

The Planning Commission met in regular session on July 10, 2025, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
Tim Hill	✓		
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

2. APPROVAL OF JULY 10, 2025 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JUNE 12, 2025 MINUTES

APPROVED ON CONSENT

4. APPROVAL OF THE JUNE 10, 2025 ANNUAL MEETING MINUTES

APPROVED ON CONSENT EARLIER IN THE MEETING

5. 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 (BROWNING) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS

60 Days

None

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- 1. LEAH METCALF

5-C-24-SU

Item No.**File No.**

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)

2. 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)

3. 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).

B. ONE YEAR PLAN**7-G-24-PA**

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

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

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

4. 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)

5. 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. (Tabled 1/9/2025)

6. DONALD EPPERLY, JDK PROPERTIES**10-A-24-UR**

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

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

Item No.**File No.**

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)

8. 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).

9. 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)

F. ITEMS TO BE TABLED READ

None

G. ITEMS TO BE REMOVED FROM THE TABLE READ

1. MOTION (BARGER) AND SECOND (BROWNING) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 15-0. UNTABLED

H. WITHDRAWALS FROM THE TABLE

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

MOTION CARRIED UNANIMOUSLY 15-0. WITHDRAWN

I. CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #9 AND #10.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the June 12, 2025, Planning Commission meeting.

ORDINANCE AMENDMENTS

6. CITY OF KNOXVILLE

7-A-25-OA

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

1. STAFF RECOMMENDATION

Approve amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape because the amendments provide landscape quality assurance, promote orderly development, preserve existing vegetation and further codify the Tree Protection Ordinance.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

7. KNOXVILLE-KNOX COUNTY PLANNING**7-B-25-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 5, Commercial and Office Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking.

Speakers:

Maria McHale, 609 N Weisgarber Rd, Knoxville TN 37919

Leland Humes, 6902 Haverhill Dr Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the amendments to the Knoxville City Code, Appendix B, Zoning Code, Articles 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 5, Commercial and Office Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to create a new Single-Family Attached Dwelling use because it diversifies housing options and increases home ownership opportunity.

2. MOTION (GILL) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED****8. KNOXVILLE-KNOX COUNTY PLANNING****7-C-25-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4.6, Middle Housing Standards, 9.1.D, General Use Regulations, 9.2, Use Matrix, 10.1.A, Site Development Standards, and 14.6, Design Review Board Powers.

Speakers:

Maria McHale, 609 N Weisgarber Rd, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Articles 4.6, 9.1, 10.1, and 14.6, which provide revisions to the Middle Housing standards and related zoning code elements, because they create additional clarity in the zoning

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standards and will generate better consistency with the surrounding neighborhoods.

2. **MOTION (OVERTON) AND SECOND (BIGGS) WERE MADE TO POSTPONE FOR 30 DAYS.**

MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED

9. KNOXVILLE-KNOX COUNTY PLANNING**7-D-25-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4 adding Section 4.7, Cottage Courts, and amending Article 2.3, Definitions, and Article 9.2, Use Matrix.

Speakers:

Bentley Marlow, 322 Douglas Ave., Knoxville TN 37921

Maria McHale, 906 N Weisgarber Rd, Knoxville TN 37919

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, creating Article 4.7, Cottage Court Standards; revising Article 4.7, General Standards of Applicability to be Article 4.8; and amending Article 9.2, Use Matrix. The proposed amendments create new housing options in the City and are aligned with the intent of the zoning districts in which they are proposed.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

10. KNOXVILLE-KNOX COUNTY PLANNING**7-E-25-OA**

Consideration of amendments to the Knoxville City Code, Article 17.3, Non-Conforming Lot of Record.

Speakers:

Maria McHale, 609 N Weisgarber Rd, Knoxville TN 37919

Bentley Marlow, 322 Douglas Ave, Knoxville, TN 37921

Jonah Pruitt, 1545 Western Ave., Ste 100, Knoxville, TN 37921

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 17.3, Non-Conforming Lot of Record because the amendments enable development of nonconforming lots of record, while ensuring the development remains aligned with the neighborhood in which the lot is located.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

FINAL SUBDIVISIONS

11. RESUBDIVISION OF JUHA A WHITNEY L MIETTINEN PROPERTY - LOT 2

7-SD-25-F

3146 Haggard Drive / Parcel ID 070JD00701, Council District 4.

1. **STAFF RECOMMENDATION**

Due to the need for additional plat revisions, and with the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the August 14, 2025, Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

12. ANDREW OSAKUE

1108 Beaumont Avenue / Parcel ID 094CR00103, Council District 6

Item No.**File No.****A. CENTRAL CITY SECTOR PLAN AMENDMENT****7-A-25-SP**

From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the NC (Neighborhood Commercial) land use classification because it is supported by changing conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-A-25-PA**

From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the NC (Neighborhood Commercial) land use classification because it is supported by changing conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**7-A-25-RZ**

From RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

13. SAVANNAH REYES-DIXON

0, 308, 314 W Inskip Drive / Parcel ID 068MC005, 00501, 008, 009, Council District 5.

