Minutes
Planning Commission Meeting

May 14, 2026

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

The Planning Commission met in regular session on May 14, 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	✓		Arrived 1:51 p.m.
(vacant)			
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

2. APPROVAL OF MAY 14, 2026 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF APRIL 9, 2026 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 Days

1. **MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITION OF ITEM #46, AS REQUESTED BY THE APPLICANT.**

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

60 Days

None

90 Days

1. **MOTION (DALEY) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ.**

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 90 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

1. **MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO WITHDRAW ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

E. TABLED ITEMS

1. 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)

2. 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)

3. 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)

F. WITHDRAWALS FROM THE TABLE

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

G. ITEMS TO BE TABLED READ

1. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. TABLED

H. ITEMS TO BE REMOVED FROM THE TABLE READ

None

I. CONSENT ITEMS READ

1. **MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #46, WHICH WAS POSTPONED EARLIER IN THE MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

5. RESUBDIVISION OF DEAN HILL ADDITION PART OF LOT 18 — 5-SB-26-F

7157 Cheshire Drive / Parcel ID 120EG027 (partial), Council District 2.

Speaking: Gart Roth, Jr., 6718 Kern Rd., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Allow the subdivision plat to be accepted without surveying the remainder of Lot 18 as created by the Dean Hill Addition subdivision plat, based on the following evidence of hardship.

   1. The adjacent property to the northwest (Parcel 120EG029), which contains a portion of Lot 18, is under separate ownership from the subject property of this plat. The northern portion of Lot 18 was added to Lot 19 by deed in 1987 (instrument # 198706160021427). This plat proposes to create a lot of record for the southern part of Lot 18. 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 owner acquired the southern part of Lot 18 (Tract 1) and Tract 2 (Parcel 120EG027) in 2024 by

deed (instrument # 202408020006579); however, the division of Lot 18 was never reflected on a recorded plat. Since Parcel 120EG029 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

3. Approval of this variance will not be detrimental to public safety, health, welfare, or injurious to other properties, as the new lot meets all criteria of the Subdivision Regulations, with the exception of surveying the entirety of Lot 18.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the final plat to create a single lot in the RN-1 district.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. L. D. GASS

7504 Granda Drive / Parcel ID 106JB012, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **4-B-25-SP**

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

1. **STAFF RECOMMENDATION**

   Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.

POSTPONED 90 DAYS EARLIER IN THE MEETING

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

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

1. **STAFF RECOMMENDATION**

   Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.

POSTPONED 90 DAYS EARLIER IN THE MEETING

C. REZONING **4-P-26-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. **STAFF RECOMMENDATION**

   Deny the RN-4 (General Residential Neighborhood) district because it is inconsistent with the LDR land use classification and does not meet all of the criteria for a rezoning.

POSTPONED 90 DAYS EARLIER IN THE MEETING

7. RALPH SMITH, PLS 5-D-26-RZ

3225 Joyce Avenue / Parcel ID 094IA003, Council District 3.
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) district because it is consistent with the One Year Plan and the Central City Sector Plan as well as surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. HMFIC PROPERTY GROUP, LLC 5-K-26-RZ

732, 734, 740, 742, 748, 750, 756, 758 Hialeah Drive / Parcel ID 123HE020, 02001, 02002, 02003, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

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

1. **STAFF RECOMMENDATION**

   Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with adopted plans and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Commissioner Barger arrived at this time (1:51 p.m.).

CONCEPT PLANS / SPECIAL USES

9. RESIDENTIAL DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN 5-SA-26-C

4325 Pinehurst Drive / Parcel ID 059NC00101, Council District 4.

1. **STAFF RECOMMENDATION**

Approve the concept plan application for 22 lots for single-family attached dwellings and one lot for the existing church, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. SPECIAL USE **5-D-26-SU**

Proposed use: Parking lot for a place of worship in RN-4 (General Residential Neighborhood) District.

1. **STAFF RECOMMENDATION**

   Approve the special use request for a parking lot of a place of worship as depicted on the site plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

10. CLAY POWERS 5-A-26-SU

329 Avenue B / Parcel ID 123HP026. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. **STAFF RECOMMENDATION**

   Approve the request for a two-family dwelling as depicted on the site plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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11. WEST END CHURCH OF CHRIST 5-B-26-SU

8301 East Walker Springs Lane / Parcel ID 120HB018. Proposed use: Parking lot expansion for a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

1. **STAFF RECOMMENDATION**

   Approve the request for the expansion of a parking lot for a place of worship for up to 74 additional spaces, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. STUART ANDERSON, AIA — 5-C-26-SU

1925 Town Center Boulevard / Parcel ID 154 09820. Proposed use: Medical office building under the former PC-1(k) district standards in C-R-2 (Regional Commercial), (C) (Previously Approved Plan District) District. Council District 2.

