

June 12, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on June 12, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		Arrived 1:34 p.m.
Nancy Barger	✓		
Katie Overton	✓		
Marité Pérez		✓	
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis		✓	
Karyn Adams		✓	
Tim Hill, Chair	✓		

2. APPROVAL OF JUNE 12, 2025 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MAY 8, 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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITION OF ITEM #57.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

60 Days

None

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC
0, 10205, 10211 Westland Drive / Parcel ID
153DA02701, 027 02, 027. Proposed use: Two duplexes
in RA (Low Density Residential) District. Commission
District 5. (Tabled 7/11/2024) | 6-A-24-UR |
| 2. 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)

3. 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)

4. 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).

5. 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)

6. 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)

7. 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)

8. 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)

9. 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).

10. 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 (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 11-0. REMOVED FROM TABLE

H. CONSENT ITEMS READ

1. MOTION (LEVENSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #32 AND #34.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

CITY OF KNOXVILLE**LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the May 8, 2025 Planning Commission meeting.

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS**5. FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3****6-SA-25-F**

0 Fripp Place Way / Parcel ID 049 08801 (part of), Council District 4.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

Item No.**File No.****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

6. STEFAN CLAAR-1222 DEVELOPMENT

4817, 4823 Rutledge Pike / Parcel ID 071HA004, 005, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT**4-A-25-SP**

From LI (Light Industrial) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**4-A-25-PA**

From LI (Light Industrial) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

C. REZONING**4-A-25-RZ****1. STAFF RECOMMENDATION**

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

7. REGINALD BELL

3309 Boyds Bridge Pike / Parcel ID 082LG001, Council District 6.

Speakers:

Reginald Bell, 2920 Byington Solway Rd., Knoxville, TN 37931

Item No.**File No.****A. EAST CITY SECTOR PLAN AMENDMENT****4-F-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment. The HP (Hillside Protection) area would be retained.

2. MOTION (OVERTON) AND SECOND (HIGGINS) WERE MADE TO APPROVE MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT. THE HP (HILLSIDE PROTECTION AREA) WOULD BE RETAINED.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****4-F-25-PA**

From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment. The HP (Hillside Protection) would be retained.

2. MOTION (OVERTON) AND SECOND (HIGGINS) WERE MADE TO APPROVE MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE IT DOES MEET THE CRITERIA FOR A PLAN AMENDMENT. THE HP (HILLSIDE PROTECTION) AREA WOULD BE RETAINED.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****C. REZONING****4-U-25-RZ**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding development and inconsistent with adopted land use plans. The HP (Hillside Protection Overlay) would be retained.

2. **MOTION (OVERTON) AND SECOND (HIGGINS) WERE MADE TO APPROVE RN-3 (GENERAL RESIDENTIAL NEIGHBORHOOD) BECAUSE IT IS COMPATIBLE WITH SURROUNDING DEVELOPMENT AND IS CONSISTENT WITH ADOPTED LAND USE PLANS. THE HP (HILLSIDE PROTECTION OVERLAY) WOULD BE RETAINED.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

8. KNOXVILLE REAL ESTATE MANAGEMENT LLC

6-E-25-RZ

0 Keck Road / Parcel ID 068 04504 (part of), Council District 3.
Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speakers:

Javonte Cotner, 3501 Asheville Hwy, Knoxville, TN 37914

1. STAFF RECOMMENDATION

Deny the RN-1 (Single-Family Residential Neighborhood) district because there have been no changing conditions in the area to support more residential intensity.

2. **MOTION (HIGGINS) AND SECOND (ANDERSON) WERE MADE TO APPROVE RN-1 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD). THE HP (HILLSIDE PROTECTION OVERLAY) WOULD BE RETAINED.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

CONCEPT PLANS / SPECIAL USES

9. FOREST VILLAGE

6-SA-25-C

6715 Forest Village Way / Parcel ID 121PC02309, Council District 2.

1. STAFF RECOMMENDATION

Approve the removal of condition #4 of concept plan 5-SC-01-C to allow driveway access to Buena Road for Lot

Item No.**File No.**

1R of the Forest Village subdivision, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

10. SHAILESH PATEL / THE 9 GROUP**3-H-25-SU**

0, 6110, 6200 Papermill Drive / Parcel ID 107PC008, 007, 005 (part of). Proposed use: Parking lot in C-G-3 (General Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a parking lot in the C-G-3 (General Commercial) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. CONGLOMCO**6-A-25-SU**

0, 1301 Dutch Valley Drive / Parcel ID 069JB043, 04301. Proposed use: Two two-family dwellings in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

12. JAYSIN JEFFERSON**6-B-25-SU**

7419 Middlebrook Pike / Parcel ID 106JD033. Proposed use: Body modification establishment in C-N (Neighborhood Commercial) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for a body modification establishment in the C-N (Neighborhood Commercial) zoning district, subject to 3 conditions.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

13. 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

Postpone the application for 30 days to be heard at the July 10th Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. BRIAN PITCHER**6-D-25-SU**

2727 Tecoma Drive / Parcel ID 070HB015. Proposed use: Removal of the previously approved planned district designation (C) in RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 4.