Item No.**File No.****A. NORTHWEST CITY SECTOR PLAN AMENDMENT****7-B-25-SP**

From LDR (Low Density Residential), SP (Stream Protection) to MDR (Medium Density Residential), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it supported by existing infrastructure and available amenities. The SP (Stream Protection) classification would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-B-25-PA**

From LDR (Low Density Residential), SP (Stream Protection) to MDR (Medium Density Residential), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it supported by existing infrastructure and available amenities. The SP (Stream Protection) classification would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**7-B-25-RZ**

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

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) zoning district because it is consistent with the recommended land use classification and supported by available amenities.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. AURORA INC.**7-C-25-RZ**

0 Pipkin Lane / Parcel ID 131 147 (partial), Council District 2. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) zoning district because it is consistent with the One Year Plan and Southwest County Sector Plan. The HP (Hillside Protection) Overlay would be retained.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

15. RAJPAUL CHEEMA**7-D-25-RZ**

0 Bernhurst Drive / Parcel ID 058FA046, Council District 4. 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

Approve the RN-2 (Single-Family Residential Neighborhood) district because it brings the lots into conformance with the zoning code and is compatible with surrounding development. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. STEVE W ABBOTT JR**7-E-25-RZ**

0 Landview Drive / Parcel ID 082LF002, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and will eliminate the zoning nonconformity of the property.

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

MOTION CARRIED 14-1 (NO: MIDIS). APPROVED

17. REGINALD BELL**7-F-25-RZ**

3950 Linden Avenue / Parcel ID 070MF011, Council District 6.
Rezoning from C-G-2 (General Commercial) to RN-4 (General Residential Neighborhood).

1. **STAFF RECOMMENDATION**

Approve the RN-4 (General Residential Neighborhood) zoning district because it is consistent with the One Year Plan and East City Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. BRIAN EWERS

5552 Washington Pike / Parcel ID 059 010, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT**7-C-25-SP**

From LI (Light Industrial) to CC (Community Commercial).

1. **STAFF RECOMMENDATION**

Approve the CC (Community Commercial) land use classification for the northern portion of the property as shown on the agenda map because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-C-25-PA**

From LI (Light Industrial) to CC (Community Commercial).

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the CC (Community Commercial) land use classification for the northern portion of the property as shown on the agenda map because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**7-G-25-RZ**

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

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district for the portion of the property north of the railroad tracks and RN-1 (Single-Family Residential Neighborhood) district for the portion south of the railroad tracks because they are consistent with the surrounding development. The HP (Hillside Protection) overlay on the rear would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. DANIEL LEVY

2301 Sevier Avenue / Parcel ID 109BD006, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT**7-D-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to NC (Neighborhood Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 15-0. DENIED**

B. ONE YEAR PLAN AMENDMENT**7-D-25-PA**

From LDR (Low Density Residential), HP (Hillside Protection) to NC (Neighborhood Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification. The HP (Hillside Protection) overlay would be retained.

2. MOTION (ADAMS) AND SECOND (GILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 15-0. DENIED**

C. REZONING**7-J-25-RZ**

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the C-N (Neighborhood Commercial) zoning district because it does not meet all of the criteria for a rezoning. The HP (Hillside Protection) overlay would be retained.

2. MOTION (ADAMS) AND SECOND (GILL) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 15-0. DENIED**

20. PATRICIA CRAIG**7-N-25-RZ**

2515 N Central Street / Parcel ID 081GD03501, Council District 5.
Rezoning from C-G-2 (General Commercial) to C-G-2 (General Commercial), H (Historic Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the addition of the H (Historic Overlay) district because it is consistent with the intent of the district and recommended by the Historic Zoning Commission. The C-G-2 (General Commercial) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**21. GARRETT JERNIGAN****7-O-25-RZ**

4628 Washington Pike / Parcel ID 070CD025, Council District 4. Rezoning from RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the RN-5 (General Residential Neighborhood) district because it is not compatible with surrounding development.