1. **STAFF RECOMMENDATION**

   Approve the development plan for a medical office building of approximately 22,087 square feet and a reduction of the parking lot perimeter landscape yard from 10 ft to 7 ft along the northwest lot line, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

OTHER BUSINESS

13. RYAN ROBERTSON — 4-A-26-OB

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

Speaking:
Ryan Robertson, 60 14th St. S, Birmingham, AL
Susanne Tarovella, 1000 Susanne Ave., Knoxville, TN
Stephen Ellet, 522 Sevier Ave., Knoxville, TN
Doyle Arp, 315 Kerbela Ave., Knoxville, TN
Dennis Rose, 315 Kerbela Ave., Knoxville, TN

1. **STAFF RECOMMENDATION**

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

2. **MOTION (HILL) AND SECOND (BARGER) WERE MADE TO REFER THE ITEM BACK TO THE ADMINSTRATIVE REVIEW COMMITTEE FOR FURTHER CONSIDERATION.**

MOTION CARRIED UNANIMOUSLY 13-0. REMANDED

14. CITY OF KNOXVILLE 5-B-26-OB

Consideration of the FY 2027-2032 Knoxville Capital Improvements Program including the FY 2027 Capital Improvements Budget.

1. **STAFF RECOMMENDATION**

   Staff recommends approval of the City of Knoxville Capital Improvement Program for Fiscal Years 2027-2032 as presented.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

FINAL SUBDIVISIONS

15. FINAL PLAT OF MILL BRANCH SUBDIVISION 4-SD-26-F

7933 Maynardville Pike / Parcel ID 029 001 (partial), Commission District 7.

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

16. FINAL PLAT OF DIANA MCMILLAN PROPERTY 5-SA-26-F

8421 Greenwell Road / Parcel ID 037 129, Commission District 7.

1. **STAFF RECOMMENDATION**

   Approve the variance to allow a new 25-ft access easement to connect to the existing easement instead of a public street based on the following evidence of hardship:

1. Lot 1 has frontage on Greenwell Rd; however, the possible sinkhole and 50-ft buffer limits the access to property from the public street. Additionally, the location of the existing utility pole next to the driveway in the existing easement area would prevent the creation of a single improved 25-ft access easement extending from Greenwell Rd to Lot 2.

2. The creation of a single improved 25-ft access easement extending directly to the public street is prevented by the utility pole within the existing easement.

3. Granting of the variance would not be detrimental to the public safety, health or welfare of the public, nor would it be injurious to other properties in the neighborhood as the A zone allows two houses on the existing property by right. This plat serves to have one house on each lot to share the new 25-ft permanent private easement and maintenance of it.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the final plat for two lots in the A district.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

17. FINAL PLAT OF POPLAR FARMS SUBDIVISION, PHASE II — 5-SC-26-F

0 Poplar Farms Lane / Parcel ID 076 021, 018 (partial), Commission District 6.

1. **STAFF RECOMMENDATION**

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

APPROVED ON CONSENT EARLIER IN THE MEETING

18. FINAL PLAT OF WHISPER RIDGE SUBDIVISION UNIT 2 — 5-SD-26-F

0 Shadow Branch Lane; 0 McNeely Road / Parcel ID 030 20811, 20812 030KB045, 030KB046, 030KB047, 030KB048, 030KB049, 030KB050, 030KB051, 030KB052, 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

19. FINAL PLAT OF MORNING RIDGE SUBDIVISION — 5-SE-26-F

0 Ball Road / Parcel ID 091 07701 (partial), Commission District 6.

1. **STAFF RECOMMENDATION**

   With the concurrence of the applicant, Planning staff is recommending postponement for 30 days until June 11, 2026, Planning Commission meeting due to the need for additional plat revisions and an approved Design Plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

20. FINAL PLAT OF EMORY GREEN TOWNHOMES — 5-SF-26-F

8930 Keenberg Lane; 0 Emory Green Street / Parcel ID 077 08304, 077NE062, Commission District 6.

1. **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 7514 MILLERTOWN PIKE — 5-SG-26-F