1. STAFF RECOMMENDATION

Approve the request to remove the Previously Approved Planned District (C) designation because it will enable residential development that is compatible with the surrounding neighborhood.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. ROBERT SULLIVAN - TACO BELL OF AMERICA, LLC**6-E-25-SU**

5900, 5902 Kingston Pike / Parcel ID 121BA013, 014. Proposed use: Drive-through facility in C-G-1 (General Commercial) District. Council District 2.

Speakers:

Sarah Dowling, 520 S. Main St. Suite 2531, Akron, OH 44311

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request for a drive-through facility in the C-G-1 zoning district, subject to 10 conditions.

2. **MOTION (BROWING) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED 10-1 (NO: GILL). APPROVED

16. 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.

1. **STAFF RECOMMENDATION**

Postpone 30 days to the July 10, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

OTHER BUSINESS

17. KNOXVILLE-KNOX COUNTY PLANNING**6-B-25-OB**

Consideration of the FY 2026 Operating Budget for Knoxville-Knox County Planning.

1. **EXECUTIVE COMMITTEE RECOMMENDATION**

The Executive Committee recommends approval of the proposed budget.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. KNOXVILLE-KNOX COUNTY PLANNING**6-C-25-OB**

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

1. **STAFF RECOMMENDATION**

Item No.**File No.**

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

19. KNOXVILLE-KNOX COUNTY PLANNING**6-D-25-OB**

Consideration of an amendment to the Knoxville-Knox County Planning Schedule of Fees.

1. STAFF RECOMMENDATION

The Executive Committee recommends the Planning Commission approve the addition of a new fee to lift or amend conditions on a previous case and changes to the fee schedule for development reviews in the County's Technology Overlay Zone (TO) and the City's Technology Park Overlay (TO-1) Zoning district.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

FINAL SUBDIVISIONS

**20. FINAL PLAT OF STRAWBERRY HILLS
SUBDIVISION PHASE III, SECTION B****4-SH-25-F**

521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

Due to the need for additional final plat revisions and submission of the variance request form, Planning staff, with concurrence of the applicant, is recommending postponement for 30 days until the July 10, 2025 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. RESUBDIVISION OF LOTS FROM A SURVEY FOR JAMES DOYLE**6-SB-25-F**

10124, 10125 Doyle Lane / Parcel ID 143 11003, 002 (part of), Commission District 5.

1. STAFF RECOMMENDATION

Approve the variance for plat approval without the benefit of a survey for the remaining portion of the parcel (143 11002) to the north, based on the following evidence of hardship.

1. The adjacent parcel to the north (143 11002 or 10125 Doyle Ln) is under separate ownership from the subject property of this plat. A 0.1-acre strip for the driveway on this parcel was dedicated by deed in 1975 (instrument # 197502200005460), and this plat proposes to combine this strip with Parcel 143 11003 or 10124 Doyle Ln to create a lot of record. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2. The current property owner gained ownership of a portion of Parcel 143 11002 in 1975 by a deed (instrument # 197502200005460). Since the remainder of Parcel 143 11002 is under separate ownership, the property owner would have to survey property that

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does not belong to them should the variance not be approved.

3. Approval of this variance will not be detrimental to public safety, health, or welfare because the portion of Parcel 143 11002 to be added to Parcel 143 11003 is concentrated around the existing driveway, which already serves Parcel 143 11003.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

- 3. STAFF RECOMMENDATION**

Approve the resubdivision plat to create a single lot in the A district.

- 4. MOTION (HIGGINS) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

23. FINAL PLAT OF FOXBOROUGH HILLS**6-SC-25-F**

0, 504 Fox Road/ Parcel ID 143 112, 11201, Commission District 3.

- 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 HICKORY VIEW SUBDIVISION**6-SD-25-F**

2205 West Gallaher Ferry Road / Parcel ID 129 035, 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.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

25. FINAL PLAT OF THE FOUNDRY SUBDIVISION**6-SE-25-F**

12044 Hardin Valley Road / Parcel ID 129 12604, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance for plat approval without the benefit of a survey for the remaining portions of former lot 2, based on the following evidence of hardship.