POSTPONED 30 DAYS EARLIER IN THE MEETING**22. HEYOH ARCHITECTURE**

118 Twentieth Street / Parcel ID 094NB012, 013, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**7-E-25-SP**

From MU-SD/ MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood) to MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood).

Speakers:

Logan Higgins, 133 S Gay St, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the MU-SD, MU-CC 16 (Fort Sanders Neighborhood) Mixed-Used Special District because it does not meet the criteria for a plan amendment.

2. MOTION (OVERTON) AND SECOND (BARGER) WERE MADE TO APPROVE MU-SD, MU-CC 16 (FORT SANDERS NEIGHBORHOOD) MIXED-USE SPECIAL DISTRICT BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT.

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**MOTION CARRIED 13-2. (NO: ADAMS AND MIDIS).
APPROVED**

B. ONE YEAR PLAN AMENDMENT**7-E-25-PA**

From MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood) to MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood).

Speakers:

Logan Higgins, 133 S Gay St, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the MU-SD, MU-CC 16 (Fort Sanders Neighborhood) Mixed-Used Special District because it does not meet the criteria for a plan amendment.

2. MOTION (OVERTON) AND SECOND (BARGER) WERE MADE TO APPROVE MU-SD, MU-CC 16 (FORT SANDERS NEIGHBORHOOD) MIXED-USED SPECIAL DISTRICT BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT.

**MOTION CARRIED 13-2 (NO: ADAMS AND MIDIS).
APPROVED**

C. REZONING**7-P-25-RZ**

From RN-5 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

Speakers:

Logan Higgins, 133 S Gay St, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the I-MU (Industrial Mixed-Use) zoning district because it does not meet all of the criteria for a rezoning.

2. MOTION (OVERTON) AND SECOND (BARGER) WERE MADE TO APPROVE I-MU (INDUSTRIAL MIXED-USE) BECAUSE IT IS THE SAME AS THE SURROUNDING LOTS AND MEETS THE CHARACTER OF THE NEIGHBORHOOD.

**MOTION CARRIED 13-2 (NO: ADAMS AND MIDIS).
APPROVED**

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CONCEPT PLANS / SPECIAL USES

23. MONTEREY OAKS SUBDIVISION PHASE 1**7-SA-25-C**

0 Monterey Road / Parcel ID 068PC01418, Council District 3.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. 0 LOCUST HILL LANE**7-SB-25-C**

0 Locust Hill Lane / Parcel ID 123FA003, Council District 1.

1. STAFF RECOMMENDATION

Postpone this request to the August 14, 2025, Planning Commission meeting to allow more time for revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

25. TIGER VENTURES LLC**6-C-25-SU**

0 Avenue C / Parcel ID 123HN003. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. TYLER STINNETT**6-F-25-SU**

5708 Wallwood Road / Parcel ID 068KH031. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (Hillside Protection Overlay) Districts. Council District 5.

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

Postpone for 30 days to August 14, 2025, Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT**27. 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.

Speakers:

Zakary Sholtz, 3107 Marble Hill Boulevard, Knoxville, TN 37914
Ryan Schaefer, 1517 Riverside Rd, Knoxville, TN 37914
Mark Honeycutt, 4829 River Place Dr, Knoxville, TN 37914
Logan Higgins, 133 S Gay St, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the Planned Development because the project does not provide public benefits that are commensurate with the zoning exceptions requested.

2. MOTION (ADAMS) AND SECOND (BIGGS) WERE MADE TO TABLE THE ITEM.

MOTION CARRIED UNANIMOUSLY 15-0. TABLED

OTHER BUSINESS**28. BRENT LONG****7-A-25-OB**

1013 Phillips Ave / Parcel ID 095OB020. Level III Alternative Compliance Review in the SW-2 (South Waterfront) District for a proposed non-compliant driveway entrance on principal frontage.

1. STAFF RECOMMENDATION

Postpone for 30 days to August 14, 2025, Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****29. KNOXVILLE-KNOX COUNTY PLANNING****7-B-25-OB**

Consideration of amendments to Knoxville-Knox County Planning Financial Policies and Procedures.

1. STAFF RECOMMENDATION

Withdraw this item.

WITHDRAWN EARLIER IN THE MEETING

30. KNOXVILLE-KNOX COUNTY PLANNING**7-C-25-OB**

Consideration of amendments to Knoxville-Knox County Planning Internal Control Manual.

1. STAFF RECOMMENDATION

Withdraw this item.

