

The Planning Commission met in regular session on March 13, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger	✓		Left at 3:25 p.m.
Katie Overton		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

## 2. APPROVAL OF MARCH 13, 2025 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF FEBRUARY 13, 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 (BOYER) AND SECOND (LEVENSON) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS**

60 Days

- 2. MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS**

90 Days

- 3. MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 90 DAYS**

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

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

**MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN**

**E. TABLED ITEMS**

- |   |                  |
|---|------------------|
| <p><b>1. BENJAMIN C. MULLINS</b><br/>913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)</p>   | <b>2-B-24-DP</b> |
| <p><b>2. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC</b><br/>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)</p>                       | <b>6-A-24-UR</b> |
| <p><b>3. LEAH METCALF</b><br/>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)</p> | <b>5-C-24-SU</b> |
| <p><b>4. KNOXVILLE-KNOX COUNTY PLANNING</b><br/>Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)</p>   | <b>8-A-24-CP</b> |
| <p><b>5. ANDREW THOMAS</b><br/>1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)</p>   |                  |
| <p><b>A. NORTH CITY SECTOR PLAN AMENDMENT</b><br/>From LDR (Low Density Residential) to MDR (Medium Density Residential).</p>   | <b>7-G-24-SP</b> |
| <p><b>B. ONE YEAR PLAN</b><br/>From LDR (Low Density Residential) to MDR (Medium Density Residential).</p>  | <b>7-G-24-PA</b> |
| <p><b>B. REZONING</b><br/>From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).</p>  | <b>7-P-24-RZ</b> |

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

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|-----|---|------------|
| 6.  | <b>FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 &amp; 5A-1</b><br>0, 5122 Sevierville Pike / Parcel ID 110PE014, 013,<br>Council District 1. (Tabled 12/12/2024)  | 11-SD-24-F |
| 7.  | <b>CAR CONNEXION COMPLETE AUTO REPAIR</b><br>0, 132 Maryville Pike / Parcel ID 109IF017, 016.<br>Proposed use: Auto repair facility in C-G-2 (General<br>Commercial), HP (Hillside Protection Overlay) District.<br>Council District 1. (Tabled 12/12/2024) | 9-A-24-SU  |
| 8.  | <b>FINAL PLAT OF ISABEL ESTATES PHASE 2</b><br>0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID<br>020KB068, 069, 070, 071, Commission District 8.<br>(Tabled 1/9/2025)  | 12-SA-24-F |
| 9.  | <b>DONALD EPPERLY, JDK PROPERTIES</b><br>0 Cahaba / Parcel ID 072 107. Proposed use:<br>Commercial mulching operation in CA (General<br>Business) District. Commission District 8. (Tabled<br>2/13/2025)  | 10-A-24-UR |
| 10. | <b>PARKER BARTHOLOMEW</b><br>912 W Emerald Avenue / Parcel ID 081OL006, Council<br>District 6. Rezoning from RN-2 (Single-Family<br>Residential Neighborhood) to RN-4 (General<br>Residential Neighborhood). (Tabled 2/13/2025)                             | 11-H-24-RZ |

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

1. **MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO WITHDRAW ITEMS FROM THE TABLE AS READ.**

**MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN**

**G. ITEMS TO BE TABLED READ**

1. **MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO TABLE ITEMS AS READ.**

**MOTION CARRIED UNANIMOUSLY 14-0. TABLED**

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

1. **MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.**

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**MOTION CARRIED UNANIMOUSLY 14-0. REMOVED FROM TABLE**

**I. CONSENT ITEMS READ**

- 1. **MOTION (BOYER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #35.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**CITY OF KNOXVILLE**

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

*There were no Level 1 Certificates of Appropriateness issued since the February 13, 2025 Planning Commission meeting.*

**ORDINANCE AMENDMENTS**

**5. R. BENTLEY MARLOW**

**8-B-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards.

**1. STAFF RECOMMENDATION**

Recommend approval of proposed amendments to the City of Knoxville Zoning Code, Article 5.3, Table 5-1: Commercial and Office Districts Dimensional Standards to revise the interior side, corner side, and rear setbacks in the C-N (Neighborhood Commercial) zoning district.

