

The Planning Commission met in regular session on November 13, 2025, 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	✓		Arrived 1:33 p.m.
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

### 2. APPROVAL OF NOVEMBER 13, 2025 AGENDA

**APPROVED ON CONSENT**

### 3. APPROVAL OF OCTOBER 2, 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 (BARGER) AND SECOND (DALEY) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS**

60 Days

*None*

90 Days

*None*

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

*None*

**E. TABLED ITEMS**

- 1. **CAR CONNEXION COMPLETE AUTO REPAIR** **9-A-24-SU**  
 0, 132 Maryville Pike / Parcel ID 109IF017, 016.  
 Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District.  
 Council District 1. (Tabled 12/12/2024)
- 2. **DONALD EPPERLY, JDK PROPERTIES** **10-A-24-UR**

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

0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)

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

**4. 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).

**5. 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)

**6. 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)

**7. MATTHEW L TINKHAM, JR**

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

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).

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

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

**F. ITEMS TO BE TABLED READ**

11. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO TABLE ITEMS AS READ.

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

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

*None*

**H. WITHDRAWALS FROM THE TABLE**

*None*

**I. CONSENT ITEMS READ**

1. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #41.

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

**Item No.**

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**CITY OF KNOXVILLE**

ORDINANCE AMENDMENTS

*None*

FINAL SUBDIVISIONS

*None*

STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

*None*

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

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**5. WAT DEVELOPMENT, LLC**

2511 Davenport Road / Parcel ID 109BJ008, Council District 1.

Speakers:

Matthew Thompson, no address given

Sharon Melas, 510 High Avenue, Knoxville, TN 37920

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**A. SOUTH CITY SECTOR PLAN AMENDMENT**

**10-E-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because the property is not part of the South Waterfront Vision Plan. The HP (Hillside Protection) area will be retained.

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

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

**Item No.****File No.****B. ONE YEAR PLAN AMDENDMENT****10-E-25-PA**

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because the property is not part of the South Waterfront Vision Plan. The HP (Hillside Protection) area will be retained.

**2. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO DENY PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. DENIED****C. REZONING****10-T-25-RZ**

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

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

**2. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO DENY PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. DENIED****6. SEAN OLU****11-C-25-RZ**

207 Hidell Road / Parcel ID 071PA006, Council District 6. Rezoning from C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

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

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**7. 100 W DEPOT INVESTORS, LLC**

**11-E-25-RZ**

0 W Depot Avenue / Parcel ID 094EF02704, Council District 6.  
Rezoning from no zone to DK-W (Downtown Knoxville-Warehouse Subdistrict).

**1. STAFF RECOMMENDATION**

Approve the DK-W (Downtown Knoxville Warehouse Subdistrict) because it is consistent with adopted plans and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. 100 W DEPOT INVESTORS, LLC**

**11-F-25-RZ**

100 W Depot Avenue / Parcel ID 094EF026, Council District 6.  
Rezoning from I-G (General Industrial) to DK-W (Downtown Knoxville-Warehouse Subdistrict).

**1. STAFF RECOMMENDATION**

Approve the DK-W (Downtown Knoxville Warehouse Subdistrict) because it is consistent with adopted plans and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. CASEY CHAPMAN**

**11-I-25-RZ**

127 Atlantic Avenue / Parcel ID 081GA024, Council District 5.  
Rezoning from RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay).

**1. STAFF RECOMMENDATION**

Withdraw this application per the applicant's request.

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**WITHDRAWN EARLIER IN THE MEETING**

**10. SALAMANCA GILBERTO CORTES**

**11-K-25-RZ**

6260 Clinton Highway / Parcel ID 068IC01601, Council District 5. Rezoning from C-H-1 (Highway Commercial), HP (Hillside Protection Overlay) to C-G-1 (General Commercial), HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Deny the C-G-1 (General Commercial) zoning district because the subject property does not meet the intent of the district and is not supported by changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**11. PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP**

**11-L-25-RZ**

0 Global Way / Parcel ID 118 17715 (partial), Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-G-3 (General Commercial), TO-1 (Technology Park Overlay).

