

July 9, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on July 9, 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	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		

Present, not voting: Rich Levenson, Wala Habiby

2. APPROVAL OF JULY 9, 2026 AGENDA**APPROVED ON CONSENT****3. APPROVAL OF JUNE 11, 2026 MINUTES****APPROVED ON CONSENT**

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 Days

1. MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 10-0. POSTPONED 30 DAYS

60 Days

2. MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 10-0. POSTPONED 60 DAYS

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

1. 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

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

2. 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)

3. BENJAMIN C. MULLINS**3-H-26-RZ**

6110, 6114 Asheville Highway / Parcel ID 071EC001,
00101 (partial), Commission District 8. Reduction of an
H (Historical Overlay) in the CA (General Business)
District. (Tabled 5/14/2026)

4. ARCIP HOLOBET**5-D-26-DP**

10506 Bob Gray Road / Parcel ID 118 071. Proposed
use: Single-family attached subdivision in PR(k)
(Planned Residential, with conditions) up to 10 du/ac,
TO (Technology Overlay) District. Commission District
3. (Tabled 5/14/2026)

F. WITHDRAWALS FROM THE TABLE

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

MOTION CARRIED UNANIMOUSLY 10-0. WITHDRAWN

G. ITEMS TO BE TABLED READ

None

H. ITEMS TO BE REMOVED FROM THE TABLE READ

None

I. CONSENT ITEMS READ

*Commissioner Shuck recused herself from voting on the Consent
Items.*

Item No.**File No.**

1. **MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, INCLUDING ITEM #16.**

MOTION CARRIED UNANIMOUSLY 9-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. RALPH SMITH, PLS

6-E-26-RZ

1325 Francis Road / Parcel ID 106GC007, Council District 3.
Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****6. JOSH HAUN****7-B-26-RZ**

1900 Hoitt Avenue / Parcel ID 082HG008, Council District 4.
Rezoning from RN-2 (Single-Family Residential Neighborhood) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the One Year Plan and Central City Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. SPENCER STANLEY**7-J-26-RZ**

103 Circle Lane / Parcel ID 121AA03004, Council District 2.
Rezoning from O (Office), HP (Hillside Protection Overlay) to C-G-1 (General Commercial), HP (Hillside Protection Overlay).

Speaking:

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

1. STAFF RECOMMENDATION

Deny the C-G-1 (General Commercial) district because it is inconsistent with the surrounding small-scale office development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

8. SAM JAMANI

425 N Cedar Bluff Road / Parcel ID 119 016, Council District 2.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**7-A-26-SP**

From CI (Civic/Institutional) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is compatible with the

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surrounding development and is an extension of this classification.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-A-26-PA**

From CI (Civic/Institutional) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is compatible with the surrounding development and is an extension of this classification.

APPROVED ON CONSENT EARLIER IN THE MEETING**C. REZONING****7-K-26-RZ**

From AG (General Agricultural) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-2 (General Commercial) district because it is consistent with the recommended GC land use classification and is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**9. CONNOLLY DEVELOPMENT VENTURES, LLC**

2704 Sevier Avenue / Parcel ID 109BE015, Council District 1.

Speaking: Jared Huter, 105 N Market St., Chattanooga, TN

A. SOUTH CITY SECTOR PLAN AMENDMENT**7-B-26-SP**

From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Deny the NC (Neighborhood Commercial) land use classification because it would be an encroachment of

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a commercial land use classification in a residential area and does not meet the location criteria for the NC land use classification.

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

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

B. ONE YEAR PLAN AMENDMENT**7-B-26-PA**

From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

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 (GILL) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

C. REZONING**7-N-26-RZ**

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

1. **STAFF RECOMMENDATION**

Deny the C-N (Neighborhood Commercial) zoning district because it does not meet all of the criteria for a rezoning.

