

The Planning Commission met in regular session on March 5, 2026, at 1:30 p.m. in the Main Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

2. APPROVAL OF MARCH 5, 2026 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF FEBRUARY 12, 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 (PEREZ) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

60 Days

None

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

- 1. MOTION (PEREZ) AND SECOND (ANDERSON) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

E. TABLED ITEMS

- 1. IURA BORDEI

2-A-25-SU

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

Item No.**File No.**

HP (Hillside Protection Overlay) Districts. Council District 5. (Tabled 3/13/2025)

2. 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).

3. 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)

4. HEYOH DESIGN & DEVELOPMENT**12-A-24-PD**

2805 Delrose Drive; 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN- 1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 6. (Tabled 7/10/2025)

5. MATTHEW L TINKHAM, JR

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4. (Tabled 9/11/2025)

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

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

Item No.**File No.****B. REZONING****5-E-25-RZ**

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

6. 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)

7. MILLER VALENTINE**2-A-26-SU**

305 Callahan Drive / Parcel ID 057PB005. Proposed use: Self-storage facility - enclosed and outdoor in C-H-2 (Highway Commercial) District. Council District 3. (Tabled 2/12/2026)

F. ITEMS TO BE TABLED READ

None

G. ITEMS TO BE REMOVED FROM THE TABLE READ

None

H. WITHDRAWALS FROM THE TABLE

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

Commissioner Butler recused herself from voting on the Consent Items.

I. CONSENT ITEMS READ

- 1. MOTION (PEREZ) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

5. KNOXVILLE-KNOX COUNTY PLANNING

3-A-26-OYP

2026 One Year Plan update for the City of Knoxville. All Council Districts.

1. STAFF RECOMMENDATION

Approve the 2026 One Year Plan update, as there are no substantial changes proposed for the 2026 One Year Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

6. CHARLES BLALOCK

2-A-26-HPA

3275 W Governor John Sevier Highway / Parcel ID 147 04101. Council District 1. Request to exceed the Hillside Protection disturbance budget by 22.08 acres in the O (Office) and RN-5 (General Residential Neighborhood) Districts.

1. STAFF RECOMMENDATION

Deny the Level II Certificate of Appropriateness (COA) request because there are no special circumstances or conditions on the site that make compliance a challenge, and the proposal is inconsistent with the intent of the Hillside and Ridgetop Protection Plan, as well as other City ordinances and adopted plans.

WITHDRAWN EARLIER IN THE MEETING

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

7. TIM WELLS /WELLS FAMILY TRUST 3-E-26-RZ

5419 Jacksboro Pike / Parcel ID 058DB010, Council District 4.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) because it is compatible with the surrounding area and supported by available amenities.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. JENNIFER BRADLEY 3-G-26-RZ

963 Worlds Fair Park Drive / Parcel ID 094MC023, Council District 6.
Rezoning from OS (Parks and Open Space) to OS (Parks and Open Space), H (Historic Overlay).

1. STAFF RECOMMENDATION

Approve the H (Historic Overlay) district because it is consistent with the intent of the district and recommended by the Historic Zoning Commission. The OS (Open Space) district is the base zoning district and would remain in place.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

9. W MARTIN MILL PIKE SUBDIVISION DEVELOPMENT 3-SE-26-C

4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1.

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the application 30 days until the April 9, 2026 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

10. MAINLAND MCA KNOXVILLE

9-A-25-SU

962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 2.

Speakers:

Ben Mullins, 550 W Main St., Knoxville, TN
Larry Silverstein, 7808 Sheffield Dr., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the special use request for up to 32 townhouses, subject to 10 conditions.

- 2. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE MODIFICATION TO CONDITION 5.A TO READ: "MAINTAINING ALL EXISTING, HEALTHY EVERGREEN TREES UP TO 12 FT FROM THE PROPERTY LINE AND INSTALLING EVERGREEN TREES ALONG THE REMAINDER OF THE LOT LINE WHERE THERE ARE GAPS."**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

11. STEVE YOUNG

3-A-26-SU

0, 1102 Maryville Pike; 4409 Sims Road / Parcel ID 122EE004, 005, 006. Proposed use: Gas station and convenience store with drive-through in C-G-1 (General Commercial) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a gas station and convenience store with a drive-through window as depicted on the site plan, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****12. TYLER STINNETT****3-B-26-SU**

102 Brandau Drive / Parcel ID 123KE006. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

Speakers:

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

Susan Orwick-Barnes, 5701 Chapman Hwy., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for a duplex because it is consistent with adopted plans and supported by community amenities, subject to 2 conditions.

2. MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****13. CADE LEACH****3-C-26-SU**

215 Florida Street / Parcel ID 095HB00204. Proposed use: Revision of Master Sign Plan 2-B-25-SU for Sign YW-3 in I-MU (Industrial Mixed-Use), PD (Planned Development) Districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the request to modify the master sign plan for the Knoxville Multi-Use Stadium Development as submitted, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**14. KELSEY CHAMBERS****3-D-26-SU**

3317 Johnston Street / Parcel ID 081HC043. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) Districts. Council District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

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

APPROVED ON CONSENT EARLIER IN THE MEETING

15. JOSH BRADEN**3-E-26-SU**

0, 2704, 2710 Knott Road / Parcel ID 093ID031, 032, 03201.

Proposed use: Three two-family dwellings on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for three two-family dwellings on individual lots as depicted on the site plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. SHERRY CRUMLEY**3-F-26-SU**

3714 Whittle Springs Road / Parcel ID 070HB027. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

OTHER BUSINESS**17. R. BENTLEY MARLOW****3-A-26-OB**

1411 Moses Avenue / Parcel ID 094FV03001. Appeal of an administrative determination for a Middle Housing application.

Item No.**File No.****Speakers:**

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN

Parker Bartholomew, 5406 Summit Ridge Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission evaluate the proposed application based on the Middle Housing Standards (Article 4.6) for the property located at 1411 Moses Avenue. The Planning Commission should discuss whether the structure is a Middle Housing Type per Article 4.6.A with a building footprint and overall scale comparable to single-family houses and compatible with existing housing in the surrounding area, and whether the proposal will be injurious to the surrounding neighborhood.

Each application is reviewed on its own merits separately. Land use decisions are considered on a case-by-case basis, and they are not fully bound by precedent. Boards are free to make different decisions even on similar projects, as no two pieces of land are exactly the same. If the Planning Commission makes a different decision on a similar application, the Planning Commission should provide reasoning as to why the decision differs.

2. MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO APPROVE THE APPEAL.

MOTION CARRIED 11-1 (NO: MIDIS). APPROVED

Item No.

File No.

KNOX COUNTY

FINAL SUBDIVISIONS

18. FINAL PLAT OF OAKS POINTE PHASE 2

3-SA-26-F

0 Harvey Road / Parcel ID 169 00903, Commission District 5.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

19. FINAL PLAT OF EVERGREEN MANOR PHASE 1

3-SB-26-F

10506 Bob Gray Road #CT / Parcel ID 118 071 (partial),
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

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. CLENT FLEMING

0, 3611 E Governor John Sevier Highway / Parcel ID 096 10002,
10003, Commission District 9.

Item No.**File No.****C. COUNTY COMPREHENSIVE PLAN AMENDMENT****2-A-26-PA**

From BP (Business Park), TCMU (Town Center Mixed-Use), SP (Stream Protection) to MHI (Mining and Heavy Industrial), SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the MHI (Mining and Heavy Industrial) place type because it does not meet any of the criteria for a plan amendment and is not consistent with Comprehensive Plan policies. The SP (Stream Protection) area would be retained.

POSTPONED 30 DAYS EARLIER IN THE MEETING**D. REZONING****2-J-26-RZ**

From PC (Planned Commercial), CB (Business and Manufacturing), F (Floodway) to I (Industrial), F (Floodway).

11. STAFF RECOMMENDATION

Deny the I (Industrial) zone because it is inconsistent with the Comprehensive Plan and incompatible with surrounding conditions. The F (Floodway) zone would be retained.

POSTPONED 30 DAYS EARLIER IN THE MEETING**21. BENJAMIN C MULLINS****2-L-26-RZ**

0 Fox Road / Parcel ID 131 158, 159, Commission District 5.
Rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial).

Speakers:

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

John Schoonmaker, 10044 Tan Rara Dr., Knoxville, TN

Brian Courtney, Baltusrol Rd., Farragut, TN

1. STAFF RECOMMENDATION

Deny the PC (Planned Commercial) zone because it would be an encroachment of a commercial zone into a

Item No.**File No.**

residential area and is not supported by changing conditions.

2. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE PC (PLANNED COMMERCIAL) ZONE WITH THE FOLLOWING CONDITIONS:

1) A TYPE C LANDSCAPE BUFFER BE REQUIRED AROUND THE SOUTH AND EASTERN SIDES OF THE PROPERTY, AND A TYPE A LANDSCAPE BUFFER ALONG THE NORTH SIDE OF THE PROPERTY TO VISUALLY SCREEN ANY PROPOSED USES FROM NEIGHBORING RESIDENTIAL DEVELOPMENT.

2) THE FOLLOWING PERMISSIBLE USES SHALL ALSO BE RECORDED AS RESTRICTIVE COVENANTS WITH THE REGISTER OF DEEDS PRIOR TO SUBMITTING A DEVELOPMENT PLAN: SIGNS AS PERMITTED BY SECTION 3.90; WATERCRAFT AND BOAT SALES; RECREATIONAL EQUIPMENT RETAIL SALES; GENERAL WATERSPORT RETAIL SALES; SERVICE CENTER FOR WATERCRAFTS AND BOATS; OUTDOOR STORAGE OF WATERCRAFTS AND BOATS WITH PROPER FENCING AND SCREENING; FARM EQUIPMENT RETAIL SALES; ALLOWABLE ACCESSORY USES TO THE PRINCIPAL USE.

THE MOTION CARRIED 11-1 (NO: MIDIS). APPROVED

22. 1222 DEVELOPMENT LLC

3-A-26-RZ

8005 Millertown Pike / Parcel ID 051 016 (partial), Commission District 8. Rezoning from A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. STEVEN AND LINDA GORDON

3-B-26-RZ

509, 511 Kimberlin Heights Road / Parcel ID 124 209, Commission District 9. 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.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****24. ANDREW JONES****3-C-26-RZ**

1117 Granville Conner Road / Parcel ID 056FE003, 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**25. MARTY BRANUM****3-D-26-RZ**

7704 Blacks Ferry Road / Parcel ID 066 063 (partial), Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speakers: Marty Branum, 5906 Middlefield Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone due to safety concerns with access.

2. MOTION (ANDERSON) AND SECOND (PEREZ) WERE MADE TO DENY.**MOTION CARRIED 11-1 (NO: BOYER). DENIED****26. TAYLOR D. FORRESTER****3-F-26-RZ**

2131 E Governor John Sevier Highway / Parcel ID 111 01602 (partial), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speakers:

Taylor D. Forrester, 1111 N Northshore Dr., Knoxville, TN
 Paul Huff, 6906 Neubert Springs Rd., Knoxville, TN
 Jim Ogle, 1545 Western Ave., Knoxville, TN
 Dale Rhoton, 4315 French Rd., Knoxville, TN

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

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the adopted plans and changing conditions in the area, subject to 3 conditions.

2. MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, STRIKING CONDITION #2.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

27. 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) district in the CA (General Business) District.

1. STAFF RECOMMENDATION

Postpone the application 90 days to the June 11th, 2026 Planning Commission meeting to align with the recommendation of the Knox County Historic Zoning Commission.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS**28. LEONARD DEVELOPMENT ON WINKLE RD**

Speaker: Frank Leonard, 119 Wakefield Rd., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**3-SA-26-C**

0 Winkle Lane / Parcel ID 137 04804, Commission District 9.

1. STAFF RECOMMENDATION

Approve the variance to decrease the intersection separation from 400 ft to 200 ft between Road A and Marashi Road.

A. The property only has 444 feet of road frontage on W Governor John Sevier Hwy, is bookended by Marashi Rd and Winkle Rd and has no access to Winkle Road.

Item No.**File No.**

B. The restricted access to W Governor John Sevier Hwy is a condition of the zoning, which is unique to this property, as it was added during the rezoning (10-O-25-RZ).

C. The entrance on W Governor John Sevier Hwy has been placed to maximize sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. STAFF RECOMMENDATION

Approve the variance to decrease the intersection separation from 400 ft to 300 ft between Road A and Winkle Road.

A. The property only has 444 feet of road frontage on W Governor John Sevier Hwy, is bookended by Marashi Rd and Winkle Rd and has no access to Winkle Road.

B. The restricted access to W Governor John Sevier Hwy is a condition of the zoning, which is unique to this property, as it was added during the rezoning (10-O-25-RZ).

C. The entrance on John Sevier has been placed to maximize sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

5. STAFF RECOMMENDATION

Approve the variance to decrease the transition radius of the property line at the cul-de-sac from 75 ft to 50 ft.