Minor revisions to the amendment language have been made by staff and approved by the applicant for clarity and consistency with other dimensional standards.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**6. R. BENTLEY MARLOW**

**8-E-23-OA**

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

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**1. STAFF RECOMMENDATION**

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

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**7. KNOXVILLE-KNOX COUNTY PLANNING**

**3-A-25-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.4 Rules of Measurement, and Articles 4.3 Residential Neighborhood Districts Dimensional Standards, 5.3 Commercial and Office Districts Dimensional Standards, and 6.3 Industrial Districts Dimensional Standards.

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the April 10, 2025 Planning Commission meeting to provide adequate public notice of proposed amendments.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS**

*None*

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

**8. KNOXVILLE-KNOX COUNTY PLANNING**

**3-A-25-OYP**

2025 One Year Plan update for the City of Knoxville. All Council Districts.

Speaking:

Drew Harper, 4318 Washington Pike #101, Knoxville, TN 37917

Joyce Feld, 1540 Agawela Ave, Knoxville, TN 37919

Lee Hume, 6902 Haverhill Dr., Knoxville, TN 37909

Carlene Malone, 6051 Fountain Rd., Knoxville, TN 37918

**1. STAFF RECOMMENDATION**

Approve an amendment to the One Year Plan to remove duplexes from the Location Criteria section in Chapter 2: Development Policy.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

**9. DAVID VARNER**

**3-C-25-RZ**

107 Meadow View Road / Parcel ID 071PG005, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

Speaking:

Jake Varner, 1805 Kinglet Dr., Knoxville, TN 37919

Derek Tate, 211 Meadow View Dr., Knoxville, TN 37914

**1. STAFF RECOMMENDATION**

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with surrounding development and supported by residential amenities.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**10. JULIO HERRERA**

**3-G-25-RZ**

413 E Inskip Drive / Parcel ID 069HG009, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

**1. STAFF RECOMMENDATION**

Approve the O (Office) Zoning District because it is consistent with the City of Knoxville's One Year Plan, the sector plan, and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**11. DANIEL LEVY**

2201, 2209, 2215 Atchley Street; 0 Carmichael Street / Parcel ID 109AC008, 009, 010, 017, 018, 019, 021, 022, Council District 1.

**A. SOUTH CITY SECTOR PLAN AMENDMENT**

**3-A-25-SP**

From LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use Special District, Potential Addition to the South Waterfront District), HP (Hillside Protection) to SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because it is consistent with surrounding development and aligns land use plans. The HP (Hillside Protection) area would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING**

**3-I-25-RZ**

From I-G (General Industrial), HP (Hillside Protection Overlay) to I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the intent of the district and adopted plans for the area. The HP (Hillside Protection Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CONCEPT PLANS / SPECIAL USES**

**12. 355 SOUTH GALLAHER VIEW RD**

**3-SF-25-C**

355 S Gallaher View Road / Parcel ID 120PA00503, Council District 2.

**1. STAFF RECOMMENDATION**



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Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**13. 2408 TENNESSEE AVE**

**3-SH-25-C**

2061 Sterchi Street / Parcel ID 094AJ019, Council District 3.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**14. 1524 RIVERSIDE RD**

**3-SJ-25-C**

1524 Riverside Road / Parcel ID 083PA009, Council District 6.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**SPECIAL USES**

**15. IURA BORDEI**

**2-A-25-SU**

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

**1. STAFF RECOMMENDATION**

Table the application as requested by the applicant.

**TABLED EARLIER IN THE MEETING**

**Item No.****File No.****16. SHANNON HARPER****3-A-25-SU**

10534 Parkside Drive / Parcel ID 131JA00102. Proposed use: Extension of a parking lot for auto dealership in C-H-2 (Highway Commercial) District. Council District 2.

Speaking:

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

**1. STAFF RECOMMENDATION**

Approve the request for expansion of a parking lot in the C-H-2 (Highway Commercial) zoning district for up to 287 additional spaces, subject to 3 conditions.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**17. TIM MINOR****3-B-25-SU**

2904 Chapman Highway / Parcel ID 109HB00701. Proposed use: Drive-thru restaurant in C-G-2 (General Commercial), HP (Hillside Protection Overlay) Districts. Commission District 1.

**1. STAFF RECOMMENDATION**

Postpone the application for 60 days to be heard at the May 8, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**18. NYAMBI SHOATES****3-C-25-SU**

6215 Vandemere Drive / Parcel ID 079EF020. Proposed use: In-home Daycare in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 3.