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

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

Item No.**File No.****CONCEPT PLANS / SPECIAL USES**

10. VALLERAINO DEVELOPMENT-MURRAY DRIVE**7-SF-26-C**

1203 Murray Drive / Parcel ID 68 P A 018 , Council District 3.

1. STAFF RECOMMENDATION

Approve the concept plan for up to 27 lots for a townhouse development in the RN-5 (General Residential Neighborhood) zoning district, subject to 7 conditions.

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

11. IGLESIA DE SOL EL SHADDIA (FORMERLY MARK FREEMAN, AIA)**4-B-26-SU**

4306 Washington Pike / Parcel ID 070CE007. Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Postpone the application for 60 days to be heard at the September 10, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.

POSTPONED 60 DAYS EARLIER IN THE MEETING**12. BERRY FUNERAL HOMES****6-D-26-SU**

3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to the August 13, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****13. AUTRA LLC****7-A-26-SU**

2426 Mineral Springs Avenue / Parcel ID 069EB014. Proposed use: Neighborhood nonresidential reuse for an office in RN-6 (Multi-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for a neighborhood nonresidential reuse (office), subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. AMBER PARKER**7-B-26-SU**

4920 Prospect Road / Parcel ID 124HD01901. Proposed use: Preschool in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 1.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

15. NATE PARSONS**7-C-26-SU**

1110 Avenue A / Parcel ID 123HP001. 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) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****16. ELIJAH ROBERTS****7-D-26-SU**

0 McKamey Road / Parcel ID 092LB01801. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. EDDIE ALARCON**7-E-26-SU**

3904 Oakland Drive / Parcel ID 059IB017. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Withdraw the application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

18. RICK FRIEL**7-F-26-SU**

421 North Winston Road / Parcel ID 120HB017. Proposed use: Accessory structure (pavilion) for a place of worship in RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a new accessory structure, driveway, and accessible parking space for a place of worship, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. NIKKI MOORE / PAULA WOFFORD**7-G-26-SU**

2018, 2124 Clinch Avenue; 617, 710 S Twenty-First Street; 611 Twenty-Second Street; 2100 White Avenue / Parcel ID 108CB021, 028, 029, 031, 108CC015, 019. Proposed use: Master Sign Plan for Dolly Parton Children's Hospital in INST (Institutional), CU-3 (Cumberland Avenue, White Avenue/Hospital) Districts. Council District 1.

1. STAFF RECOMMENDATION

Approve the master sign plan for Dolly Parton Children's Hospital as submitted, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. CHURCH CANAAN BAPTIST CHURCH OF CHRIST INC. / REV. HARLD MIDDLEBROOK**7-H-26-SU**

1117 Beaman Lake Road / Parcel ID 83 H A 010 . Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for the expansion of a place of worship, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. JONATHAN'S GRILLE (FORMERLY KNOWN AS 7-A-26-PD)**7-I-26-SU**

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

1. STAFF RECOMMENDATION

Approve the major modification to the final plan to reduce the building's height from 60'-6" to 33'-9", as it

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is in substantial compliance with the approved final plan (12-A-25-PD), subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**PLANNED DEVELOPMENT**

None

OTHER BUSINESS

22. RYAN ROBERTSON**4-A-26-OB**

315 Kerbela Avenue / Parcel ID 109AB00103. Consideration of Level III Alternative Compliance Review in the SW-6 and SW-5 (South Waterfront) district for a proposed multi-family development.

Speaking:

Ryan Robertson, 60 14th St S, Birmingham, AL

Susanne Tarovella, 2908 Sevier Ave., Knoxville, TN

Stephen Ellet, 522 Sevier Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Per Article 7.0.2.G., the Planning Commission should consider this request based on the approval criteria in subsection 8.a. and the attached Zoning Administrator report.