**1. STAFF RECOMMENDATION**

Approve the C-G-3 (General Commercial) zoning district because it is consistent with adopted plans. The TO-1 (Technology Park Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CONCEPT PLANS / SPECIAL USES**

**12. 0 LOCUST HILL LANE**

**7-SB-25-C**

0 Locust Hill Lane / Parcel ID 123FA003, Council District 1.

Speakers:

Omar Youssif, 0 Locust Hill Ln, Knoxville, TN 37920

Tiana Winter, 504 Locust Hill Ln., Knoxville, TN 37920

Jaylene Weaver, 208 Locust Hill Ln., Knoxville, TN 37920

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**1. STAFF RECOMMENDATION**

Approve the concept plan subject to 11 conditions.

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

**MOTION CARRIED 9-4 (NO: BUTLER, GILL, MIDIS, ADAMS). APPROVED**

**SPECIAL USE/HILLSIDE PROTECTION OVERLAY LEVEL 2**

**13. HANI JOSEPH**

4136 McKamey Road / Parcel ID 092LA00201. Council District 3.

**A. LEVEL 2 HILLSIDE PROTECTION**

**11-A-25-HPA**

Request to exceed the Hillside Protection disturbance budget by .19 acres in the RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

**1. STAFF RECOMMENDATION**

Approve the applicant’s Level II Certificate of Appropriateness request to disturb up to 2.8 acres within the HP (Hillside Protection Overlay) zoning district, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. SPECIAL USE**

**10-B-25-SU**

Proposed use: Four two-family dwellings in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

**1. STAFF RECOMMENDATION**

Postpone this application for 30 days to the December 11, 2025 Planning Commission meeting to allow the hillside protection request to be heard (11-A-25-HPA) and determine the amount of disturbable area.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****SPECIAL USES**

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**14. 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), (C) (Previously Approved Planned District) (removal pending) District. Council District 2.

**1. STAFF RECOMMENDATION**

Postpone this application to the December 11, 2025, Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**15. JOEL AND PAM POTEAT****11-A-25-SU**

4900 Buffat Mill Road / Parcel ID 059MD03002. Proposed use: Removal of a previously approved Planned District designation (C) in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) Districts. Council District 4.

**1. STAFF RECOMMENDATION**

Remove the (C) (Previously Approved Planned District) designation because it promotes more orderly development consistent with the purpose of the Zoning Code.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**16. STEVEN W ABBOTT JR****11-B-25-SU**

5305 Jacksboro Pike / Parcel ID 058DK02001. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

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**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. MITUL KHATIWALA**

**11-C-25-SU**

714 Broome Road / Parcel ID 106OA03701. Proposed use: Two-family dwelling conversion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the request for a duplex use because it is compatible with surrounding development, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**OTHER BUSINESS**

*None*

**KNOX COUNTY**

**FINAL SUBDIVISIONS**

**18. FINAL PLAT OF OAKS POINTE**

**11-SA-25-F**

0 Harvey Road / Parcel ID 169 00903 (partial), 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**

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**19. FINAL PLAT OF HARVEST MEADOW, UNIT 2 AND RESUBDIVISION OF LOTS 31, 32, & 77 OF HARVEST MEADOW, UNIT 1**

**11-SB-25-F**

0, 3984, 3990, 4005 Crimson Clover Lane / Parcel ID 050FB031, 032, 035 & 050 178, 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**

**20. FINAL PLAT OF GEORGE LIGHT TOWNHOMES**

**11-SC-25-F**

3239 George Light Road / Parcel ID 089 166, 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**

**21. FINAL PLAT OF THE POPLAR FARMS SUBDIVISION, PHASE 1**

**11-SD-25-F**

0 W Emory Road / Parcel ID 076 021 (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**

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

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PLANS, STUDIES, REPORTS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

