amendment and is not consistent with Comprehensive Plan policies.

Item No.

File No.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

2-J-26-RZ

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

1. STAFF RECOMMENDATION

Deny the I (Industrial) zone because it is inconsistent with the Comprehensive Plan and incompatible with surrounding conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. KELLY GRAHAM

2-K-26-RZ

7602 Strawberry Plains Pike / Parcel ID 073 040, Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the Knox County Comprehensive Plan and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. BENJAMIN C MULLINS

2-L-26-RZ

0 Fox Road / Parcel ID 131 158, 159, Commission District 5. Rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial).

11. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the March 5th meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. JAMES DEFENDERFER

3320 Bakertown Road / Parcel ID 091 148, Commission District 6.

Item No.**File No.****A. COUNTY COMPREHENSIVE PLAN AMENDMENT****2-B-26-PA**

From SR (Suburban Residential) to SMR (Suburban Mixed Residential).

1. STAFF RECOMMENDATION

Approve the SMR (Suburban Mixed Residential) place type because it is a minor extension that is compatible with surrounding development changes.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**2-M-26-RZ**

From A (Agricultural) to CN (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the CN (Neighborhood Commercial) zone because it supports Implementation Policies of the Comprehensive Plan and provides an appropriate transition of land use intensity in response to infrastructure improvements.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

29. ELITE CONSTRUCTION ON BAKERTOWN ROAD

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

A. CONCEPT SUBDIVISION PLAN**1-SD-26-C**

2924 Bakertown Road / Parcel ID 091 248, Commission District 3.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

2. MOTION (HILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION, WITH THE FOLLOWING REVISION TO CONDITION #6: "A 50FT TREE BUFFER SHALL BE RECORDED ON THE FINAL PLAT AND SHALL BE PROTECTED BY DEED RESTRICTIONS."

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. DEVELOPMENT PLAN

1-E-26-DP

Proposed use: Detached residential subdivision in PR(k)
(Planned Residential with conditions) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 12 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 (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

30. 2921 BRADLEY LAKE LANE

Speakers:

Scott Davis, P.O. Box 11315, Knoxville, TN

Chase Crutchfield, 2901 Bradley Lake Ln., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

2-SA-26-C

0, 2921 Bradley Lake Lane / Parcel ID 092 05305, 057,
Commission District 3.

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. STAFF RECOMMENDATION

Approve the Concept Plan subject to 14 conditions.

Item No.

File No.

- 4. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. DEVELOPMENT PLAN

2-A-26-DP

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 6 du/ac, A (Agricultural), I (Industrial) Districts.

1. STAFF RECOMMENDATION

Approve the development plan for up to 81 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

31. CLUBHOUSE VILLAS

Speaker: Taylor D. Forrester, 1111 N. Northshore Dr. Ste. S-700, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

2-SB-26-C

913 Gettysvue Drive / Parcel ID 144BA049, Commission District 5.

1. STAFF RECOMMENDATION

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

- 2. **MOTION (GILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

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

Approve the Concept Plan subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. DEVELOPMENT PLAN**2-B-26-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 1 detached and 14 attached dwelling units, all on individual lots, and a reduction of the peripheral setback from 35-ft to 15-ft along most boundary lines as shown on the development plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

32. BUTTERMILK ROAD SUBDIVISION

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

A. CONCEPT SUBDIVISION PLAN**2-SC-26-C**

12434 Buttermilk Road / Parcel ID 129 096, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 20 at the intersection of Road A and Buttermilk Road.

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

Item No.**File No.**

B. This property has a narrow frontage, so the entrance must be located here.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 15 at the intersection of Road B and Hickory Meadows Drive.

A. The proposed reduction to the k value on Road B is required because of the topography and existing roadway geometry.

B. The zoning condition requires the new street Road B to connect at this specific location with the existing Hickory Meadows Drive. This location has some topography challenges.

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

5. STAFF RECOMMENDATION

Approve the alternative design standards based on the justification provided by the applicant and

Item No.**File No.**

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

7. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. DEVELOPMENT PLAN

2-D-26-DP

Proposed use: 87-lot detached residential subdivision in PR(k) (Planned Residential with conditions) up to 2 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 87 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 (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

33. SIMMONS' FARM ON ROBERTS ROAD

Speakers:

Josh Sanderson, 4909 Ball Rd., Knoxville, TN

Adam Thompson, 6726 Little Flat Creek Ln., Corryton, TN

Jamie Smith, 425 Meadow Breeze Rd., Corryton, TN

Brian Harris, 8407 Murray Bend Ln., Corryton, TN

Item No.**File No.****A. CONCEPT SUBDIVISION PLAN****2-SD-26-C**

6701 Roberts Road / Parcel ID 022 00514, Commission District 8.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 14 conditions.