**1. STAFF RECOMMENDATION**

Approve the use of a daycare home because it is in harmony with the intent of the zoning code and compatible with the surrounding residential context.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**19. PIER GROUP, LLC**

**3-E-25-SU**

4507 Sevierville Pike / Parcel ID 109LD006. Proposed use: Campground (revision of previously approved Special Use 4-E-23-SU) in AG (General Agricultural), HP (Hillside Protection Overlay) Districts. Council District 1.

Speaking:

River Rochelson, 804 E Red Bud Rd., Knoxville, TN 37920

Jill Ellis, 804 E Red Bud Rd., Knoxville, TN 37920

Nadim Jubran, 121 E. Jackson Ave., Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

Approve the Special Use for a campground with a maximum of 6 campsites, 15 tiny mobile home cabins, 6 cabins, 1 bath house, and 1 sauna in the locations depicted on the site plan, subject to 6 conditions.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**20. JIM HATFIELD**

**3-F-25-SU**

1253 W Oak Hill Avenue / Parcel ID 094BC00402. Proposed use: Medical office/clinic in C-N (Neighborhood Commercial), HP (Hillside Protection Overlay) Districts. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a medical office/clinic with a maximum floor area of 4,500 sqft in the C-N (Neighborhood Commercial) district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****21. JIM HATFIELD****3-G-25-SU**

0 Reed Street / Parcel ID 094BC00405. Proposed use: Eating and drinking establishment in C-N (Neighborhood Commercial), HP (Hillside Protection Overlay) Districts. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for an eating and drinking establishment with approximately 13,500 sqft of floor area in the C-N (Neighborhood Commercial) district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

0, 6110, 6200 Papermill Drive / Parcel ID 107PC008, 007 107PC005 (part of). Proposed use: Parking lot in C-G-3 (General Commercial) District. Council District 2.

**1. STAFF RECOMMENDATION**

Postpone the application for 60 days to be heard at the May 8, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT****23. 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) District. Council District 6.

**1. STAFF RECOMMENDATION**

Postpone for 60 days to the April 10, 2025 Planning Commission meeting per the applicant's request.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****OTHER BUSINESS**

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**24. KNOXVILLE-KNOX COUNTY PLANNING****3-A-25-OB**

Consideration of a proposed administrative map error correction and modification to the Official Zoning Map to address an administrative error and remove the previously approved planned district (C) designation for property located at 1104, 1127, 1152, 1180, 1515, 0 Rifle Range Dr and 6151, 0 Parkdale Rd, located on the south side of Rifle Range Drive east of Dry Gap Pike and west of Parkdale Road.

**1. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission remove the (C) designation from the parcels 057 12517, 12518, 12521, 12522, 12523, 12524, 12525, 12529, 12530, 12531, 12532, 12533, and 058 007 as shown under Article 3.2.C of the City of Knoxville Zoning Ordinance, to correct a map error as evidenced on the attached map (Exhibit A).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

# KNOX COUNTY

## FINAL SUBDIVISIONS

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### 25. RESUBDIVISION OF PART OF LOTS 1-G-R AND 1-H POWELL GARDENS

3-SA-25-F

7523 Brickyard Road; 0, 2104, 2136 W Emory Rd / Parcel ID 056ND001, 056 150 (part of), 156 15101 (part of), 156 152 (part of), Commission District 7.

**1. STAFF RECOMMENDATION**

Withdraw at the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

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### 26. THE FINAL PLAT OF WINDING MEADOWS SUBDIVISION

3-SB-25-F

6925 Ball Road / Parcel ID 091 077, 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 1/11/2024 as Planning Case File # 1-SD-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*

**Item No.****File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**27. ANDREW BAKER****2-E-25-RZ**

8509 Heiskell Road / Parcel ID 046 06701, Commission District 7.  
Rezoning from A (Agricultural) to PR (Planned Residential) with up to 1.5 du/ac.

**1. STAFF RECOMMENDATION**

Withdraw the application per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

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**28. TAYLOR D. FORRESTER****2-F-25-RZ**

0 Hall Drive / Parcel ID 118 185, Commission District 3. Rezoning from A (Agricultural), CA (General Business) to PR (Planned Residential) up to 8.5 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and amenities, and it acknowledges environmental constraints on the site.

**WITHDRAWN EARLIER IN THE MEETING**

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**29. BENJAMIN C. MULLINS**

0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019, Commission District 6.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT****2-A-25-PA**

From RC (Rural Conservation) to TN (Traditional Neighborhood) for the portion of the parcel 091 018 designated as RC (Rural Conservation).