2. MOTION (BROWNING) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE REQUEST FOR LEVEL III ALTERNATIVE COMPLIANCE SUBJECT TO THREE CONDITIONS:

#1: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER SHALL RECORD WITH THE KNOX COUNTY REGISTER OF DEEDS A PERMANENT PUBLIC PEDESTRIAN ACCESS EASEMENT OVER THE ENTIRE NORTH-SOUTH CONNECTION OF THE PUBLIC PLAZA AND IN A FORM APPROVED BY THE CITY OF KNOXVILLE LAW DEPARTMENT OR ENGINEERING. THE EASEMENT SHALL RUN UP WITH THE LAND AND SHALL NOT BE MODIFIED OR EXTINGUISHED.

#2: THE CONNECTION AND PLAZA SHALL BE OPEN TO THE GENERAL PUBLIC DAILY FROM DAWN TO DUSK. NO GATE, LOCK, OR ACCESS CONTROL SHALL RESTRICT PUBLIC PASSAGE DURING THOSE HOURS.

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#3: PERMANENT WAYFINDING SIGNAGE IDENTIFYING THE ROUTE AS OPEN TO THE PUBLIC SHALL BE INSTALLED AT THE ENTRANCE, AT THE OBSERVATION DECK, AND AT THE SEVIER AVENUE TERMINUS. THE FULL ROUTE INCLUDING THE TUNNEL INTERIOR, GHOST STAIRS, AND PLAZA SHALL BE ILLUMINATED TO CITY STANDARDS.

#4: A TRAFFIC IMPACT STUDY SHALL BE SUBMITTED AND ITS RECOMMENDATIONS INCORPORATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

MOTION FAILED 5-5. (NO: MIDIS, BIGGS, PEREZ, SHUCK, BUTLER)

- 3. MOTION (GILL) AND SECOND (HILL) WERE MADE TO SEND THE ITEM BACK THE ADMINISTRATIVE REVIEW COMMITTEE FOR ADDITIONAL CONSIDERATION.**

MOTION CARRIED UNANIMOUSLY 10-0. REMANDED

KNOX COUNTY

FINAL SUBDIVISIONS

23. FINAL PLAT OF TROUT LANDING

7-SA-26-F

8005 Millertown Pike / Parcel ID 051 016, 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

24. FINAL PLAT OF CATATOGA SUBDIVISION PHASE 2

7-SB-26-F

0 Misty Lake Drive / Parcel ID 130AA00214 (partial), Commission District 6.

- 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.

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**25. LEMAY AND ASSOCIATES****6-A-26-RZ**

0 Harbor Crest Way / Parcel ID 162 05815 (partial), Commission District 5. Rezoning from A (Agricultural), PR (Planned Residential) up to 3 du/ac to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**26. GULF PARK INC****6-C-26-RZ**

0 Dutchtown Road / Parcel ID 119HG004, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Withdraw the application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

27. KRISTIAN ALIY**7-A-26-RZ**

1006 Newcomb Lane / Parcel ID 130 104, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

David Harbin, 4334 Papermill Dr., Knoxville, TN

Corrie Derrick, 1010 Newcomb Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 5 du/ac because it is incompatible with existing transportation infrastructure.

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

MOTION CARRIED UNANIMOUSLY 10-0. POSTPONED 30 DAYS

28. LANDMARK ENGINEERS SURVEYORS, LLC**7-C-26-RZ**

7843 Old Clinton Pike / Parcel ID 055MA018 (partial), Commission District 7. Rezoning from A (Agricultural) to RB (General Residential).

1. STAFF RECOMMENDATION

Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. WAYNE A KLINE**7-D-26-RZ**

0, 637 S Gallaher View Road / Parcel ID 133 010, 019, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac

Speaking:

Wayne Kline, 445 S Gay Ste 401, Knoxville, TN

Geoffrey Wheatley, 8324 High Lark Ln., Knoxville, TN

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

Deny the PR (Planned Residential) zone up to 4 du/ac because it is incompatible with environmental and roadway conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

30. REECE VALERIANO**7-E-26-RZ**

0 Andrew Johnson Highway; 0 Sherrod Drive / Parcel ID 062 097, 04908, 063 04904, 04908. Commission District 8. Rezoning from CA (General Business), A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

Speaking:

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

Doug Irwin, 9109 Sherrod Dr., Knoxville, TN

Bill Mills, 9105 Sherrod Dr., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the adopted plans, subject to 2 conditions.