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**22. JEFFERY YOUNG**

**11-A-25-RZ**

7705 Sevierville Pike / Parcel ID 125 038, Commission District 9.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

Jeffrey Young, 2300 Covered Bridge Blvd., Knoxville, TN 37932  
Steve Johnson, 7628 Sagefield Drive, Knoxville, TN 37920  
Michael Long, 7808 Sagefield Dr., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

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

**MOTION CARRIED 11-2 (NO: BROWNING, OVERTON). APPROVED**

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**23. KNOXVILLE DREAM CENTER**

**11-B-25-RZ**

6521 Keck Road / Parcel ID 068HB006, Commission District 7.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it brings the lot into compliance with the Comprehensive Plan and zoning regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****24. BALL HOMES LLC****11-D-25-RZ**

12434 Buttermilk Road / Parcel ID 129 096, Commission District 6.  
Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 2 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**25. 1222 DEVELOPMENT****11-G-25-RZ**

0 Asheville Highway / Parcel ID 062 049, Commission District 8.  
Rezoning from A (Agricultural) to CA (General Business).

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

**Speakers:**

Stefan Claar, 300 Letterman Rd., Knoxville, TN 37919

Heather Banks, 205 Brakebill Rd., Knoxville, TN 37924

**1. STAFF RECOMMENDATION**

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

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

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

**26. TINDELL'S BUILDING SUPPLY**

7751 Norris Freeway; 7747 Heights Drive / Parcel ID 028 046, 048 (partial), Commission District 7.

**Item No.****File No.****A. COUNTY COMPREHENSIVE PLAN AMENDMENT****11-A-25-PA**

From SMR (Suburban Mixed Residential), HP (Hillside Ridgeway Protection) to CC (Corridor Commercial), HP (Hillside Ridgeway Protection).

**1. STAFF RECOMMENDATION**

Approve the CC (Corridor Commercial) place type because it is consistent with existing land use and compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. REZONING****11-H-25-RZ**

From CB (Business and Manufacturing), A (Agricultural) to CA (General Business).

**1. STAFF RECOMMENDATION**

Approve the CA (General Business) zone because it is consistent with established land uses on site and compatible with surrounding development, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING****27. DAVID HARBIN****11-J-25-RZ**

1155, 1161 Copperwood Lane / Parcel ID 105OC023, 02401, Commission District 3. Rezoning from A (Agricultural), F (Floodway), RB (General Residential), I (Industrial) to PR (Planned Residential) up to 12 du/ac, F (Floodway).

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 12 du/ac because it is consistent with the Comprehensive Plan and surrounding development, subject to 2 conditions. The Floodway zone will be retained and shifted to align with the Floodway designation of the FEMA Flood Map.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

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**28. 0 NORTH CAMPBELL STATION ROAD**

Speaker: Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN  
37902

**A. CONCEPT SUBDIVISION PLAN****11-SA-25-C**

0 N Campbell Station Road / Parcel ID 117 02101, Commission  
District 6.

**1. STAFF RECOMMENDATION**

1. Approve the variance to reduce the minimum broken back curve tangent length on Road 'A' from 150 ft to 53.61 ft at STA 1+25.69, based on the following evidence of hardship.

A) The reduced tangent between horizontal curves allows for less impact on the streams that bisect the property.

B) The streams are preexisting conditions on the site and limit the flexibility of road geometry.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare, nor is it anticipated to impact adjacent 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 13-0. APPROVED****3. STAFF RECOMMENDATION**

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

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

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

**5. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 12 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**

**11-C-25-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 116 attached residential lots, subject to 2 conditions.

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

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

**29. 7734 MAJORS RD (AKA THOMPSON MEADOWS, PHASE 2)**

Speakers:

Scott Davis, P.O. Box 11319, Knoxville, TN 37939

Holly King, 7920 Coppock Road, Corryton, TN 37721

Jack Mills, 7711 Majors Road, Corryton, TN 37721

**A. CONCEPT SUBDIVISION PLAN**

**11-SB-25-C**

7734 Majors Road / Parcel ID 020 160 (partial), Commission District 8.

**1. STAFF RECOMMENDATION**

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

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

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

3. **STAFF RECOMMENDATION**  
Approve the Concept Plan subject to 12 conditions.
4. **MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****11-G-25-DP**

Proposed use: Attached single-family subdivision in PR(k)  
(Planned Residential with conditions) up to 4.75 du/ac District.