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the final plat for 27 lots in the PR (Planned Residential) zone.

4. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

26. FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 2A**6-SF-25-F**

12202 Couch Mill Road / Parcel ID 117 00812 (part of), 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

Item No.**File No.****27. FINAL PLAT OF THE RIDGE AT NEALS
LANDING UNIT 3****6-SG-25-F**

0 Neals Landing Road / Parcel ID 061 07001, 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

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

28. THOMAS BRANDON

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

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

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the July 10, 2025 Planning
Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

From A (Agricultural), CA (General Business) to I (Industrial).

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

Postpone for 30 days to the July 10, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. 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

Postpone the application for 30 days to be heard at the July 10th meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the July 10th meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

31. BENJAMIN C. MULLINS

11538, 11546 Snyder Road / Parcel ID 130 170, 171, Commission District 6.

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

From RC (Rural Conservation), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

Item No.**File No.****WITHDRAWN EARLIER IN THE MEETING**

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

From A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

32. DANIEL BRUCE CROWE**6-A-25-RZ**

1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

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

2. MOTION (BARGER) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

33. JOHN JULIES**6-B-25-RZ**

1307 Mourfield Road / Parcel ID 144 04006, Commission District 5. 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. NILS HAY**6-C-25-RZ**

4925 E Emory Road / Parcel ID 029 030, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers:

Tammy Cox, 4965 E Emory Rd., Knoxville, TN 37938
Maron Lawson, 4932 E Emory Rd., Knoxville, TN 37938
James Wise, 4929 E Emory Rd., Knoxville, TN 37938
Jay Cox, 4965 E Emory Rd., Knoxville, TN 37938
Nils Hay, 4925 E Emory Rd., Knoxville, TN 37938

1. STAFF RECOMMENDATION

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

2. MOTION (GILL) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****35. JOSE J HERRERA****6-D-25-RZ**

3175 Byington Solway Road; 9905 Coward Mill Road / Parcel ID 090 064, 065, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers:

Jose Herrera, 1805 Thomspon Rd., Knoxville, TN 37932
Michael Albert, 8340 Faranda Way, Knoxville, TN 37931
Keith Eyer, 8440 Faranda Way, Knoxville, TN 37931
Karen Eyer, 8440 Faranda Way, Knoxville, TN 37931

1. STAFF RECOMMENDATION

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

2. MOTION (HIGGINS) AND SECOND (OVERTON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

36. GRAHAM CORPORATION**6-F-25-RZ**

504, 520 W Emory Road / Parcel ID 056 12301, 12201,
Commission District 7. Rezoning to remove a previously approved
condition in the CA(k) (General Business), F (Floodway) districts.

1. STAFF RECOMMENDATION

Revise the curb cut condition because the property
boundary has changed since the condition took effect.
The revised condition is noted in the staff report.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. TY CALVIN HERRELL**6-G-25-RZ**

0 Cate Road / Parcel ID 066 08704, Commission District 6.
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 Comprehensive Plan and
compatible with surrounding development trends,
subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. 1222 DEVELOPMENT LLC**6-H-25-RZ**

8007 Ball Camp Pike / Parcel ID 091 206, Commission District 6.
Rezoning from I (Industrial) to OB (Office, Medical, and Related
Services) and PR (Planned Residential) up to 9 du/ac.

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services)
zone in the CMU (Corridor Mixed-Use) place type and
PR (Planned Residential) with up to 9 du/ac in the SR
(Suburban Residential) place type because it is
consistent with the Knox County Comprehensive Plan,
subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****39. PRIYANKA PATEL****6-I-25-RZ**

8535 Asheville Highway / Parcel ID 062 21101 (part of),
Commission District 8. Rezoning from OB (Office, Medical, and
Related Services) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is a
minor extension that is consistent with surrounding
development and the Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. SAM HARGROVE**6-J-25-RZ**

1412 Chert Pit Road / Parcel ID 105 114, Commission District 3.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS**41. LANTERN PARK****A. CONCEPT SUBDIVISION PLAN****12-SF-23-C**

0 Hardin Valley Road; 0, 2103 - 2143 Lantern Park Lane; 0
Mission Hills Lane / Parcel ID 116ME001-021; 116ME00101-
00107, Commission District 6.