2. MOTION (BROWNING) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 6 DU/AC, WITH THE TWO STAFF CONDITIONS.

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

31. JOE DAVIS**7-F-26-RZ**

0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902, 26903, 26904, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

Joe Davis, 9413 Mill Sound Dr., Strawberry Plains, TN

Katherine Atkins, 8408 Strawberry Plains Pike, Strawberry Plains, TN

1. STAFF RECOMMENDATION

Item No.**File No.**

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

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

**MOTION CARRIED 7-3 (NO: GILL, PEREZ, BUTLER).
APPROVED**

32. HOMESTEAD LAND HOLDINGS, LLC**7-G-26-RZ**

0 Granville Conner Road / Parcel ID 056 103, 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 August 13, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

33. NED FERGUSON**7-H-26-RZ**

8322 Collier Road / Parcel ID 046 15001, 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

34. KEN BOWMAN**7-I-26-RZ**

9664 Middlebrook Pike / Parcel ID 104 18901, Commission District 3. Rezoning from A (Agricultural) to CA (General Business).

Speaking:

Robert Campbell, 7523 Taggart Ln., Knoxville, TN

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

Approve the CA (General Business) zone because it is consistent with the adopted plans and changing conditions in the area.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

35. MICHAEL GIRARD**7-L-26-RZ**

0 Byington Beaver Ridge Road / Parcel ID 090DA00401,
Commission District 6. Rezoning from CA (General Business) to PR
(Planned Residential) up to 12 du/ac.

Scott Davis, PO Box 11315, Knoxville, TN 37939
Darla Watson, 3328 Bluebell Ln., Knoxville, TN
Paul Holmby, 3316 Bluebell Ln., Knoxville, TN
Jamie Griffin, 3321 Bluebell Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 12 du/ac because the subject property does not meet the intent of the zoning district and is not supported by changing conditions.

2. MOTION (BROWNING) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 12 DU/AC BECAUSE IT DOES MEET THE INTENT OF THE ZONING DISTRICT AND IS SUPPORTED BY CHANGING CONDITIONS.

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

36. DAVID AND BRENDA SIMMONS**7-M-26-RZ**

6700, 6918, 7115 Roberts Road / Parcel ID 022 005, 00511, 006,
Commission District 8. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 2 du/ac.

Speaking:

Ben Mullins, 550 W Main St. Ste 500, Knoxville, TN
Brenda Simmons, 4605 Golden Pond Way, Knoxville, TN

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

37. RHONDA VINEYARD**7-O-26-RZ**

4628 Crippen Road / Parcel ID 039 024 (partial), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. **STAFF RECOMMENDATION**

Postpone the application 30 days to the August 13, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS**38. THE GATES AT FRANKLIN****7-SA-26-C**

0 Lantern Way / Parcel ID 132HD027, Commission District 3.

1. **STAFF RECOMMENDATION**

Approve the removal of the internal sidewalk system conditioned by the concept plan (6-SE-19-C/6-E-19-UR), subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. THE COTTAGES AT KARNS GROVE**A. CONCEPT SUBDIVISION PLAN****7-SB-26-C**

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**7-B-26-DP**

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential with conditions) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 18 attached houses and 2 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. ANDES ROAD

Speaking:

Isaac Britt, 1431 Centerpoint Blvd Ste 110, Knoxville, TN

Lina Robertson, 9325 Ivywood Ln., Knoxville, TN

Karen Murphy, 9329 Ivywood Ln., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**7-SC-26-C**

1315 Andes Road / Parcel ID 105 042, Commission District 6.

1. STAFF RECOMMENDATION

Approve the concept plan, subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

B. DEVELOPMENT PLAN**7-C-26-DP**

Proposed use: 18-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for up to 18 detached residential lots, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

41. 7716 STRAWBERRY PLAINS PIKE

Speaking: Scott Davis, PO Box 11315, Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN**7-SD-26-C**

7716 Strawberry Plains Pike / Parcel ID 073 01401,
Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 20 at STA 4+00.13 on Road B.