A. The shape of the property with the creek limits the size of the cul-de-sac.

Item No.**File No.**

B. The creek buffer and steep topography are unique to the property.

C. No hazards will be created. There is still right-of-way available for utilities. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**7. STAFF RECOMMENDATION**

Approve the variance to decrease the transition radius of the curblineline at the cul-de-sac from 75 ft to 70 ft.

A. The shape of the property with the creek limits the size of the cul-de-sac.

B. The creek buffer and steep topography are unique to the property.

C. No traffic hazards will be created. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**9. 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.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**11. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 8 conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN**3-D-26-DP**

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

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 36 townhomes on individual lots, and a reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

29. EMORY GREEN TOWNHOMES

Speaker: Ben Mullins, 550 W Main St., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**3-SB-26-C**

8930 Keenberg Lane / Parcel ID 077 08304, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 20 on Road D STA 4+14.66.

A. Due to the existing steeper topography along Road D, 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. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to

Item No.**File No.**

public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**3. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum length for the tangent connecting broken back horizontal curves from 150 ft to 29 ft on Road D from STA 5+54.26 to 5+83.41.

A. Due to the existing steeper topography along Road D and the TVA transmission tower, a reduction in tangent length is needed to construct the road.

B. The existing topography, shape of property, and TVA tower 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 EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**5. STAFF RECOMMENDATION**

Approve the variance to reduce the lot depth for double frontage lots 85-88 from 150 ft to 110 ft.

A. A 30-ft right-of-way easement is required by County Engineering in the rear of lots 85-88. This easement cannot be within common area. Without a common

Item No.**File No.**

area buffer, a variance is required for the reduction in lot depth.

B. The right-of-way easement at this location is unique to this property.

C. The right-of-way easement is necessary for public safety, health, or welfare. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

7. 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.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

9. STAFF RECOMMENDATION

Approve the Concept Plan subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN

3-F-26-DP

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

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 30 townhomes on individual lots and a peripheral setback

Item No.**File No.**

reduction from 35 ft to 15 ft along Emory Road, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

30. BUTTERMILK ROAD

Speaking: Ben Mullins, 550 W Main St., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

3-SC-26-C

12412, 12434 Buttermilk Road / Parcel ID 129 096, 103, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the variance to reduce the K value from 25 to 20 at the intersection of Road A and Buttermilk Road.

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

B. This property has a narrow frontage, so the entrance must be located here.

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 EPW recommends approval of this variance based on the justifications provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the variance to reduce the K value from 25 to 15 at the intersection of Road B and Hickory Meadows Drive.

A. The proposed reduction to the k value on Road B is required because of the topography and existing roadway geometry.

B. The zoning condition requires the new street Road B to connect at this specific location with the existing Hickory Meadows Drive. This location has some topography challenges.

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 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 12-0. APPROVED

5. 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.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

7. STAFF RECOMMENDATION

Approve the Concept Plan subject to 8 conditions.

- 8. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE COCNEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****B. DEVELOPMENT PLAN****3-G-26-DP**

Proposed use: Detached residential subdivision. Eight additional lots (95 total) to previously approved development plan (2-D-26-DP) in PR(k) (Planned Residential with conditions) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 95 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.

2. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****31. GONDOLA DRIVE SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****3-SD-26-C**

0 Sevierville Pike / Parcel ID 124 192, Commission District 9.

1. STAFF RECOMMENDATION

Approve the concept plan, subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. DEVELOPMENT PLAN****3-I-26-DP**

Proposed use: 60-lot attached and detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 60 residential lots, with a maximum of 26 attached residential lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. 8014 ASHEVILLE HIGHWAY

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

A. CONCEPT SUBDIVISION PLAN**3-SF-26-C**

7920, 8014 Asheville Highway; 0, 8003 Strawberry Plains Pike / Parcel ID 062 164 (partial), 165; 073 08003, 008, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to reduce the tangent distance between broken back curves on Road 'B' from 150' to 64.14' between STA 1+07.26 and 1+71.40, based on the following evidence of hardships.

A) The property's shape requires a reverse curve to align with the existing median opening and to allow for a grade transition into the property.

B) The location of the tangent is near a stop condition.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare or have detrimental impacts on neighboring properties. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the variance to reduce the tangent distance between broken back curves on Road 'E' from 150' to 123.48' between STA 7+08.75 and 8+32.23, based on the following evidence of hardships.

A) The property's shape requires a reverse curve to maintain a 90-degree intersection with Road 'C' on the south side of the Road 'E' intersection.

