

The Planning Commission met in regular session on January 9, 2025, at 1:30 p.m. in the Small 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
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson		✓	
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams	✓		
Tim Hill, Chair	✓		

## 2. APPROVAL OF JANUARY 9, 2025 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF DEVENBER 12, 2024 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 (HUBER) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE FEBRUARY 13, 2025 PLANING COMMISSION MEETING.

**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS**

60 Days

*None*

90 Days

*None*

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

*None*

**E. TABLED ITEMS**

- 1. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)

**A. CONCEPT SUBDIVISION PLAN**

**12-SG-23-C**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

**B. DEVELOPMENT PLAN**

**12-H-23-DP**

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

Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

**2. LANTERN PARK**

(Tabled date 3/7/2024)

**A. CONCEPT SUBDIVISION PLAN****12-SF-23-C**

12041 Hardin Valley Road / Parcel ID 116 06704,  
Commission District 6.

**B. DEVELOPMENT PLAN****12-G-23-DP**

Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

**3. BENJAMIN C. MULLINS****2-B-24-DP**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use:  
Multi-dwelling development in PR (Planned Residential) up  
to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

**4. R. BENTLEY MARLOW****8-B-23-OA**

Consideration of an amendment to the Knoxville City Code,  
Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial  
and Office Districts Dimensional Standards, to amend  
minimum corner side and rear setbacks in the C-N zoning  
district. (Tabled 3/7/2024)

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

0, 10205, 10211 Westland Drive / Parcel ID 153DA02701,  
027 02, 027. Proposed use: Two duplexes in RA (Low Density  
Residential) District. Commission District 5. (Tabled  
7/11/2024)

**6. LEAH METCALF****5-C-24-SU**

0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601,  
002 and 003. Proposed use: Duplex development in RN-2  
(Single-Family Residential Neighborhood), HP (Hillside  
Protection Overlay) Districts. Council District 3. (Tabled  
7/11/2024)

**7. KNOXVILLE-KNOX COUNTY PLANNING****8-A-24-CP**

Consideration of an amendment to Appendix H of the  
Comprehensive Plan, Place Types and Zoning Matrix. (Tabled  
8/8/2024)

**8. ANDREW THOMAS**

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

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

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

**Item No.****File No.****B. ONE YEAR PLAN****7-G-24-PA**

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

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

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

**9. FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 & 5A-1****11-SD-24-F**

0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1. (Tabled 12/12/2024)

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

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

**F. ITEMS TO BE WITHDRAWN FROM THE TABLE READ**

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

**MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN**

**G. ITEMS TO BE TABLED READ**

- 1. MOTION (BARGER) AND SECOND (HUBER) WERE MADE TO TABLE ITEM #21 AT THE REQUEST OF THE APPLICANT.**

**MOTION CARRIED UNANIMOUSLY 13-0. TABLED**

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

*None*

**I. CONSENT ITEMS READ**

- 1. MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #10 AND #17.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

## CITY OF KNOXVILLE

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

*There were no Level 1 Certificates of Appropriateness issued since the December 12, 2024 Planning Commission meeting.*

### FINAL SUBDIVISIONS

*None*

### STREET NAME CHANGES

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#### **5. REBEKAH JANE JUSTICE/CITY OF KNOXVILLE 1-A-25-SNC**

Change Willow Avenue to 'Patton Street' between Florida Street and McCalla Avenue, Council District 6.

**1. STAFF RECOMMENDATION**

Approve the street name change from Willow Avenue to Patton Street as requested by the City of Knoxville.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

### PLANS, STUDIES, REPORTS

*None*

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

*None*

### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

### REZONINGS AND PLAN AMENDMENT/REZONINGS

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#### **6. NORTH AMERICAN ISLAMIC TRUST INC.**

1316 Grand Avenue / Parcel ID 094LN01101, Council District 1.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**1-A-25-SP**

From MU-SD (Mixed Use Special District) to GC (General).

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Withdraw because staff determined the rezoning request does not require a plan amendment.

**WITHDRAWN EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**1-A-25-PA**

From MU-SD (Mixed Use Special District, Fort Sanders Neighborhood) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

Withdraw because staff determined the rezoning request does not require a plan amendment.

**WITHDRAWN EARLIER IN THE MEETING**

**C. REZONING**

**1-A-25-RZ**

From RN-5 (General Residential Neighborhood) to C-G-2 (General Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-G-2 (General Commercial) district because it is a minor expansion that is compatible with the surrounding mix of land uses.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**7. ANTHONY BRYANT**

6721, 6727 Campbell Lane / Parcel ID 067EA00401, 005, Council District 3.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

**1-B-25-SP**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

**1. STAFF RECOMMENDATION**

Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.