7514 Millertown Pike / Parcel ID 050 199, Commission District 8.

1. **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

22. FINAL PLAT OF TIPTON STATION SUBDIVISION — 5-SH-26-F

1413 Tipton Station Road / Parcel ID 137 053, Commission District 9.

1. **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

23. FINAL PLAT OF BEVERLY TURNER AND CATHY L BENTLEY PROPERTY — 5-SI-26-F

1920 Whirlwind Way / Parcel ID 042 19576, Commission District 8.

1. **RECOMMENDATION**

   Approve the variance from Section 3.03.E of the Subdivision Regulations to allow an additional lot to be created without requiring the existing Joint Permanent Easement to be subject to the applicable requirement of Section 3.03.D of the Subdivision Regulations based on the following evidence of hardship.

   1. The existing Joint Permanent Easement is owned and maintained by ASARCO. ASARCO's assets have been sold and transferred multiple times and it has

undergone bankruptcy, making it unclear who is responsible for maintaining the current easement.

2. The property owner did not create the Joint Permanent Easement and does not have the legal right to improve it to meet the current subdivision regulation standards.

3. The Joint Permanent Easement and the two homes are pre-existing and the variance allows the homes to be on separate lots so they can be sold independently of each other. The traffic is established resulting in no additional impact to health and safety.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the variance from Section 3.03.G of the Subdivision Regulations to allow an additional lot to use the existing Joint Permanent Easement without updating the legal documentation based on the following evidence of hardship.

1. The property is served by a Joint Permanent Easement created by ASARCO in 1987. ASARCO has undergone several reorganizations, sales, and bankruptcies but the ownership information for the easement has not changed. There is no ability to obtain an updated easement agreement.

2. The property owner did not create the easement ownership issue and the resulting impossibility of obtaining an updated easement agreement by ASARCO.

3. The Joint Permanent Easement and the two homes are pre-existing and the variance allows the homes to be on separate lots so they can be sold independently of each other. The traffic is established resulting in no additional impact to health and safety.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. **STAFF RECOMMENDATION**

   Approve the final plat for 2 lots in the A district.

6. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

24. BENJAMIN C. MULLINS — 3-H-26-RZ

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

1. **STAFF RECOMMENDATION**

   Table the application as requested by the applicant.

TABLED EARLIER IN THE MEETING

25. HOMESTEAD LAND HOLDINGS, LLC — 4-B-26-RZ

8934 Pleasant Hill Road / Parcel ID 062LB017, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

Speaking:
Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Deny the PR (Planned Residential) zone with up to 12 du/ac due to concerns with existing roadway

infrastructure and the subject property's lack of direct access to any of the nearby classified roads.

2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 12 DU/AC BECAUSE THE PROPERTY HAS ACCESS TO A NEARBY CLASSIFIED ROAD, WITH FOUR CONDITIONS:**

    1) **ANY DWELLING WITHIN 150 FT OF PLEASANT HILL ROAD SHALL FRONT PLEASANT HILL ROAD AND BE LOCATED ON A LOT NO LESS THAN ONE THIRD ACRE IN SIZE.**

    2) **THE DEVELOPER MUST PROVIDE A SPEED STUDY TO DELINEATE THE OPERATING SPEED OF KITTS ROAD.**

    3) **ACCESS POINT VIA KITTS ROAD MUST HAVE AN ADEQUATE LINE OF SIGHT WITHIN THE IDENTIFIED OPERATING SPEED. IF SIGHT DISTANCE CANNOT BE OBTAINED, THE DEVELOPER MUST PROVIDE A PLAN ACCOMMODATING NECESSARY ROAD IMPROVEMENTS TO OBTAIN SIGHT DISTANCE THAT ALLOWS WORK TO OCCUR WITHIN THE RIGHT-OF-WAY OR WITHIN AN EASEMENT THEY HAVE OBTAINED.**

    4) **THE DEVELOPER MUST ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY TO MAKE NECESSARY IMPROVEMENTS TO KITTS ROAD.**

MOTION CARRIED 12-1 (NO: MIDIS). APPROVED

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26. WESLEY GIBSON CONSTRUCTION INC (REVISED) 4-L-26-RZ

0 Tipton Station Road / Parcel ID 137 067, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2.3 du/ac.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Paul Jaeger, 7710 Sayne Ln., Knoxville, TN

1. **STAFF RECOMMENDATION**

    Approve the PR (Planned Residential) zone up to 2.3 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

27. 0328, LLC

10019 Rutledge Pike / Parcel ID 032 016 (partial), Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-A-26-PA

From RL (Rural Living) to RCC (Rural Crossroads Commercial).