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the April 10, 2025 Planning Commission meeting to provide adequate public notice of a zoning request and boundary revision.

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**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. REZONING**

**2-H-25-RZ**

From CA (General Business), A (Agricultural) to RB (General Residential) for the entire parcel(s).

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the April 10, 2025 Planning Commission meeting to provide adequate public notice of a zoning request and boundary revision.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**30. SIERRA KIRBY**

**3-A-25-RZ**

1562 Saylor's Ford Road / Parcel ID 042 19532, Commission District 8. Rezoning from I (Industrial) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**31. BRYAN ANDREW BYRD**

**3-B-25-RZ**

4912 E Emory Road / Parcel ID 029 061, 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**



**Item No.****File No.****32. DANIEL HUMPHREYS****3-D-25-RZ**

1137 Granville Conner Road / Parcel ID 056FE007, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

*Commission Higgins left the room during this item and was not present for the vote.*

Speaking:

William Edmonds, 1133 Granville Conner Rd., Powell, TN 37849

Daniel Humphreys, 234 Ladd Ridge Rd., Kingston, TN 37763

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and would bring zoning into compliance.

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

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

**33. ADAM SCHMEING****3-E-25-RZ**

0 Anderson Drive / Parcel ID 124 146 (part of), Commission District 9. Rezoning from CA (General Business) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Withdraw the application per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

**34. ELIZABETH D. RAINES****3-F-25-RZ**

7639 Gibbs Road / Parcel ID 021 08510, 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 development.

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**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**35. BALL HOMES, LLC**

**3-H-25-RZ**

0 Hickory Creek Road; 0, 2300, 2304 West Gallaher Ferry Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac.

Speaking:

Carol Rose, 1432 Dempsey Rd., Knoxville, TN 37932

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

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**36. WILLIAM ZAYETS**

**3-J-25-RZ**

7000 Ball Road / Parcel ID 091JA006, Commission District 6. Rezoning from I (Industrial), 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, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****CONCEPT AND DEVELOPMENT PLANS**

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**37. LANTERN PARK**

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

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

**1. STAFF RECOMMENDATION**

Postpone the concept plan application for 90 days to  
the June 12, 2025, Planning Commission meeting as  
requested by the applicant.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

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**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**

Postpone the development plan application for 90 days  
to the June 12, 2025, Planning Commission meeting as  
requested by the applicant.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

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**38. THE FARM AT BEAVER RIDGE**

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**A. CONCEPT SUBDIVISION PLAN****7-SE-24-C**

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

**1. STAFF RECOMMENDATION**

Withdraw the concept plan at the request of the  
applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**Item No.****File No.****B. DEVELOPMENT PLAN****7-C-24-DP**

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

**1. STAFF RECOMMENDATION**

Withdraw the development plan at the request of the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**39. 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**

Postpone the concept plan 60 days until the May 8, 2025 Planning Commission meeting at the request of the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****11-F-24-DP**

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

**1. STAFF RECOMMENDATION**

Postpone the development plan 60 days until the May 8, 2025 Planning Commission meeting at the request of the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**40. MONT RICHER UNIT 3****2-SA-25-C**

0 Mont Richer Avenue / Parcel ID 049 00906, Commission District 8.

**Item No.**

**File No.**

Speaking:

Robert Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Richard Clark, 6447 Mont Richer Ave., Knoxville, TN 37918

Stephen Truan, 6541 Virginia Lee Ln., Knoxville, TN 37918

**1. STAFF RECOMMENDATION**

Approve the concept plan, subject to 6 conditions.

**2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE AMENDMENT TO CONDITION #5 TO SAY: "5. BEFORE CERTIFICATION OF THE FINAL PLAT FOR THE SUBDIVISION, JOIN THE EXISTING HOMEOWNERS ASSOCIATION AND SUBJECT THE PROPERTY TO ANY COVENANTS AND RESTRICTIONS OF THE EXISTING HOMEOWNERS ASSOCIATION, OR ESTABLISH A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY RESPONSIBLE FOR MAINTAINING COMMON FACILITIES, SUCH AS COMMON AREAS, AMENITIES, AND/OR STORMWATER DRAINAGE SYSTEMS, WITH SUBSTANTIALLY SIMILAR COVENANTS AND RESTRICTIONS AS THE EXISTING HOMEOWNERS ASSOCIATION."**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**41. FESUK PROPERTY**