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

MOTION CARRIED 9-5 (NO: GILL, PEREZ, BUTLER, SHUCK, BIGGS). APPROVED

B. DEVELOPMENT PLAN**2-E-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 149 detached residential lots, subject to 2 conditions.

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

MOTION CARRIED 9-5 (NO: GILL, PEREZ, BUTLER, SHUCK, BIGGS). APPROVED

34. VIEWPOINT AT BEAVER CREEK**2-SE-26-C**

525, 531 E Beaver Creek Drive / Parcel ID 057 11301, 114, Commission District 7.

1. STAFF RECOMMENDATION

Withdraw the request as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

35. 9608 BLUEGRASS RD**A. CONCEPT SUBDIVISION PLAN****2-SF-26-C**

0, 9516, 9524, 9608 Bluegrass Road / Parcel ID 154 044, 045, 046, 04802, Commission District 4.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. DEVELOPMENT PLAN****2-I-26-DP**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 5 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 27 detached residential lots and the reduction of the peripheral setback from 35 ft to 20 ft along the Bluegrass Road frontage and to 25 ft for the eastern property lines as shown on the concept plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPTS / USES ON REVIEW***None***DEVELOPMENT PLANS****36. T. JUSTIN BUNTING, P.E.****2-C-26-DP**

12759 Palestine Lane / Parcel ID 141 075. Proposed use: Parking lot expansion in PC(k) (Planned Commercial with conditions), PC (Planned Commercial) Districts. Commission District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for a parking lot addition to a previously approved development plan, for a total of up to 250 trailer parking spaces, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. ALLIE CHAMBERLAIN**2-F-26-DP**

1140 Belle Pond Avenue / Parcel ID 141FB011. Proposed use: Peripheral setback reduction in PR (Planned Residential) up to 5 du/ac District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the peripheral setback from 35 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. W. SCOTT WILLIAMS ASSOCIATES**2-G-26-DP**

10837 Hardin Valley Road / Parcel ID 103 103. Proposed use: New commercial building with drive-through in an existing shopping center in PC (Planned Commercial), TO (Technology Overlay) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a new commercial building with a drive-through in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

USES ON REVIEW

39. 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

Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. NATE PARSONS

2-B-26-UR

2514 Bakertown Road / Parcel ID 091 290. Proposed use: 2 duplexes in RA(k) (Low Density Residential with conditions) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the request for 2 duplexes, as shown in the development plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USE ON REVIEW/DEVELOPMENT PLAN

41. THOMPSON THRIFT DEVELOPMENT, INC.

8007 Ball Camp Pike / Parcel ID 091 206. Commission District 6.

A. USE ON REVIEW

2-A-26-UR

Proposed use: Multi-family development in OB(k) (Office, Medical, and Related Services with conditions), PR(k) (Planned Residential with conditions) up to 9 du/ac Districts.

1. STAFF RECOMMENDATION

Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 7 conditions.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

2-H-26-DP

Proposed use: Multi-family development in OB(k) (Office, Medical, and Related Services with conditions), PR(k) (Planned Residential with conditions) up to 9 du/ac Districts.

1. STAFF RECOMMENDATION

Approve the use on review for a multi-family development with up to 300 units (with up to 274 units in the OB(k) zone), as shown in the development plan, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

42. DAVID HARBIN

2-A-26-OB

Consideration of concept plan extension of the David Cheban Subdivision – Jenkins Road (2-SA-23-C) for two years.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for David Cheban - Jenkins Rd subdivision (2-SA-23-C) for two years to February 9, 2028, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, amended through October 6, 2022.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. DAVID HARBIN

2-B-26-OB

Consideration of a concept plan extension for the Preserve at Hines Branch Creek Subdivision (4-SA-23-C) for two years.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the extension of the Concept Plan for Zenith Homes, The Preserve at Hines Branch Creek subdivision (4-SA-23-C) for two years to April 13, 2028, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, amended through October 6, 2022.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. KNOXVILLE-KNOX COUNTY PLANNING**2-E-26-OB**

Consideration of amendments to the Knoxville-Knox County Administrative Rules and Procedures, Article I, Notices, Section 1, Public Notice, Newspaper Advertisement, to align noticing requirements with recent state law changes.

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the Knoxville-Knox County Planning Commission Administrative Rules and Procedures, Article 1, Section 1, pertaining to newspaper public notice requirements.

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 3:41 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.