A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. The proposed K value meets the American Association of State Highway and Transportation Officials requirements. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

3. STAFF RECOMMENDATION

Approve the variance to reduce the tangent length between reverse curves on Road A from 50 ft to 17.23 ft from STA 3+50.16 to 3+67.39.

Item No.**File No.**

A. Due to the steeper topography along Road A, the shortened tangent will allow the road to more effectively follow existing topography.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

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

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

5. **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.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

7. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 12 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

B. DEVELOPMENT PLAN**7-D-26-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 8 du/ac District.

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

Approve the development plan for up to 111 attached residential lots, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

42. SHIPE RD. SUBDIVISION

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

Speaking:

Scott Davis, PO Box 11315, Knoxville, TN 37939

Benjamin Turner, 5109 Shipe Rd., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**7-SE-26-C**

4923 Shipe Road / Parcel ID 040 166, Commission District 8.

1. STAFF RECOMMENDATION

Deny the concept plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

B. DEVELOPMENT PLAN**7-E-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.

1. STAFF RECOMMENDATION

Deny the development plan, which eliminates condition #5 to remove the road connection to the adjacent subdivision (5-SA-25-C/5-E-25-DP). The removal of the connection is not consistent with the Knox County Comprehensive Plan or the Knoxville-Knox County Subdivision Regulations.

2. MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO POSTPONE THE ITEM FOR 30 DAYS.

Item No.**File No.**

MOTION CARRIED UNANIMOUSLY 9-0. POSTPONED 30 DAYS

43. RESUBDIVISION OF LOT 1 OF MIDDLEBROOK PIKE DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN

7-SG-26-C

1711 Avashire Lane / Parcel ID 104 18903, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested modification to condition #7 of the Middleton Park concept plan (5-SD-13-C) to allow Lot 1R1 to access Middlebrook Pike without additional access to Avashire Lane, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-F-26-DP

Proposed use: Two-lot subdivision in PR (Planned Residential) up to 5 du/ac District.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

44. GIBSON CONSTRUCTION ON SAYNE LANE

A. CONCEPT SUBDIVISION PLAN

7-SH-26-C

0 Tipton Station Road / Parcel ID 137 067 , Commission District 9.

1. STAFF RECOMMENDATION

Postpone the concept plan 30 days to the August 13, 2026 Planning Commission meeting as requested by the applicant.

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

B. DEVELOPMENT PLAN**7-H-26-DP**

Proposed use: 15 single-family detached lots in PR (Planned Residential) up to 2.3 du/ac (pending) District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days to the August 13, 2026 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

45. KHUSHI 2021, LLC

A. CONCEPT SUBDIVISION PLAN**7-SI-26-C**

0 Hardin Valley Road / Parcel ID 129 12607, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value of private Road 'A' from 25 to 15.2 at PVI station 4+06.18, based on the following evidence of hardships.

A. The property sits higher than Hardin Valley Road and features very steep slopes at the rear, limiting the majority of the development to the front area. There is an approximate 40-ft elevation change from the edge of Hardin Valley Road to the eastern boundary of the proposed right-of-way.

B. The property's unique topography makes it challenging to meet the required K values without substantial grading.

C. Approval of the variance is not expected to be detrimental to public safety, health, or welfare, as the requested location is away from Hardin Valley Road and only six lots are served by this dead-end private road.

Item No.**File No.**

The Engineering and Public Works Department recommends approval of this request based on the justification provided by the applicant.