1. **STAFF RECOMMENDATION**  
Approve the development plan for up to 116 attached residential lots, subject to 2 conditions.
2. **MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****30. THOMPSON CREEK**

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

**A. CONCEPT SUBDIVISION PLAN****11-SC-25-C**

7921 Thompson School Road / Parcel ID 012 209 (partial),  
Commission District 8.

1. **STAFF RECOMMENDATION**  
Approve the variance to reduce the minimum broken back curve tangent length on Road 'B' from 150 ft to 71.79 ft between curve C23 and C24, based on the following evidence of hardship.

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A) The reduced tangent between horizontal curves allows for less disturbance into the floodplain to the south and HP (Hillside Protection) area to the north.

B) The stream and steep slopes are preexisting conditions on the site.

C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the short street length is anticipated to result in lower vehicle speeds. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

- 2. MOTION (LEVENSON) 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 minimum vertical curve K-value on Road 'B' from 25 to 20 at STA 53+50.00, based on the following evidence of hardship.

A) The reduced K-value allows for less disturbance into the floodplain to the south and HP (Hillside Protection) area to the north.

B) The stream and steep slopes are preexisting conditions on the site.

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.

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

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

**Item No.****File No.****5. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum vertical curve K-value on Road 'B' from 25 to 19 at STA 55+15.00, based on the following evidence of hardship.

A) The reduced K-value allows for less disturbance into the floodplain to the south and HP (Hillside Protection) area to the north.

B) The stream and steep slopes are preexisting conditions on the site.

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.

**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 variance to reduce the minimum vertical curve K-value on Road 'C' from 25 to 20 at STA 68+52.00, based on the following evidence of hardship.

A) The reduced K-value allows for less disturbance into the HP (Hillside Protection) area.

B) The steep slopes are a preexisting condition on the site.

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.

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

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****9. STAFF RECOMMENDATION**

Approve the variance to reduce the minimum vertical curve K-value on Road 'A' at the intersection approach with Thompson School Road from 25 to 15, based on the following evidence of hardship.

A) The reduced K-value allows for less grading and positive stormwater drainage away from Thompson School Road.

B) The slopes along the Thompson School Road frontage are a preexisting condition on the site.

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.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 11 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****11-H-25-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.9 du/ac District.

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

Approve the development plan for up to 150 detached residential lots in Phase 2 of the Thompson Creek subdivision, subject to 1 condition.

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

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

**CONCEPTS / USES ON REVIEW**

*None*

**DEVELOPMENT PLANS****31. 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 with conditions District Commission District 8.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the December 11, 2025 Planning Commission meeting to allow time for required revisions.

**TABLED EARLIER IN THE MEETING**

**32. KELSEY CHAMBERS****11-A-25-DP**

1006 Summer Wood Road / Parcel ID 105OC02207. Proposed use: Request to modify condition #2 of case file (3-L-25-DP) to record a new plat in PR (Planned Residential), F (Floodway) Districts. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the modification of condition #2 for the development plan (3-L-25-DP), subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****33. GARY COILE****11-B-25-DP**

7730 Westland Drive / Parcel ID 133CB003 Proposed use: Reduce the peripheral setback along the western boundary line in PR(k) (Planned Residential wit conditions) up to 5 du/ac District. Commission District 4.

