

The Planning Commission met in regular session on January 8, 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 1:32 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

2. APPROVAL OF JANUARY 8, 2026 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF DECEMBER 11, 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 (BARGER) AND SECOND (LEVENSON) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

60 Days

None

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

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

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

E. TABLED ITEMS

- 1. DONALD EPPERLY, JDK PROPERTIES

10-A-24-UR

Item No.**File No.**

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

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

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

3. LINDA GASS

7504 Granda Drive / Parcel ID 106JB012, Council District 3. (Tabled 5/8/2025)

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT 4-B-25-SP

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

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

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

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

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

4. TRACY SMITH**5-D-25-DP**

1001 Smith School Road / Parcel ID 087 041. Proposed use: Manufactured home in PR (Planned Residential) up to 1 du/ac District. Commission District 8. (Tabled 5/8/2025)

5. 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)

6. MATTHEW L TINKHAM, JR

Item No.**File No.**

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

1. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #10.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

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

5. ANDREW THOMAS

1210 West Parkway Avenue / Parcel ID 069AD01101, Council District 5.

The applicant was not present when the item was called. The item was moved to the end of the meeting to allow the applicant to join the meeting.

Speakers: Andrew Thomas, 1210 W. Parkway Ave., Knoxville, TN (via Zoom)

A. NORTH CITY SECTOR PLAN AMENDMENT

7-G-24-SP

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because this does not meet the intent of the sector plan and Inskip Small Area Plan.

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

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MOTION CARRIED UNANIMOUSLY 14-0. DENIED

B. ONE YEAR PLAN AMENDMENT

7-G-24-PA

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the sector plan and Inskip Small Area Plan.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

C. REZONING

7-P-24-RZ

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

1. STAFF RECOMMENDATION

Deny the RN-4 district because it is inconsistent with the LDR (Low Density Residential) classification.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

6. SAAD AL QARAGHOLI

3109 Chapman Highway / Parcel ID 109HA025, Council District 1.

Speakers: Christy Scarbrough, 3109 Chapman Hwy., Knoxville, TN

A. ONE YEAR PLAN AMENDMENT

1-B-26-PA

From SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection Overlay) to MU-SD, SC-4 (Mixed Use Special District, Chapman Highway, Downtown to Martin Mill Pike), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the MU-SD, SC-4 (Mixed Use Special District, Chapman Highway, Downtown to Martin Mill Pike) because it is not supported by changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

B. REZONING**12-B-25-RZ**

From C-G-2 (General Commercial), HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the C-H-1 (Highway Commercial) zoning district because it is not supported by the adopted plans or changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

7. 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

Approve the I-G (General Industrial) district because it is consistent with the land use plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. TT OF KNOXVILLE

4101 Clinton Highway / Parcel ID 081AA001 (partial), Council District 5.

Item No.**File No.**

Speaking: Tyler Brown, 4101 Clinton Hwy., Knoxville, TN

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**1-A-26-SP**

From GC (General Commercial) to RS (Regional Commercial).

1. STAFF RECOMMENDATION

Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

B. ONE YEAR PLAN AMENDMENT**1-A-26-PA**

From GC (General Commercial) to RS (Regional Commercial).

1. STAFF RECOMMENDATION

Deny the RS (Regional Commercial) land use classification because it does not meet any of the criteria for a plan amendment.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

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

From C-H-1 (Highway Commercial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Deny the I-MU (Industrial Mixed-Use) district because the site does not meet the intent of I-MU zoning, and there have been no changes of conditions to support a rezoning.

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

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

9. TAYLOR D. FORRESTER

1-H-26-RZ

400, 410 Georgia Street; 0, 222 Patton Street / Parcel ID 095HC016, 017, 018, 021, Council District 6. Rezoning from I-MU (Industrial Mixed-Use) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-2 (General Commercial) district because it is consistent with the land use plans and compatible with changing development conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. HEYOH ARCHITECTURE

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

Speakers: 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.

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.

Item No.**File No.****C. REZONING****1-I-26-RZ**

From C-G-2 (General Commercial), O (Office), IH (Infill Housing Overlay) to RN-5 (General 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 (LEVENSON) AND SECOND (HILL) WERE MADE TO POSTPONE ITEM #10 FOR 30 DAYS AS REQUESTED BY THE APPLICANT.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

CONCEPT PLANS / SPECIAL USES

None

SPECIAL USES**11. 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

Approve the request for a reception facility as depicted on the site plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. CARECUTS**1-A-26-SU**

5200 Clinton Highway / Parcel ID 068NE01201. Proposed use: Social services provider in C-H-1 (Highway Commercial) District. Council District 5.