APPROVED ON CONSENT EARLIER IN THE MEETING**2. STAFF RECOMMENDATION**

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

APPROVED ON CONSENT EARLIER IN THE MEETING**3. STAFF RECOMMENDATION**

Approve the concept plan, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. DEVELOPMENT PLAN****7-I-26-DP**

Proposed use: 6-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 6 detached residential lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**46. SYCAMORE ESTATES****A. CONCEPT SUBDIVISION PLAN****7-SJ-26-C**

7611, 7616, 7623 Sycamore Breeze Road / Parcel ID 148CJ001, 072, 073, Commission District 9.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****7-L-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 4 du/ac (pending) District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 7 detached residential lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS**47. ALEX HAMILTON****5-B-26-DP**

1908 Schaeffer Road / Parcel ID 104 10702 (partial). Proposed use: 2 dwelling units (1 single family lot and 1 accessory dwelling unit) in PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay) Districts. Commission District 3.

Speaking:

Taylor Forrester, 1111 N Northshore Dr., Knoxville, TN
Robert Patton, 10416 Harrison Springs Ln., Knoxville, TN
Gina Oster, no address given (via Zoom)
Blair Hackett, 10420 Harrison Springs Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the development plan for 2 dwelling units, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

48. BENCHMARK ASSOCIATES, INC.**7-A-26-DP**

12712 Veritas Way / Parcel ID 162 04709. Proposed use: Create one additional residential lot in PR (Planned Residential) up to 2 du/ac, F (Floodway) Districts. Commission District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for up to two detached residential lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

49. BAILEY LANE**7-G-26-DP**

0, 318, 330 N Wooddale Road / Parcel ID 062IA004, 005, 006
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 7 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for up to four detached residential lots, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. 6125 RIVERVIEW, LLC**7-J-26-DP**

6125 Riverview Crossing Drive / Parcel ID 071 001. Proposed use: Sports complex in PC (Planned Commercial) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request for sports fields and associated structures, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

51. AUSTIN EDELEN**7-K-26-DP**

0 Sam Walton Way / Parcel ID 038CG002. Proposed use: Big-box retail store with outdoor sales and storage in SC (Shopping Center) District. Commission District 7.

Speaking:

Austin Edelen, no address given (via Zoom)

1. STAFF RECOMMENDATION

Approve the development plan for a big-box retail store with outdoor sales and storage, subject to 9 conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

USES ON REVIEW
52. MARTY NORTON**7-A-26-UR**

5752 Washington Pike / Parcel ID 049 10501. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.

1. **STAFF RECOMMENDATION**

Approve the request for a rural retreat, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

53. THOMAS M. HALE**7-B-26-UR**

0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001.
Proposed use: Mining and mineral extraction (quarry) expansion in A (Agricultural) District. Commission District 6.

Speaking:

Thomas Hale, 800 S Gay St Ste 2500, Knoxville, TN

Chris Irwin, 3131 Riverside Dr., Knoxville, TN

Thomas Kirkpatrick, 12605 Buttermilk Rd., Knoxville, TN

Anessa Hannah, 1760 Hickory Meadows Dr., Knoxville, TN

1. **STAFF RECOMMENDATION**

Approve the request to expand existing quarry (mining and mineral extraction) operations, as shown in the plan of operations, subject to 8 conditions.

2. **MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO POSTPONE FOR 30 DAYS.**

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

54. JACQUETTA SCATES**7-C-26-UR**

1210 Pellissippi Parkway / Parcel ID 118 07004. Proposed use: Single-family house in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 3.

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the request for a single-family dwelling.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

55. KNOXVILLE-KNOX COUNTY PLANNING

3-A-26-OA

Consideration of amendments to the Knox County Code, Appendix B, Zoning Code to align public noticing requirements with recent state law changes.

1. STAFF RECOMMENDATION

Planning recommends approval of the proposed amendments to the Knox County Zoning Code, Article 6 pertaining to public notice requirements and vested rights

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:56 P.M.

Item No.

File No.

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.