**1. STAFF RECOMMENDATION**

Withdraw the development plan application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**34. WILLIAM FRANCIS GRAY****11-E-25-DP**

3054 Horseshoe Bend Lane / Parcel ID 089 22211. Proposed use: Manufacturing facility in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 6.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the December 11th meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**35. MARK WRIGHT****11-F-25-DP**

0 Arcadia Peninsula Way / Parcel ID 163 02878. Proposed use: Reduction of previously approved front setback from 30 ft to 25 ft in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts. Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the development plan to reduce the previously approved front setback from 30 ft to 25 ft in the PR (Planned Residential) up 3 du/ac zone as depicted on the site plan, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

USES ON REVIEW

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**36. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**

6-A-24-UR

0, 10205, 10211 WESTLAND DR / Parcel ID 153DA02701, 02702, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

Speakers:

Wayne Kline, 1226 Burch Cove Way, Knoxville, TN 37922  
Ben Mullins, 550 W Main St. Ste 500, Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

Approve the request for 2 duplexes, as shown in the development plan, subject to 2 conditions.

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

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

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**37. WALKER ENTERPRISES, LLC**

11-A-25-UR

0 Mont Richer Avenue / Parcel ID 049 00906. Proposed use: Reduce the front setback from 35 ft to 25 ft in RB (General Residential) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the request to reduce the minimum front building setback from 35 ft to 25 ft in the RB zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**38. NILS HAY**

11-B-25-UR

4925 E Emory Road / Parcel ID 029 030. Proposed use: 4-lot duplex subdivision in RA (Low Density Residential) District. Commission District 7.

Speaker:

Nils Hay, 4925 E Emory Rd., Knoxville, TN 37938

**1. STAFF RECOMMENDATION**

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

Approve the request for 4 duplexes, as shown in the development plan, subject to 6 conditions.

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

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

**39. SHANNON SCHNEIDER**

11-D-25-UR

120, 122 Kimberlin Heights Road / Parcel ID 137DC00201, 00202.  
Proposed use: 3-lot duplex subdivision in RA (Low Density Residential) District. Commission District 9.

1. **STAFF RECOMMENDATION**

Approve the request for 3 duplexes, as shown in the development plan, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**40. DK LEVY - DANIEL LEVY**

11-E-25-UR

8623 Walbrook Drive / Parcel ID 119LA00301. Proposed use: Multifamily development (96 units) in CA (General Business) District. Commission District 3.

1. **STAFF RECOMMENDATION**

Approve the request for a 96-unit multifamily development, as shown in the development plan, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USE ON REVIEW/DEVELOPMENT PLAN**

**41. THOMPSON THRIFT DEVELOPMENT INC**

8007 Ball Camp Pike / Parcel ID 091 206. Commission District 6.

**Speakers:**

Ben Mullins, 550 W Main St. Ste 500, Knoxville, TN 37902

Andres Mateo, 8019 Ball Camp Pike, Knoxville, TN 37931

**Item No.****File No.****A. USE ON REVIEW****11-C-25-UR**

Proposed use: Multi-family Development in OB(k) (Office, Medical, and Related Services, with conditions) District.

**1. STAFF RECOMMENDATION**

Approve the development plan for a multifamily development with up to 300 units, as shown in the development plan, subject to 9 conditions.

**2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****11-D-25-DP**

Proposed use: Multi-family Development in OB(k) (Office, Medical, and Related Services, with conditions), PR(k) (Planned Residential, with conditions) up to 9 du/ac Districts.

**1. STAFF RECOMMENDATION**

Approve the use on review for a multi-family development with up to 300 units (with up to 274 units in the OB(k) zone), as shown in the development plan, subject to 1 condition.

**2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS****42. KNOXVILLE-KNOX COUNTY PLANNING****11-A-25-OA**

Consideration of proposed amendments to the Knox County Zoning Code, Article 6, revising Sections 6.10, 6.30, 6.40, and 6.50, and adding new section 6.90 pertaining to vested rights, following recent legislative actions and the adoption of the Knox County Comprehensive Plan.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Planning recommends approval of the proposed amendments to the Knox County Zoning Code, Article 6 as provided.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**OTHER BUSINESS**

*None*

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:33 P.M.



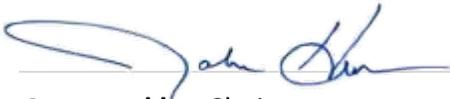
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**Prepared by:** Dallas DeArmond



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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.