WITHDRAWN EARLIER IN THE MEETING

31. KNOXVILLE-KNOX COUNTY PLANNING**7-D-25-OB**

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

1. STAFF RECOMMENDATION

Planning staff recommend approval of the proposed minor amendment to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. CITY OF KNOXVILLE**7-E-25-OB**

Consideration of Plans of Service for 0 N Gallaher View Road, Parcel ID 119LA00116.

1. STAFF RECOMMENDATION

Approve the plans of service for the subject property being annexed into the City of Knoxville, as the plans of

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service comply with the statutory requirements for information that must be provided when property is annexed by a municipality.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. CITY OF KNOXVILLE**7-F-25-OB**

Consideration of Plans of Service for 2814 Dresser Road, Parcel ID 1220J003.

1. STAFF RECOMMENDATION

Approve the plan of service for the subject property being annexed into the City of Knoxville since it complies with the statutory requirements for information that must be provided when property is annexed by a municipality.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

FINAL SUBDIVISIONS

34. FINAL PLAT OF DUNCAN FARM SUBDIVISION**5-SA-25-F**

0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

1. STAFF RECOMMENDATION

Approve the variance for plat approval to reduce the required broken back tangent length from 150 ft to 0 ft at station 17+27 based on the following evidence of hardship.

1. The topography surrounding this site is steep and would result in large amounts of soil removal.
2. The private right-of-way, Duncan Farm Way, has been constructed and dead ends with a cul-de-sac at this property.

Item No.**File No.**

3. This is a private right-of-way with low volumes of traffic and the reduction in the broken back tangent length will not cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the final plat for four lots in the A, F zone.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

35. FINAL PLAT OF BELLTOWN, PHASE III**7-SA-25-F**

4510 Market Bell Way / Parcel ID 066 121 (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. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on June 13, 2024, as Planning Case File #5-SD-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. FINAL PLAT OF EBENEZER SUBDIVISION**7-SB-25-F**

0 Ebenezer Road / Parcel ID 132 03701, Commission District 3.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

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 plans approved by the Planning Commission on 6/13/2024 as Planning Case 6-SD-24-C and on 11/14/2024 as Planning Case 11-SI-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. FINAL PLAT OF THE ENCLAVE AT HARVEY, UNIT 1**7-SC-25-F**

1630 Harvey Road / Parcel ID 169 009 (partial), Commission District 5.

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 11/14/2024 as Planning Case 11-SB-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

38. THOMAS BRANDON

8606 Asheville Highway / Parcel ID 062 251, Commission District 8.

Item No.**File No.****A. COUNTY COMPREHENSIVE PLAN AMENDMENT****5-B-25-PA**

From TCMU (Town Center Mixed-use) to MHI (Mining and Heavy Industrial).

1. STAFF RECOMMENDATION

Withdraw.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING**5-D-25-RZ**

From A (Agricultural), CA (General Business) to PC (Planned Commercial).

Speakers:

Herb Anders, 8501 N Ruggles Ferry Pike, Knoxville, TN 37871
Benjamin Mullins, 550 W Main St., Ste. 500, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the PC (Planned Commercial) zone because it is a minor extension that is consistent with the Comprehensive Plan.

2. MOTION (HILL) AND SECOND (DALEY) WERE MADE TO DENY.

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

39. MATTHEW L TINKHAM, JR

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**5-C-25-PA**

From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 14, 2025, Planning Commission meeting per the applicant's request.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING**

B. REZONING**5-E-25-RZ**

From A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 14, 2025, Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

40. DEWAYNE HICKS**5-F-25-RZ**

0 Lovell Road / Parcel ID 118 01203, Commission District 3.
Rezoning from CN(k) (Neighborhood Commercial with conditions), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).

1. STAFF RECOMMENDATION

Deny the CA (General Business) zone because it does not meet all the criteria for a rezoning. The TO (Technology Overlay) zone would be retained.

2. MOTION (ANDERSON) AND SECOND (BOYER) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 15-0. DENIED**

41. JUSTIN FORD**5-I-25-RZ**

5240 Schaad Road / Parcel ID 091 18617, Commission District 6.
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speakers:

Benjamin Mullins, 550 W Main St., Ste. 500, Knoxville, TN 37902

Jane Smith, 5209 Schaad Rd, Knoxville, TN 37931

Heather Story, 5310 Schaad Rd, Knoxville, TN 37931

Wilma Monroe, 7243 Ball Camp Pike, Knoxville, TN 37931

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the CN (Neighborhood Commercial) zone because the subject property does not meet the zone's intent or location criteria.