**Item No.**

**File No.**

- 2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE MU-SD, NWC-1 (CALLAHAN DRIVE MIXED USE SPECIAL DISTRICT) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT DUE TO CHANGING CONDITIONS TOWARDS COMMERCIAL.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**B. ONE YEAR PLAN AMENDMENT**

**1-B-25-PA**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

- 1. **STAFF RECOMMENDATION**  
Deny the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it does not meet the criteria for a plan amendment.
- 2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE MU-SD, NWC-1 (CALLAHAN DRIVE MIXED USE SPECIAL DISTRICT) LAND USE CLASSIFICATION BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT DUE TO CHANGING CONDITIONS TOWARDS COMMERCIAL.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**C. REZONING**

**1-B-25-RZ**

From RN-1 (Single-Family Residential Neighborhood) to C-G-1 (General Commercial).

- 1. **STAFF RECOMMENDATION**  
Deny the C-G-1 (General Commercial) district because it is incompatible with adjacent development and access conditions.
- 2. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE C-G-1 (GENERAL COMMERCIAL) DISTRICT BECAUSE IT IS AN EXTENSION OF THE EXISTING LAND USE.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**8. LYNCH BUS LINES, LLC**

552 N Burns Road / Parcel ID 071IB01901, Council District 6.

**Item No.****File No.****A. EAST CITY SECTOR PLAN AMENDMENT****1-C-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****B. ONE YEAR PLAN AMENDMENT****1-C-25-PA**

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****C. REZONING****1-C-25-RZ**

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

**1. STAFF RECOMMENDATION**

Deny the I-G (General Industrial) district because it could have adverse impacts on the surrounding neighborhood. The HP (Hillside Protection Overlay) would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****9. JIM HATFIELD****1-H-25-RZ**

1914 Huron Street / Parcel ID 081EH006, Council District 5. Rezoning from INST (Institutional), IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay).

**1. STAFF RECOMMENDATION**



**Item No.**

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Approve the RN-4 (General Residential Neighborhood) district because it provides an appropriate transition of land use intensity and is supported by residential amenities. The IH (Infill Housing Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**10. KINGSTON COURT, LLC**

**1-J-25-RZ**

0 Kingston Court / Parcel ID 108HB021, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today:

Tyler Thomas, 319 Kingston Court, Knoxville, TN 37919

Matthew Thompson, 6164 Kristins Gate Way, Powell, TN 37849

**1. STAFF RECOMMENDATION**

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**11. FRANCO IRAKOZE**

**1-K-25-RZ**

0 Wallwood Road / Parcel ID 068NB017, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

CONCEPT PLANS / SPECIAL USES

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**12. PLEASANT VILLAGE SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**

**7-SA-24-C**

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

**1. STAFF RECOMMENDATION**

Approve the concept plan for 41 lots, subject to 9 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**B. SPECIAL USE**

**7-A-24-SU**

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

**1. STAFF RECOMMENDATION**

Approve the special use for up to 41 single family houses, subject to 3 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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SPECIAL USES

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**13. DAMON A FALCONNIER**

**11-A-24-SU**

0 Mineral Springs Avenue / Parcel ID 069EB03102. Proposed use: Two-family dwellings on property to be subdivided in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

Speaking today:

Damon Falconnier, 4622 Chambliss Ave., Knoxville, TN 37919

Matthew Higdon, 2811 Mineral Springs Way, Knoxville, TN 37917

**1. STAFF RECOMMENDATION**

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

Deny the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district because the development does not meet the location criteria of the One Year Plan.

2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE REQUEST FOR A TWO-FAMILY DWELLING IN THE RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT DOES MEET THE LOCATION CRITERIA OF THE ONE YEAR PLAN.**

**MOTION CARRIED 12-1 (NO: BOYER). APPROVED**

**14. KOJI PROPERTIES, LLC****1-A-25-SU**

27 Emory Place / Parcel ID 094DN008. Proposed use: Small animal clinic in DK-E (Downtown Knoxville-Edge Subdistrict) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a small animal care facility with approximately 4,400 sqft of floor area in the DK-E zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. AMY SHERRILL/BENEFIELD RICHTERS****1-B-25-SU**

4657 Old Broadway / Parcel ID 069DA01502. Proposed use: Parking lot in C-G-1 (General Commercial) District. Council District 5.