1. **STAFF RECOMMENDATION**

   Approve the RCC (Rural Crossroad Commercial) place type because it is consistent with the surrounding development and aligns with the rural character of the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-A-26-RZ

From A (Agricultural), CA (General Business) to CR (Rural Commercial).

1. **STAFF RECOMMENDATION**

   Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

APPROVED ON COSNENT EARLIER IN THE MEETING

28. DAVID TOMLJANOVICH — 5-B-26-RZ

6500 Keck Road / Parcel ID 068HB016, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**

   Approve the RC (Rural Commercial) zone because it is consistent with the recommended RCC place type.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. HOMESTEAD LAND HOLDINGS LLC — 5-C-26-RZ

0 S Northshore Drive / Parcel ID 133LB026, Commission District 4. Rezoning from CN (Neighborhood Commercial) to OB (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**

   Withdraw the application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

30. SHARON E BOYCE & A. JACK WOODALL

9520 Westland Drive / Parcel ID 144 03706 (partial) (formerly 9598 Westland Drive / Parcel ID 144 03501), Commission District 5.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — 5-B-26-PA

From CMU (Corridor Mixed-use) to POS (Parks and Open Space).

1. **STAFF RECOMMENDATION**

   Approve the POS (Parks and Open Space) place type because it will protect a sensitive natural area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING — 5-E-26-RZ

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

1. **STAFF RECOMMENDATION**

   Approve the A (Agricultural) zone because it is a minor extension and is compatible with the property's environmental constraints.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. MP DEVELOPMENT GROUP LLC 5-F-26-RZ

0 Bishop Road / Parcel ID 047 062, Commission District 7. Rezoning from PR (Planned Residential) up to 4.5 du/ac to PR (Planned Residential) up to 4.7 du/ac.

1. **STAFF RECOMMENDATION**

   Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. JUAN RODRIGUEZ 5-G-26-RZ

0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

Breana Query, 7612 Michaels Ln., Knoxville, TN

1. **STAFF RECOMMENDATION**

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

2. **MOTION (BIGGS) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE CONDITION THAT ANY FUTURE EASEMENT SHALL NOT IMPACT THE PROPERTY AT 7612 MICHAELS LN.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

33. ANDERSON BAKER

0 Crosslane Road / Parcel ID 090 135, Commission District 6

A. COUNTY COMPREHENSIVE PLAN AMENDMENT 5-C-26-PA

From SMR (Suburban Mixed Residential), SP (Stream Protection) to BP (Business Park), SP (Stream Protection).

1. **STAFF RECOMMENDATION**

Approve the BP (Business Park) place type because it would be an extension of the place type. The SP (Stream Protection) designation would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING **5-H-26-RZ**

From RA (Low Density Residential) to LI (Light Industrial).

1. **STAFF RECOMMENDATION**

   Approve the LI (Light Industrial) zone because it is consistent with the recommended BP place type, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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34. MIKE DEDMAN

7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 057, 001, Commission District 7.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Mary Garrison, 7629 Heiskell Rd., Powell, TN
Mark Miller, 7629 Heiskell Rd., Powell, TN

A. COUNTY COMPREHENSIVE PLAN AMENDMENT **5-D-26-PA**

From SMR (Suburban Mixed Residential), SR (Suburban Residential) to CMU (Corridor Mixed-use).

1. **STAFF RECOMMENDATION**

   Approve the CMU (Corridor Mixed-Use) place type because it is compatible with the surrounding development and the intent of the Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING **5-I-26-RZ**

From CA (General Business), A (Agricultural) to SC (Shopping Center).

1. **STAFF RECOMMENDATION**

   Approve the SC (Shopping Center) zone because it is compatible with changing conditions in the area, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

35. CMH HOMES, INC 5-J-26-RZ

7611 Sycamore Breeze Road; 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2116 & 2120 Tipton Station Road / Parcel ID 148CJ001, 148CJ002 - 148CJ075, Commission District 9. Rezoning from PR (Planned Residential) up to 3.7 du/ac to PR (Planned Residential) up to 4 du/ac.