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

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Speakers:

- Mary Katherine Wormsley, 128 N. Northshore Dr., Knoxville, TN
- Crystal White, 5441 Clinton Hwy., Knoxville, TN
- David Hamilton, 1810 Merchant Dr., Knoxville, TN
- Anne McKinney, 1019 Orchid Dr., Knoxville, TN
- Lynn Kohler, 5935 Tallent Rd., Knoxville, TN
- Alex Moore, 5015 Clinton Hwy., Knoxville, TN
- Matt Caldwell, 1000 Waterford Pl., Kingston, TN
- Kelbin Rodriguez, 5115 Clinton Hwy., Knoxville, TN
- Humberto Rodriguez, no address given
- Chuck Cerny, 400 Main St., Knoxville, TN
- Vivian Shipe, 3615 Martin Luther King Jr. Ave., Knoxville, TN
- Karin Moore, 5113 Clinton Hwy., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for a social service center in the C-H-1 (Highway Commercial) district, subject to 3 conditions.

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

MOTION CARRIED 13-0 UNANIMOUSLY. APPROVED

13. ALLEN SIGN COMPANY

1-B-26-SU

801 Vanosdale Rd; 7350 Middlebrook Pike; 705, 713, 719, 720 Clubhouse Way; 0, 7303, 7308, 7312, 7314, 7318, 7322, 7326, 7330, 7331, 7334, 7335, 7338, 7339, 7341, 7342, 7346, 7347, 7350, 7351, 7355, 7356, 7357, 7362, 7363, 7366, 7370 Manderly Way; 0, 7400, 7401, 7405, 7408, 7409, 7413, 7414, 7417, 7418, 7421, 7424, 7425, 7429, 7433, 7434, 7436, 7437, 7440, 7443, 7444, 7445, 7446, 7447, 7449, 7452, 7453, 7458 Somerset Rd / Parcel ID 106OB01301, 01304, 01401-01431, 01443-01452 .

Proposed use: master sign plan for senior living community in RN-2 (Single-Family Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 2.

1. STAFF RECOMMENDATION

Approve the master sign plan for a senior living community as submitted, subject to 5 conditions.

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APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

KNOX COUNTY

FINAL SUBDIVISIONS

**14. FINAL PLAT OF THOMPSON CREEK
(FORMERLY KNOWN AS THOMPSON CREEK
PHASE 1)**

1-SA-26-F

7921 Thompson School Road / Parcel ID 12 209 (partial),
Commission District 8.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

**15. FINAL PLAT FOR HICKORY POINTE
SUBDIVISION**

1-SB-26-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.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

16. FINAL PLAT OF THE MEADOWS AT PEBBLEPASS PHASE 1 (FORMERLY KNOWN AS THE MEADOWS PHASE 1)

1-SC-26-F

9922 W Emory Road / Parcel ID 076 031 (partial), Commission District 6.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

17. THE HAVEN AT HARDIN VALLEY PHASE 2B

1-SD-26-F

12202 Couch Mill Road / Parcel ID 117 00812 (partial), Commission District 6.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

18. 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.

1. STAFF RECOMMENDATION

With the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the February 12, 2026 Planning Commission meeting to allow the applicant to submit an easement maintenance agreement to the Knox County Law Department for review per Section 3.03.G of the Subdivision Regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.**

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

19. UNIQUE CONSTRUCT, LLC**10-J-25-RZ**

0 Prism Lane / Parcel ID 092 033, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Withdraw as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

20. 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 February 12, 2026 Planning Commission meeting to permit time for sight distance evaluation.

WITHDRAWN EARLIER IN THE MEETING

21. GEORGE EWART**1-B-26-RZ**

0 Riverside Drive / Parcel ID 095 00203, Commission District 1. Rezoning from RB (General Residential) to RP (Rural Preservation).

1. STAFF RECOMMENDATION

Approve the RP (Rural Preservation) zone because it is consistent with the Comprehensive Plan and the subject property's function and surroundings.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****22. KEVIN GRIFFIN/CLEAN SLATE REALTY LLC 1-D-26-RZ**

9717 Ball Camp School Road / Parcel ID 104 026, Commission District 6. Rezoning from PR (Planned Residential) up to 2.5 du/ac to PR (Planned Residential) up to 5 du/ac.

Speakers:

Kevin Griffin, 9717 Ball Camp School Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and supported by infrastructure improvements, subject to 2 conditions.

2. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****23. SMART HOSPITALITY, LLC 1-E-26-RZ**

1215 Everett Road / Parcel ID 141 04114 (partial), Commission District 6. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**24. HIGHLAND PROPER LLC 1-F-26-RZ**

0 McCloud Road / Parcel ID 019 20206, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Item No.

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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

25. MESANA INVESTMENTS, LLC

1-G-26-RZ

7716 Strawberry Plains Pike / Parcel ID 073 01401, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking:

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

Herb Anders, no address given

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 9 du/ac because it is consistent with the adopted plans and changing conditions in the area.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

26. 0 EAST MEADECREST DRIVE

A. CONCEPT SUBDIVISION PLAN

1-SA-26-C

0 E Meadecrest Drive / Parcel ID 119EC01902, Commission District 3.

Speakers:

Steven Bell, no address given

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****B. DEVELOPMENT PLAN****1-B-26-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 9 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****27. RAUHUFF SUBDIVISION****1-SB-26-C**

0 Tipton Station Road / Parcel ID 137 09807, 09809-09812,
Commission District 9.

Speakers:

Beverly Cummings Thatcher, 8207 Rogers Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions.