**1. STAFF RECOMMENDATION**

Approve the request for a parking lot in the C-G-1 (General Commercial) district, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**16. THE DELANEY & YARDLEY FLATS DEVELOPMENTS****1-C-25-SU**

215 Florida Street, 122 Stadium Way / Parcel ID 095HB00202, 00204. Proposed use: Master Sign Plan for Delaney and Yardley Flats in I-MU (Industrial Mixed-Use), PD (Planned Development) District. Council District 6.

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Withdraw the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**17. TAE CHO/NEW SEASON PROPERTIES, LLC**

**1-D-25-SU**

301 Tania Lane / Parcel ID 124 H G 023 . Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

Speaking today:

Tae Cho, 915 Hwy 321 N Ste 600, Lenoir City, TN 37771

Tashiba Hinton, 6301 Thomas Rd., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**18. CANDICE KIO**

**1-E-25-SU**

4507, 4511 Central Avenue Pike / Parcel ID 068LC019. Proposed use: Auto repair shop in C-G-1 (General Commercial) District. Council District 5.

**1. STAFF RECOMMENDATION**

Approve the request for an auto repair shop in the C-G-1 (General Commercial) district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

**19. R. BENTLEY MARLOW**

**8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape.

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the February 13, 2025 Planning Commission meeting to provide sufficient time for potential revisions and further discussion with the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**OTHER BUSINESS**

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**20. HEYOH DESIGN & DEVELOPMENT**

**1-B-25-OB**

Consideration of Level III Review in the SW-3 (South Waterfront District - Sevier Avenue) district for a proposed single-family dwelling with a non-compliant front-loaded garage.

**1. STAFF ADMINISTRATIVE DECISION**

Postpone for 30 days to the February 13, 2025 Planning Commission meeting to allow variance requests to be heard by the Board of Zoning Appeals.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**KNOX COUNTY**

**FINAL SUBDIVISIONS**

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**21. FINAL PLAT OF ISABEL ESTATES, PHASE 2**

**12-SA-24-F**

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

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Deny the application as the final plat is not in substantial compliance with the Concept Plan, required revisions to the plat were not completed, and the applicant has not requested to postpone the case.

**TABLED EARLIER IN THE MEETING**

**22. FINAL PLAT FOR HONEY OAKS SUBDIVISION, UNIT 3**

**1-SA-25-F**

0 Tazewell Pike / Parcel ID 013 11501 (part of), 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 February 10, 2022 as Planning Case File # 2-SB-22-C.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**23. FINAL PLAT FOR HONEY OAKS SUBDIVISION, UNIT 4**

**1-SB-25-F**

0 Tazewell Pike / Parcel ID 013 11501 (part of), 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 February 10, 2022 as Planning Case File # 2-SB-22-C.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**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**

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**24. BENCHMARK ASSOCIATES, INC.****1-D-25-RZ**

2007 Robinson Road / Parcel ID 105 224, 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 surrounding development and the Knox County Comprehensive Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**25. THOMAS BURDETTE****1-E-25-RZ**

7217 Bell Road / Parcel ID 029JA00303, 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.

**2. MOTION (ANDERSON) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**26. PAUL BLAKE****1-F-25-RZ**

0, 125 Highland View Drive / Parcel ID 138OA002, 003, 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 Knox County Comprehensive Plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**27. STEFAN CLAAR****1-G-25-RZ**

8007 Millertown Pike / Parcel ID 051 016 (part of), Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) 2 du/ac.

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

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**28. MESANA INVESTMENTS, LLC****1-I-25-RZ**

6930 Shady Lane, 2748 Cunningham Road / Parcel ID 048 027, 028, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with Knox County Comprehensive Plan and the surrounding area.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**29. MOLLY HUGHES****1-L-25-RZ**

2425 Mine Road / Parcel ID 042 18402 (part of), Commission District 8. Rezoning from I (Industrial) to A (Agricultural).

**1. STAFF RECOMMENDATION**

Approve A (Agricultural) zoning because of the change in conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**30. TERRY ROMANS****1-M-25-RZ**

1907 E Governor John Sevier Highway / Parcel ID 111 03606, Commission District 9. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speaking:

Terry Romans, 1923 Hopewell Rd., Knoxville, TN 37920

Jimmy Webb, 585 Picken's Gap Rd., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**



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

Deny the CN (Neighborhood Commercial) zone because the property is inconsistent with the intent and location criteria of the CN zone.

2. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CN (NEIGHBORHOOD COMMERCIAL) ZONE BECAUSE IT IS CONSISTENT WITH THE INTENT AND LOCATION CRITERIA OF THE ZONE.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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CONCEPT AND DEVELOPMENT PLANS

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### 31. THE RIDGE AT NEALS LANDING

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#### A. CONCEPT SUBDIVISION PLAN

**11-SD-24-C**

0 Limelight Lane / Parcel ID 061 071, Commission District 8.

1. **STAFF RECOMMENDATION**

Postpone the concept plan 30 days until the February 13, 2025 Planning Commission meeting at the request of the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

#### B. DEVELOPMENT PLAN

**11-F-24-DP**

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

1. **STAFF RECOMMENDATION**

Postpone the development plan 30 days until the February 13, 2025 Planning Commission meeting at the request of the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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### 32. COPPER BRANCH PLACE

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#### A. CONCEPT SUBDIVISION PLAN

**1-SA-25-C**

0 Greenwell Drive / Parcel ID 047 057, Commission District 7.

1. **STAFF RECOMMENDATION**

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

Approve the variance to reduce the minimum intersection separation from 300 ft to 70.5 ft between

Road A and E. Copeland Drive., based on the following evidence of hardships.

A) The proposed spacing provides optimal sight distance and avoids an existing power pole.

B) The existing topography, drainage features, utility locations, and sight distance limit the entrance location.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the proposed spacing provides optimal sight distance. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

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

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

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

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

Approve the Concept Plan subject to 6 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.****File No.****B. DEVELOPMENT PLAN****1-B-25-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 14 dwelling units on individual lots, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**33. 1413 TIPTON STATION ROAD**

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Robert Thompson, 8136 Jonesboro Drive, Knoxville, TN 37920

**A. CONCEPT SUBDIVISION PLAN****1-SB-25-C**

1413 Tipton Station Road / Parcel ID 137 053, Commission District 9.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum vertical curve K-value on Road 'A' from 25 to 20 at its intersection with Governor John Sevier Highway based on the following evidence of hardships.

A) There is a pronounced drop-off at the location of the request.

B) The steep grades along the Governor John Sevier Highway frontage were created by highway construction.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the requested K-value meets AASHTO (American Association of State Highway and Transportation Officials) and the Tennessee Department of Transportation standards. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

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

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

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

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

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

Approve the Concept Plan subject to 19 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****1-D-25-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 137 dwelling units on individual lots, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****CONCEPTS / USES ON REVIEW***None*

**Item No.****File No.****DEVELOPMENT PLANS**

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**34. STAN HINDS****1-A-25-DP**

10508 Eagle's View Drive / Parcel ID 153DD022. Proposed use: Reduction of peripheral setback from 35 ft to 15 ft in PR (Planned Residential) up to 2.5 du/ac District. Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the development plan to reduce the peripheral setback from 35 ft to 15 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**35. GEORGES H. BRANDAN****1-C-25-DP**

801 Bob Kirby Road / Parcel ID 118 150. Proposed use: Attached residential in PR (Planned Residential) up to 10 du/ac District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 20 attached dwelling units and a reduction of the 35-ft peripheral setback to 15 ft along the western boundary line, 25 ft along the northern boundary line, and 20 ft along the eastern boundary line, subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**36. DALE AKINS****1-E-25-DP**

0, 2620 Willow Point Way / Parcel ID 104 01705, 01706. Proposed use: Event center and multi-tenant commercial structure in PC (Planned Commercial), F (Floodway) District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for an event center, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

USES ON REVIEW

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**37. ALEXIS PROFFITT**

**1-B-25-UR**

8537 Asheville Highway / Parcel ID 062 210. Proposed use: Childcare center expansion in OB (Office, Medical, and Related Services) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the request for an upper floor expansion to an existing child day care center, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

PLANNED DEVELOPMENT

*None*

ORDINANCE AMENDMENTS

*None*

OTHER BUSINESS

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**38. ROBYN ASKEW**

**1-A-25-OB**

Consideration of concept plan extension of the Briggs Station Subdivision (12-SD-21-C) for two years to December 10, 2026.

**1. STAFF RECOMMENDATION**

Approve the concept plan extension of the Briggs Station Subdivision (12-SD-21-C) for two years to January 9, 2027.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**39. STEVEN K MADDOX**

**1-C-25-OB**

Consideration of a similar use determination for an indoor sports facility in the I (Industrial) zone.

**1. STAFF RECOMMENDATION**

Approve indoor sports and recreational facility (NAICS 713940) as a permitted use in the I (Industrial) zone.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

**A D J O U R N M E N T**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY  
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:21  
P.M.




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**Prepared by:** Dallas DeArmond



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**Approved by:** Secretary for the Commission



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**Approved by:** Chair

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