Item No.**File No.**

B) The location of the tangent is at the intersection of Road 'E' and Road 'C', where traffic on Road 'E' must stop.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because of the stop condition on Road 'E'. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

5. STAFF RECOMMENDATION

Approve the variance to reduce the minimum vertical curve K-value on Road 'B' from 25 to 20 at STA 1+15, based on the following evidence of hardships.

A) The property is relatively steep where Road 'B' intersects with Asheville Highway, with an elevation change of 16 ft from Asheville Highway to the intersection with Road 'C'.

B) The steepest portion of this property coincides with the location of the request, and the topography is unique to the property.

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

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

7. STAFF RECOMMENDATION

Item No.**File No.**

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.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

9. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 17 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**B. DEVELOPMENT PLAN****3-L-26-DP**

Proposed use: Attached single family dwellings in OA (Office Park), PR (Planned Residential) up to 5 du/ac District (parcel 062 164 rezoning pending; 2-E-26-RZ).

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 232 attached dwelling units (townhouses) on individual lots, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**CONCEPTS / USES ON REVIEW***None*

Item No.

File No.

DEVELOPMENT PLANS

33. CHRIS SLATE, PE STERLING ENGINEERING, INC

3-A-26-DP

609 Vintage Hills Way / Parcel ID 141 050 (partial). Proposed use: Multifamily development in PR (Planned Residential) up to 5 du/ac District. Commission District 6.

Speakers:

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

Chris Brown, 808 Bell Pond Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the development plan for a multifamily development with up to 224 dwelling units in the PR (Planned Residential) zone as depicted on the site plan, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

34. RILEY GAINES LYONS

3-B-26-DP

3324, 3328 Barbury Lane / Parcel ID 090AC008, 009. Proposed use: Creation of a new lot for a single family dwelling in PR (Planned Residential) District. Commission District 6.

Speakers:

Bennett Hirschhorn, 800 S Gay St. Ste 700, Knoxville, TN

Steve Wyrick, 3403 Orkney Cr., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the development plan for a new lot for a single-family dwelling because the lot configuration is not consistent with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****35. AMY SHERRILL****3-C-26-DP**

0 Legg Creek Lane / Parcel ID 050LD072 (partial). Proposed use: Amenity Building and Swimming Pool in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for an amenity building and a swimming pool within a residential subdivision, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. DAVID CHEBAN**3-E-26-DP**

7701 Jenkins Road / Parcel ID 105 142. Proposed use: Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines in PR(k) (Planned Residential with conditions) up to 4.2 du/ac District. Commission District 3.

Speaker: David Cheban, 5331 Kane Rd, Knoxville, TN

1. STAFF RECOMMENDATION

Approve the development plan for peripheral setback reduction, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

37. 6125 RIVERVIEW, LLC**3-H-26-DP**

6125 Riverview Crossing Drive; 0, 6401 Asheville Highway / Parcel ID 071 001; 072 001, 002. Proposed use: Parking facility in PC (Planned Commercial), CA (General Business) District. Commission District 8.

Speakers: Ben Mullins, 550 W Main St., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the development plan for up to 1,931 parking spaces in the PC (Planned Commercial) zone, and the

Item No.**File No.**

Holston Bend Sports Park Development Plan Design Guidelines, subject to 14 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

38. ADELAIDA JUAREZ**3-J-26-DP**

3147 Harris Road / Parcel ID 050 13301. Proposed use: Single-family house in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

1. **STAFF RECOMMENDATION**

Approve the development plan for 1 manufactured home, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. MARK C TUCKER**3-K-26-DP**

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

1. **STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the April 9, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW**40. DANIEL LEVY****3-A-26-UR**

1615 Choto Road / Parcel ID 162MC019. Proposed use: Restaurant in CN (Neighborhood Commercial) District. Commission District 5.

Chairman Huber recused himself from discussing or voting on this item. Vice-Chair Levenson presiding.

1. **STAFF RECOMMENDATION**

Item No.

File No.

Approve the request for the restaurant with approximately 3,100 sqft of gross floor area and 6,700 sqft of outdoor use area, as shown on the development plan, subject to 7 conditions.

- 2. **MOTION (ANDERSON) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION OF LIMITING OPERATING AND AMPLIFIED NOISE HOURS TO 11:00 AM TO 10:00 PM.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

41. 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

Postpone for 30 days to the April 9, 2026 Planning Commission meeting.

POSTPONED 30 DAYS 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 4:51 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.