MOTION (MIDIS) MADE TO DENY PER STAFF RECOMMENDATION BECAUSE IT DOES NOT MEET THE ZONE INTENT OR LOCATION CRITERIA.

MOTION FAILED DUE TO LACK OF A SECOND.

MOTION (OVERTON) AND SECOND (LEVENSON) TO APPROVE CN (NEIGHBORHOOD COMMERCIAL) BECAUSE IT DOES MEET ZONE INTENSE AND IS COMPATIBLE WITH THE INTENT OF COMMERCIAL LAND USE PLAN.

MOTION FAILED 6-9 (NO: HILL, BROWNING, BOYER, PEREZ, ANDERSON, BUTLER, BIGGS, DALEY & MIDIS

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

MOTION CARRIED UNANIMOUSLY 11-4 (NO: BARGER, OVERTON, GILL & HUBER). DENIED

42. JASON STRANGE**7-H-25-RZ**

7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. SOUTHERN STANDARD ENTERPRISES LLC**7-I-25-RZ**

6933 Beeler Road / Parcel ID 020MD005, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Item No.**File No.**

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

44. JONATHAN CAMPBELL**7-K-25-RZ**

6789 Oak Ridge Highway / Parcel ID 079 04901, Commission District 6. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Deny the CA (General Business) zone because the new zoning boundary would create a nonconformity, split zoning on the property, and because it does not meet the criteria for a rezoning.

WITHDRAWN EARLIER IN THE MEETING

45. NOE SANCHEZ**7-L-25-RZ**

323 Brakebill Road / Parcel ID 072 210, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. BENJAMIN C MULLINS**7-M-25-RZ**

205 N Wooddale Road / Parcel ID 062 047, Commission District 8. Rezoning from PR (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 7 du/ac.

1. STAFF RECOMMENDATION

Postpone the application 30 days until the August 14 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****47. JOPA PROPERTIES, LLC****7-Q-25-RZ**

0 Ball Road / Parcel ID 078 254, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area, subject to one condition.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

48. THE RIDGE AT NEALS LANDING**A. CONCEPT SUBDIVISION PLAN****11-SD-24-C**

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

1. STAFF RECOMMENDATION

Withdraw the concept plan at the request of the applicant.

WITHDRAWN 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

Withdraw the development plan at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

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

49. LJA ENGINEERING**7-A-25-DP**

0, 1935 E Governor John Sevier Highway / Parcel ID 111 03605, 058. Proposed use: Revision to a previously approved development plan in PR(k) (Planned Residential) up to 4.5 du/ac and 3.9 du/ac Districts. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan for 1 detached house lot, increasing the total house lots to 146 for the Prices Point Subdivision, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. KHALID ALSHIBLI**7-B-25-DP**

442 Fox Road / Parcel ID 143 111 Proposed use: 3 single family house lots in PR (Planned Residential), up to 3 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for 3 single family house lots and a peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

51. DAVID BLAZIER**7-C-25-DP**

1826 E Governor John Sevier Highway / Parcel ID 111 05602. Proposed use: Single family house in PR(k) (Planned Residential) up to 2 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan for a detached dwelling in the PR (Planned Residential) zone, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****USES ON REVIEW**

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

0, 10205, 10211 Westland Drive / Parcel ID 153DA027 01, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 14, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

53. JEREMIAH COTTLE**6-A-25-UR**

2418 E Gallaher Ferry Road / Parcel ID 116 06710. Proposed use: Dog boarding and training facility in A (Agricultural) District. Commission District 6.

Speakers:

Benjamin Mullins, 500 W Main St., Ste 500, Knoxville, TN 37902
Brian Quest, 800 S Gay St., Ste. 2121, Knoxville, TN 37929

1. STAFF RECOMMENDATION

Deny the request for a dog boarding facility in the A (Agricultural) zone because the request does not meet the criteria for use-on-review approval and it will adversely impact surrounding residential properties.

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

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.

File No.

OTHER BUSINESS

54. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

7-G-25-OB

The Chair will appoint members of the Commission to the Executive Committee for the 2025-2026 term.

1. CHAIRMAN HUBER ANNOUNCED THE EXECUTIVE COMMITTEE FOR THE 2025-2026 TERM:

John Huber
Karyn Adams
Rich Levenson
Lou Browning
Tim Hill

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:18 P.M.

Prepared by: Shelley Gray

Item No.

File No.

Approved by: Secretary for the Commission

Approved by: Chair

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