2. MOTION (HILL) AND SECOND (DALEY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****28. BELLTOWN COMMONS****1-SC-26-C**

4720 W Emory Road; 4561 Market Bell Way / Parcel ID 066 122,
12201, Commission District 6.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. ELITE CONSTRUCTION ON BAKERTOWN ROAD

A. CONCEPT SUBDIVISION PLAN

1-SD-26-C

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

1. STAFF RECOMMENDATION

Deny the variance to reduce the minimum intersection separation based on the recommendations of Knox County Engineering and Public Works, as outlined on the variance request form (attached) and in the staff comments of this staff report.

Deny the alternative design standards based on the denial recommendation of the intersection separation variance, rendering the plan non-compliant with the Subdivision Regulations.

Deny the Concept Plan based on the denial recommendation of the intersection separation variance, rendering the plan non-compliant with the Subdivision Regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

Deny the Development Plan based on the denial recommendation of the Concept Plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. HUNTERS GROVE

Speakers: Sean Rodriguez, 11820 Kingston Pike, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

1-SE-26-C

0 Ball Road / Parcel ID 078 254, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance to reduce the minimum vertical curve K-value on Road 'A' at the intersection approach with Ball Road from 25 to 15, based on the following evidence of hardship.

A) The reduced K-value allows for less grading and allows the road to closely follow the natural topography.

B) The natural topography is unique to this site, and the request is located at a stop condition.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the request meets the American Association of State Highway and Transportation Officials (AASHTO) design standards, nor is it anticipated to negatively impact neighboring properties. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

5. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. DEVELOPMENT PLAN

1-F-26-DP

Proposed use: Attached residential subdivision in PR(k) (Planned Residential with conditions) up to 1.7 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 116 attached residential lots and the reduction of the peripheral setback from 35 ft to 25 ft along the Ball Road frontage for lots 4-7, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

31. NED FERGUSON

1-A-26-DP

8709, 8715 Joe Daniels Road / Parcel ID 089 19307, 12. Proposed use: 2 single-family lots in PR (Planned Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for 2 single-family house lots and a peripheral setback reduction along the north and east boundary lines from 35 ft to 15 ft, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****32. DARLENE PARRISH****1-C-26-DP**

8224 Elm Hill Circle / Parcel ID 133JE009. Proposed use: Reduce front and side setbacks in PR (Planned Residential) up to 3 du/ac District. Commission District 4.

1. STAFF RECOMMENDATION

Approve the development plan for a front setback reduction from 25 ft to 20 ft and side setback reduction from 7.5 ft to 5 ft in the PR zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**33. EXECUTION LLC****1-D-26-DP**

3604 Neal Drive / Parcel ID 038NB00201. Proposed use: Office-warehouse in PC (Planned Commercial) District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for an office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**USES ON REVIEW****34. 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 February 12, 2026, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****35. MICHAEL SEEMER****1-A-26-UR**

9501 East Aiken Lane / Parcel ID 132JD029. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 3.

Speakers:

Max Smith, 9503 E Aiken Ln., Knoxville, TN

Diana Battenberg, 9502 E Aiken Ln., Knoxville, TN

Steven Smith, no address given

Michael Steamer, 9501 E Aiken Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for a garage apartment in the RA (Low Density residential) zone, subject to 3 conditions.

2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****PLANNED DEVELOPMENT****36. BELLTOWN****1-A-26-PD**

4510, 4561 Market Bell Way / Parcel ID 066 121 (partial), 122. Proposed use: Modification to the landscape plan for Belltown Commons in A (Agricultural), PD (Planned Development), F (Floodway) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the modification of Section 8.4.6 (Landscape) in the Commercial Designated Area of the Belltown Planned Development because the changes are in general conformance with the approved final plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**ORDINANCE AMENDMENTS***None*

Item No.

File No.

OTHER BUSINESS

37. KNOXVILLE-KNOX COUNTY PLANNING

1-A-26-OB

Consideration of amendments to the Knoxville-Knox County Planning FY 2025-2026 Budget.

1. EXECUTIVE COMMITTEE RECOMMENDATION

The Executive Committee of the Planning Commission recommended approval of the requested budget amendments on December 9, 2025.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER ITEMS OF INTEREST TO COMMISSIONERS:

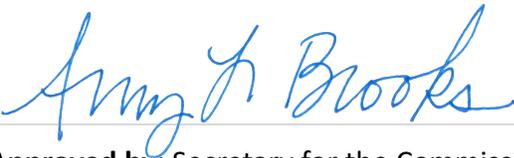
Commissioner Hill asked Commissioners to discuss the definition of “social service provider” in the City Zoning Code. Other Commissioners also expressed concern and requested staff research the issue.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:25 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.