1. STAFF RECOMMENDATION

Withdraw as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****12-G-23-DP**

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

1. STAFF RECOMMENDATION

Withdraw as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

42. THE HAVEN AT HARDIN VALLEY

Speakers:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

A. CONCEPT SUBDIVISION PLAN**6-SB-25-C**

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

1. STAFF RECOMMENDATION

Approve the variance to allow a T-turnaround in lieu of a cul-de-sac at the western terminus of Signal View Road.

A. The T-turnaround on this stub street will allow for future access to the adjacent properties and allow for less grading into an area with steep slopes and a closed contour (possible sinkhole).

B. The road stub-out was a requirement of the 2022 concept plan approval, and the T-turnaround will allow for the conversion to a standard road cross section when the road is extended into the adjacent property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnaround meets the American Association of State Highway and Transportation Officials (AASHTO) standards.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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

Approve the Concept Plan subject to 14 conditions.

4. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. DEVELOPMENT PLAN**6-C-25-DP**

Proposed use: Revision to a previously approved Development Plan in PR (Planned Residential) up to 3 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for 13 additional detached house lots, increasing the total house lots to 372 for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), subject to 2 conditions.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

43. GALLAHER FERRY SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****6-SC-25-C**

0, 2300, 2304 W Gallaher Ferry Road; 0 Hickory Creek Road; 2001 Marietta Church Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, 03702 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**6-H-25-DP**

Proposed use: Single-Family Residential Subdivision in PR(k) (Planned Residential) up to 3.5 du/ac District.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for up to 50 single family homes on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**44. 2720 CUNNINGHAM ROAD**

Commission Boyer left the room temporarily at this time.

Speakers:

Scott Davis, PO Box 11315, Knoxville, TN 37939

Wayne Kline, 445 S Gay St., Knoxville, TN 37902

A. CONCEPT SUBDIVISION PLAN**6-SD-25-C**

2720 Cunningham Road; 6930 Shady Lane / Parcel ID 048 027, 02802, Commission District 7.

1. STAFF RECOMMENDATION

Approve the variance to reduce the distance between broken back curves from 150 ft to 135 ft between stations 2+97.49 & 4+32.12 (Road C).

1. The road has been designed to avoid the steep grades on the property and the neighbor's property.
2. The unique condition to be considered includes the proposed road following the flatter portion of the property.
3. 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 (EPW) recommends approval of this variance based on the justifications provided by the applicant.

2. MOTION (LEVENSON) AND SECOND (BARGER) TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 10-0. APPROVED****3. STAFF RECOMMENDATION**

Item No.**File No.**

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

4. **MOTION (LEVENSON) AND SECOND (BARGER) TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

Commissioner Boyer returned to the meeting at this time.

5. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 11 conditions.

6. **MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION OF THE CREATION OF A 30 FT. BUFFER FROM THE PROPERTY LINE ON THE EAST SIDE.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. DEVELOPMENT PLAN**6-J-25-DP**

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

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 43 single family homes and 14 townhomes on individual lots, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

45. SHERRILL BUSINESS PARK RESUBDIVISION OF PARCEL 207**6-SE-25-C**

437 Sellers Lane; 10049 Sherrill Boulevard / Parcel ID 118 207, 215, Commission District 3.

1. **STAFF RECOMMENDATION**

Approve the concept plan, subject to 8 conditions.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****CONCEPTS / USES ON REVIEW***None***DEVELOPMENT PLANS**

46. MARK C TUCKER**6-B-25-DP**

7408 Gabriella Mae Way / Parcel ID 029 05701. Proposed use: Reduction of the minimum side setbacks in PR (Planned Residential) up to 5 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan, reducing previously approved side minimum setbacks for a townhome development from 7.5 ft to 4 ft, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. TERRY ROMANS**6-D-25-DP**

224 E Hendron Chapel Road / Parcel ID 138HA024 Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District. Commission District 9.

Speakers:

Taylor Forrester, 1111 N Northshore Dr., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Deny the application because it does not comply with the open space requirement for developments located in the RC (Rural Conservation) place type as described in the Knox County Comprehensive Plan.

2. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN.**MOTION CARRIED 10-1 (NO: GILL). APPROVED**

48. LEAH METCALF**6-E-25-DP**

2520 W Beaver Creek Drive / Parcel ID 067 057. Proposed use: Two-lot residential subdivision in PR(k) (Planned Residential with conditions) up to 12 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for up to 2 detached residential lots and a reduction of the peripheral setback from 35 ft to 15 ft on the eastern boundary of Lot 1, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

49. JOHN WYCOFF**6-F-25-DP**

2409 Arcadia Peninsula Way / Parcel ID 163 02887. Proposed use: Reduction of front and side setbacks in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the front yard setback from 30 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. JEFFREY AND VANESSA SPENARD**6-G-25-DP**

0 Pellashore Way / Parcel ID 162ME004. Proposed use: Reduction of peripheral setback in PR (Planned Residential) up to 3 du/ac District. Commission District 5.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****51. LKM PROPERTIES, L.P.****6-I-25-DP**

8880 Westland Drive / Parcel ID 132 09904. Proposed use: Convenience store with gasoline pumps in PC (Planned Commercial) District. Commission District 4.