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

1. **STAFF RECOMMENDATION**

   Deny the PR (Planned Residential) zone with up to 4 du/ac because there has not been a substantial change in conditions since the previous rezoning application.

2. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SURROUND DEVELOPMENT AND SUPPORTED BY COMMUNITY AMENITIES.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

36. PARKER FEAGINS

0, 7801 Strawberry Plains Pike / Parcel ID 062 05402 (partial), 05405, Commission District 8.

Commissioners Levenson and Hill left the room during this item and did not return in time to vote.

Speaking: Parker Feagins, no address given

A. COUNTY COMPREHENSIVE PLAN AMENDMENT 5-E-26-PA

From RC (Rural Conservation), SR (suburban Residential), HP (Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

   Deny the CMU (Corridor Mixed-Use) plan amendment request for the portion of the property shown on the agenda map because the subject property does not meet the intent of the CMU place type. The (Hillside Protection Area) would be retained.

B. REZONING 5-L-26-RZ

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

1. **STAFF RECOMMENDATION**

   Deny the CA (General Business) zone because it is not consistent with the Knox County Comprehensive Plan.

2. **MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO POSTPONE THE ITEM FOR 30 DAYS.**

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

37. JONATHAN STEVENS 5-M-26-RZ

5712 Burnett Creek Road / Parcel ID 110 046, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

Speaking: Jonahtan Steven, 5129 Ramsey Ln., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Deny the PR (Planned Residential) zone at 2 du/ac because there have been no significant developments

or infrastructure improvements in this area that warrant a rezoning.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

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38. JAMES JENKINS — 5-N-26-RZ

0 Pine Grove Road / Parcel ID 084CA02001, 02103, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking:
John Valliant, 606 W Main St. Ste. 225, Knoxville, TN
Cori Shubert, 6904 Pine Grove Rd., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Approve PR (Planned Residential) up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 2 conditions.

2. **MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO POSTPONE FOR 30 DAYS.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

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39. NOAH HUDSON — 5-O-26-RZ

2312 Belt Road / Parcel ID 122OF025, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking:
Noah Hudson, 8880 Cedar Springs Ln. #106, Knoxville, TN

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

40. ANTHONY YANNIELLO — 5-P-26-RZ

7313 Majestic Lane / Parcel ID 038GB008, Commission District 7. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**

   Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision.

WITHDRAWN EARLIER IN THE MEETING

41. JOHN LAMB — 5-Q-26-RZ

123 Cash Road / Parcel ID 062 02303 (partial), 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 adopted plans and surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. SE PROPERTIES, LLC — 5-R-26-RZ

9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:
Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN
Dixie Fentress, 804 Hidden Glenn Ln., Knoxville, TN
James Corbeil, 700 Dawson Creek Ln., Knoxville, TN
Victoria Gillenwater, 307 Triplett Ln., Knoxville, TN
Dr. Bill Sampson, 227 Triplett Ln., Knoxville, TN
Kathy Cross, 305 Triplett Ln., Knoxville, TN
John Lyons, 9713 Lantern Way, Knoxville, TN

1. **STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone up to 5 du/ac because it is incompatible with site constraints and inconsistent with the Comprehensive Plan.

2. **MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND DUE TO CHANGING CONDITIONS IN THE AREA, WITH ONE CONDITION: TRIPLETT LANE SHALL SERVE AS ACCESS ONLY TO THE EXISTING RESIDENCE ON THE PROPERTY.**

MOTION CARRIED 11-2 (NO: GILL AND MIDIS). APPROVED

43. LAWLER WOOD, LLC 5-S-26-RZ

0 Brickyard Road; 0, 1901, 1907, 1911, 1920 Abigail Way / Parcel ID 056 13903; 056NE001, 004, 005, 006, 007, 008, Commission District 7. Rezoning from RA (Low Density Residential), A (Agricultural) to CN (Neighborhood Commercial), OB (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**

Approve the OB (Office, Medical, and Related Services) and CN (Neighborhood Commercial) zones as shown on Exhibit C because they are consistent with the adopted plans and surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

44. 7716 STRAWBERRY PLAINS PIKE

Speaking:
Drew Staten, P.O. Box 11315, Knoxville, TN 37939
Robert Bradley, 7750 Strawberry Plains Pike, Knoxville, TN
Gina Oster, no address given
Adam Thompson, no address given

A. CONCEPT SUBDIVISION PLAN 5-SB-26-C

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

1. **STAFF RECOMMENDATION**

Deny the Concept Plan since it does not meet zoning condition #3.