**A. CONCEPT SUBDIVISION PLAN**

**2-SB-25-C**

7404 Willow Fork Lane / Parcel ID 038 122, Commission District 7.

**1. STAFF RECOMMENDATION**

Postpone the concept plan until the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**2-B-25-DP**

Proposed use: Detached residential subdivision in A (Agricultural), PR (Planned Residential) up to 6 du/ac Districts.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Postpone the development plan until the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**42. EASTWOOD ESTATES**

**3-SA-25-C**

0 Mountie Lane / Parcel ID 061 01907, Commission District 8.

*Commissioner Barger left the meeting at this time (3:25 p.m.).*

Speaking:

Thomas Smith, 7431 Mountie Ln., Knoxville, TN 37924

David Campbell, 201 Center Park Dr. Ste. 1120, Knoxville, TN 37922

Lee Ellis, 4745 Solomon Dr., Strawberry Plains, TN 37871

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the broken back curve tangent from 150' to 88' Road A Sta 6+18.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

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.

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

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

**3. STAFF RECOMMENDATION**

Approve the variance to reduce the broken back curve tangent from 150' to 63' Road B Sta 3+80.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

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

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.

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

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

Approve the variance to reduce vertical curve length on Road A from K=25 to K=16 at sta 8+51.91, based on the following evidence of hardship.

A. Due to the existing steeper topography along this section of Road A, a reduction of the vertical curve length is needed.

B. The existing slope is steep, and the variance allows for a smoother approach.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****7. STAFF RECOMMENDATION**

Approve the variance to reduce vertical curve length on Road B from K=25 to K=18 at sta 3+15.89, based on the following evidence of hardship.

A. The steep topography throughout the property requires reducing the vertical curve length to keep site grading balanced.

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

B. The location and grade of the existing access easement presents a unique challenge.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

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

- 9. STAFF RECOMMENDATION**

Approve the concept plan, subject to 9 conditions.

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

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

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## **43. 7816 BALL CAMP PIKE**

### **A. CONCEPT SUBDIVISION PLAN**

**3-SB-25-C**

7816 Ball Camp Pike / Parcel ID 091 226 (part of), Commission District 6.

- 1. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum intersection approach vertical curve K value from 25 to 20 on Road A at Ball Camp Pike, based on the following evidence of hardship.

A) The site's topography is challenging, rising quickly within the first 150 ft of lot depth. The narrowness of the lot does not allow for introducing horizontal curves to reduce road grades and land disturbance.



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

B) The variance's location is at a stop condition, which results in reduced travel speeds within the area of this request.

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

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

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

3. **STAFF RECOMMENDATION**

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

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

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

5. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 7 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****3-D-25-DP**

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

1. **STAFF RECOMMENDATION**

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

Approve the development plan for up to 26 attached dwelling units on individual lots, and reduction of the peripheral setback from 35 ft to 25 ft along the east and west boundaries as shown on the development plan, subject to 3 conditions.

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

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

**44. ARCADIA****A. CONCEPT SUBDIVISION PLAN****3-SC-25-C**

2482 Arcadia Peninsula Way / Parcel ID 163 02805 (part of), Commission District 5.

1. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****3-F-25-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac and F (Floodway) Districts.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 3 single family homes on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**45. MEREDITH PARK**

Speaking:

Robert Campbell, 7523 Taggart Ln., Knoxville, TN 37938

**A. CONCEPT SUBDIVISION PLAN****3-SD-25-C**

0 Bishop Road / Parcel ID 047 062, Commission District 7.

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

Approve the variance to reduce the intersection spacing between the site entrance and Tate Trotter Road from 300 ft to 190 ft.

A. Due to the existing topography and to provide adequate sight distance, the intersection of Road A at Bishop Road needs to be located at the proposed spacing of 190' south of Tate Trotter Road.

B. These conditions are a result of the configuration of Bishop Road and the existing topography, are not applicable to other property, and not created by any person having an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road maximizes sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**2. MOTION (LEVENSON) AND SECOND (HUBER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the variance to reduce the vertical curve length on Road A from K=25 to K=15, based on the following evidence of hardship.

A. Due to the existing steeper topography along Road A coming from the intersection with Bishop Road, a reduction of the vertical curve length is needed to keep site grading balanced.

B. These conditions are due to the steeper topography in this portion of the property, as Road A has been strategically located to optimize the sight distance.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials

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

(AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

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

Approve the variance to allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac, based on the following evidence of hardships.