Speakers:

Melissa Clark, 3100 Weigel Ln., Powell, TN 37849

1. STAFF RECOMMENDATION

Approve the request for a convenience store with up to 16 fueling stations (points of sale) as shown on the development plan, subject to 13 conditions.

2. MOTION (LEVENSON) AND SECOND (ANDERSON) TO APPROVE PER STAFF RECOMMENDATION, WITH THE EDIT TO CONDITION #1 TO READ:

"IF DURING DESIGN PLAN APPROVAL OR CONSTRUCTION OF THE DEVELOPMENT, IT IS DISCOVERED THAT UNFORESEEN OFF-SITE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ARE NECESSARY, AS CAUSED BY THE DEVELOPMENT, THE DEVELOPER WILL EITHER ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE COUNTY FOR THESE IMPROVEMENTS OR REIMBURSE THE COUNTY FOR THEIR DIRECT EXPENSES (IF COMPLETED BY COUNTY CREWS) TO MAKE CORRECTIONS DEEMED NECESSARY."

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

52. CONNOR KELLY**6-K-25-DP**

1630 Harvey Road / Parcel ID 169 009. Proposed use: Revision to a previously approved Development Plan in PR (Planned Residential) up to 3 du/ac District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan for 3 detached house lots, increasing the total house lots to 119 for the Enclave at Harvey Subdivision (formerly Harvey Lane Subdivision), subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****53. KING PROPERTIES & DEVELOPMENT LLC****6-L-25-DP**

2220, 2224, 2240 Lovell Road / Parcel ID 104 171, 172, 17201 (part of). Proposed use: Multifamily development in PR (Planned Residential) up to 5 du/ac, F (Floodway) Districts. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for 60 townhomes and 16 multifamily units and a peripheral setback reduction from 35 ft to 20 ft as shown on the plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

54. GREGORY S. CAMPBELL**6-M-25-DP**

0 Centerpoint Boulevard / Parcel ID 118 01609. Proposed use: Two 30,000 sq ft office buildings in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for two 29,200 sq ft office buildings, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

55. LAND DEVELOPMENT SOLUTIONS**6-N-25-DP**

2008, 2012, 2016, 2020 Thurman Lane / Parcel ID 122KC014, 01401, 01402, 01403. Proposed use: 11 tiny homes in PR (Planned Residential) up to 6 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan for up to 11 tiny homes on a single lot and a reduction of peripheral boundaries on three sides, as shown on the plan, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****56. GREEN RIVER HOLDINGS, LLC****6-O-25-DP**

0 Corridor Park Boulevard; 0 Data Lane / Parcel ID 118 17309, 17312, 17327. Proposed use: Manufacturing in BP (Business and Technology Park), TO (Technology Overlay) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for two approximately 60,000 sq ft and one 18,750 sq ft manufacturing building, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW**57. 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.

1. STAFF RECOMMENDATION

Table the application per the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

58. DEREK HAUN**6-B-25-UR**

2927 Thorn Grove Pike / Parcel ID 097 02601. Proposed use: Contractor's storage yard in CA (General Business) District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the request for a contractor's storage yard with approximately 1,300 sq ft of outdoor, and 2,600 sq ft of indoor storage area, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****59. BELLTOWN****6-C-25-UR**

4510, 4561 MARKET BELL WAY / Parcel ID 066 121, 122 (part of).
Proposed use: Master sign plan for the commercial properties in the Belltown Planned Development in A (Agricultural), F (Floodway), PD (Planned Development) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the Belltown Commercial Sign Standards and Guidelines (master sign plan) as Appendix A to the Belltown Preliminary Plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS**60. DANIEL A. SANDERS****6-A-25-OB**

Consideration of Similar Use Determination for an RV campground in the I (Industrial) zone.

1. STAFF RECOMMENDATION

Approve an RV Campground as a use permitted on review in the I (Industrial) zone because it is similar in nature to other uses permitted on review in the I zone, and it could provide temporary workforce housing for industrial purposes.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:44 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.