2. **MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO DENY THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED 10-3 (NO: HUBER, BROWNING, BARGER). DENIED

B. DEVELOPMENT PLAN 5-F-26-DP

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

1. **STAFF RECOMMENDATION**

   Deny the Development Plan since it does not meet zoning condition #3.

2. **MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO DENY THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED 10-3 (NO: HUBER, BROWNING, BARGER). DENIED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

45. NATIVE SUN LLC, ON MIDDLEBROOK PIKE 4-F-26-DP

1155, 1161 Copperwood Lane / Parcel ID 105OC023, 02401.
Proposed use: Townhouse development in F (Floodway), PR(k) (Planned Residential with conditions) up to 11 du/ac Districts.
Commission District 3.

Speaking: David Harbin, 4334 Papermill Dr., Knoxville, TN

1. **STAFF RECOMMENDATION**

   Approve the request for an attached dwelling development of up to 39 dwelling units as shown in the development plan, and a reduction of the minimum required peripheral setback along the western and eastern property boundaries from 35 ft to 20 ft for principal structures, subject to 11 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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46. DARREN F. GREEN — 5-A-26-DP

7335 Green Estates Way / Parcel ID 047 183. Proposed use: Attached residential development in PR (Planned Residential) up to 8 du/ac District. Commission District 7.

1. **STAFF RECOMMENDATION**

   Approve the Development Plan for up to 17 duplexes (34 dwelling units) and a peripheral setback reduction from 35 ft to 25 ft as shown on the development plan, subject to 6 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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47. ALEX HAMILTON — 5-B-26-DP

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

Speaking:
Alex Hamilton, 1842 Northwood Dr., Knoxville, TN
Gina Oster, no address given

1. **STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED

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48. 1308 KNOX CREEK LLC — 5-C-26-DP

11469 Goldenview Lane / Parcel ID 130EN01201. Proposed use: Creation of a new lot for a single-family dwelling in PR (Planned Residential) up to 3.5 du/ac District. Commission District 6.

1. **STAFF RECOMMENDATION**

   Approve the development plan for the creation of a new lot for a detached dwelling, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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49. ARCIP HOLOBET — 5-D-26-DP

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

1. **STAFF RECOMMENDATION**

   Postpone the Development Plan for up to 4 townhomes to allow time for additional review and revisions. There are concerns with safety at the driveway locations in the current layout, and the required Certificate of Appropriateness for grading and building in the Technology Overlay zone has not been approved.

TABLED EARLIER IN THE MEETING

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50. BLAKE MCDAVID — 5-G-26-DP

330 N Cedar Bluff Road / Parcel ID 119 02101. Proposed use: Restaurant with drive-through window in PC (Planned Commercial), C-H-2 (Highway Commercial) Districts. Commission District 3.

1. **STAFF RECOMMENDATION**

   Approve the development plan for a drive-through restaurant with a walk-up window and patio, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

51. TYLER STINNETT 5-A-26-UR

3098, 3096, 3094, 3092, 3090 E Governor John Sevier Highway / Parcel ID 096EA006. Proposed use: 5-unit attached dwelling development in RB (General Residential) District. Commission District 9.

1. **STAFF RECOMMENDATION**

   Approve the request for a 5-unit attached dwelling in the RB (General Residential) zone, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

52. RICK HARBIN/HARBIN CDS 5-B-26-UR

7620 Rio Grande Drive / Parcel ID 066EB029. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 6.

1. **STAFF RECOMMENDATION**

   Approve the request for a duplex in the RA (Low Density residential) zone as depicted on the site plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

53. KNOXVILLE-KNOX COUNTY PLANNING 5-A-26-OB

Consideration of amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations pertaining to the vesting period of concept plan.

1. **STAFF RECOMMENDATION**

Approve the proposed amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations as identified in Exhibit A.

POSTPONED 30 DAYS EARLIER IN THE MEETING

54. KNOXVILLE-KNOX COUNTY PLANNING 5-C-26-OB

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2026-2027 term.

Commissioner Daley announced the Nominating Committee's slate of officers for the 2026-2027 term:

Chair: John Huber

Vice Chair: Richard Levenson

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 7:19 P.M.

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.*