A. Due to the shape of the property, there is not sufficient room for a cul-de-sac. The 108-foot length of dead-end serving lots 5 & 6 provides adequate access to the 22-foot wide roadway and provides an alternate turn-around for emergency vehicles other than the Road B loop.

B. The lot size, shape, and environmental constraints are unique to the property and are not applicable to other properties.

C. Allowing this variance is not dangerous to public safety or welfare because an emergency vehicle turnaround is provided. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

- 6. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****7. STAFF RECOMMENDATION**

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.

- 8. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****9. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 9 conditions.

**10. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****3-G-25-DP**

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 4.5 du/ac District.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 4 conditions.

**2. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****46. ISABEL ESTATES****3-SE-25-C**

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

**1. STAFF RECOMMENDATION**

Postpone the concept plan to the April 10, 2025, Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****47. PIPER PROPERTY ON HOLSTON RIVER****3-SG-25-C**

1221, 1227 Graves Road / Parcel ID 052 04005, 04006, Commission District 8.

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the concept plan, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**48. 2921 BRADLEY LAKE LANE**

**A. CONCEPT SUBDIVISION PLAN**

**3-SI-25-C**

0, 2921 Bradley Lake Lane / Parcel ID 092 057, 053 (part of),  
Commission District 3.

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 15 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**3-K-25-DP**

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential) up to 6 du/ac, A (Agricultural), I (Industrial) Districts.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 32 attached and 53 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

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**49. JAVONTE COTNER**

2-A-25-DP

11122 Hardin Valley Road / Parcel ID 103 11008. Proposed use: Two single-family lots in PR (Planned Residential) up to 1 du/ac District. Commission District 6.

Speaking:

J.B. Turnmire, 211 Woodson Dr., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the development plan for 2 single family lots, subject to 7 conditions.

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

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

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**50. LEAH METCALF**

3-A-25-DP

2514 W Beaver Creek Drive / Parcel ID 067 055. Proposed use: 3 residential lots in PR (Planned Residential) up to 12 du/ac District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 3 single family lots and peripheral boundary reduction from 35 ft to 15 ft on the western, southern, and eastern property lines, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**51. MARK C TUCKER**

3-B-25-DP

3505, 3511 Duck Pond Way / Parcel ID 050IB03101, 03102 Proposed use: Single Family Homes in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

**1. STAFF RECOMMENDATION**

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

Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**52. URBAN ENGINEERING, INC.**

**3-E-25-DP**

0, 9814 W Emory Road / Parcel ID 076 021, 018. Proposed use: Detached residential lots in PR(k) (Planned Residential) up to 2.2 du/ac District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for five detached residential lots as shown on the attached plans, increasing the total in the Poplar Farms Subdivision to 148 lots, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**53. JESSE & BEVERLY YOUNG**

**3-H-25-DP**

11434 Snyder Road / Parcel ID 130 16312. Proposed use: 4-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for 4 detached houses on individual lots in the PR (Planned Residential) zone, and a peripheral setback reduction from 35 ft to 15 ft along the western boundary of lot 1 and along the rear boundaries of lots 1-4, as shown on the site plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**54. BRAD PRUITT**

**3-I-25-DP**

6125 Riverview Crossing Drive / Parcel ID 071 001. Proposed use: Master plan in CA (General Business), PC (Planned Commercial) Districts. Commission District 8.



**Item No.**

**File No.**

Speaking:

Bradley Pruitt, 8862 Lyons View Crossing Ste. 100, Knoxville, TN 37923

Brian Ewers, 1111 E Jackson Ave. Ste. 101, Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

Approve the master plan to establish the general site plan, permitted uses, and intensity of uses, as presented, subject to 4 conditions.

**2. MOTION (HIGGINS) AND SECOND (ANDERSON) WERE MADE TO POSTPONE FOR 60 DAYS TO THE MAY 8, 2025 MEETING.**

**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS**

**55. KELSEY CHAMBERS**

**3-L-25-DP**

1006 Summer Wood Road / Parcel ID 105OC02207 Proposed use: Multi-dwelling structure in PR (Planned Residential), F (Floodway) Districts. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 3 townhomes on the same lot and reduce the peripheral boundary along the northern property line to 16 ft, as shown on the plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USES ON REVIEW**

*None*

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

*None*

**Item No.**

**File No.**

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:09 P.M.

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**Prepared by:** Dallas DeArmond

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**Approved by:** Secretary for the Commission

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**Approved by:** Chair

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