

The Planning Commission met in regular session on October 2, 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	✓		Left 5:01 p.m.
Nancy Barger	✓		
Katie Overton		✓	
Marité Pérez	✓		Arrived 1:35 p.m.
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		Left 5:01 p.m.
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

2. APPROVAL OF OCTOBER 2, 2025 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF SEPTEMBER 11, 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 (BROWNING) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

None

90 Days

- 2. MOTION (BARGER) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ.

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*None***G. ITEMS TO BE REMOVED FROM THE TABLE READ***None***H. WITHDRAWALS FROM THE TABLE***None***I. CONSENT ITEMS READ**

1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #17, #23, #43, AND #53.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

KNOX COUNTY**FINAL SUBDIVISIONS****5. FINAL PLAT OF ISABEL ESTATES, PHASE 2****12-SA-24-F**

0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8.

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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

6. FINAL PLAT OF CATLETT COVE SUBDIVISION AND RESUBDIVISION OF LOT 1 OF CATLETT PLACE

10-SA-25-F

1141, 1151 Catlett Road / Parcel ID 130 160, 16001, 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

7. FINAL PLAT OF THE RESERVE AT THREE RIDGES PHASE 2

10-SB-25-F

2543 Legg Creek Lane / Parcel ID 050 202 (partial), 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

8. FINAL PLAT OF BELHAVEN SUBDIVISION PHASE 2

10-SC-25-F

0 Fairview Road / Parcel ID 021 04604, Commission District 8.

1. STAFF RECOMMENDATION

Item No.

File No.

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

9. FINAL PLAT OF THE ENCLAVE AT HARVEY, PHASE 2

10-SD-25-F

1630 Harvey Road / Parcel ID 169 009 (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

10. FINAL PLAT OF 11 W PROPERTIES INC

10-SE-25-F

8917 Rutledge Pike / Parcel ID 042 064, Commission District 8.

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request. All conditions requiring a variance due to noncompliance with the Subdivision Regulations have been resolved, which allow this plat to be reviewed administratively.

WITHDRAWN EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. JASON RANCE GOSSETT IV

10-C-25-RZ

8523 Asheville Highway / Parcel ID 62 22201 , Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

12. DAVID M. SEAL JR

10-E-25-RZ

5620 Tazewell Pike / Parcel ID 039KB004, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

13. RICK SHEPARD

10-F-25-RZ

1802 Tipton Station Road / Parcel ID 136 174 (partial), Commission District 9. Rezoning from A (Agricultural), RA (Low Density Residential) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****14. WILLIAM DALE RHOTON****10-H-25-RZ**

611 W Governor John Sevier Highway / Parcel ID 137 14401, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 7 du/ac.

Speaking: William Dale Rhoton, 4315 French Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 7 du/ac because it is inconsistent with the intent of the zone.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

15. ZACHARY LEE MYERS**10-I-25-RZ**

6205 Primus Road / Parcel ID 068 04206 (partial), 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

16. UNIQUE CONSTRUCT, LLC**10-J-25-RZ**

0 Prism Lane / Parcel ID 092 033, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone because the subject property does not have adequate access to support an increase in intensity.

POSTPONED 90 DAYS EARLIER IN THE MEETING

Item No.

File No.

17. WORLEY BUILDERS INC.

10-M-25-RZ

0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.

Speaking:

Ron Worley, PO Box 70515, Knoxville, TN

Melanie Schrack, 875 S Gallaher View Rd., Knoxville, TN

Ken Abbott, 830 S Gallaher View Rd., Knoxville, TN

Kirk Schliefer, 945 Station View Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 6 du/ac because it will bring future land use into greater harmony with surrounding residential development, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

18. SASHA COLE

10-N-25-RZ

415 S Gallaher View Road / Parcel ID 133 002, Commission District 5. Rezoning from RB (General Residential) to OB (Office, Medical, and Related Services).

Speaking: Sasha Cole, PO Box 10409, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and provides a transition of land use intensity.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

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19. LEONARD DEVELOPMENT LLC

10-O-25-RZ

0 Winkle Lane / Parcel ID 137 04804, Commission District 9.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. MIKE STEVENS HOMES

10-P-25-RZ

913 Gettysvue Drive / Parcel ID 144BA049, Commission District 5.
Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. BENJAMIN C. MULLINS

10-R-25-RZ

2924 Bakertown Road / Parcel ID 091 248, Commission District 3.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

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

1. STAFF RECOMMENDATION

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

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****22. NOE SANCHEZ****10-S-25-RZ**

323 Brakebill Road / Parcel ID 072 210, Commission District 8.
Rezoning from RA(k) (Low Density Residential with conditions) to
RB (General Residential).

Speaking: Noe Sanchez, 136 Gray Wolf Way, Lenoir City, TN 37771

1. STAFF RECOMMENDATION

Deny the RB (General Residential) zone because it is too intensive with the environmental constraints on site.

2. MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. DENIED****23. DSSD DEVELOPMENT, LLC****10-U-25-RZ**

0, 9516, 9524, 9608 Bluegrass Road / Parcel ID 154 044, 045, 046, 04802, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking: Scott Davis, PO Box 1131, Knoxville, TN 37939

Jerry Green, 1942 Riversound Dr., Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.

2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****24. BENCHMARK ASSOCIATES, INC.****10-V-25-RZ**

2005 Robinson Road / Parcel ID 105 22401, Commission District 3.
Rezoning from A (Agricultural) to RA (Low Density Residential).

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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. ADDISON SANTACROCE-WITMER

10-W-25-RZ

1914 Cureton Road / Parcel ID 091 216, Commission District 6.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and supported by nearby infrastructure improvements.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

26. 0 WEST GOVERNOR JOHN SEVIER HIGHWAY

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

A. CONCEPT SUBDIVISION PLAN

10-SA-25-C

0 W Governor John Sevier Highway / Parcel ID 137 151,
Commission District 9.

1. STAFF RECOMMENDATION

Approve the variance to terminate Road C without an AASHTO turnaround.

A. Due to the unique shape of the property, there is not sufficient room for an AASHTO turnaround.

B. Due to the shape of the property, the length of Road C is less than 150 ft.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the road is less than 150 ft, which is the length required for an AASHTO turnaround for emergency vehicle access.

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

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

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

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

Approve the Concept Plan subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. DEVELOPMENT PLAN****10-C-25-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 29 attached houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 2 conditions

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

27. 8022 HILL ROAD

Speaking: Scott Davis, PO Box 11315, Knoxville, TN 37939
 Stan Nalley, 8100 Hill Rd., Knoxville, TN 37938

A. CONCEPT SUBDIVISION PLAN**10-SB-25-C**

8022 Hill Road / Parcel ID 028 132, Commission District 7.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 20 (Sta 4+62.36 Road A).

A. The road alignment generally follows the existing topography.

B. The property has steep topography in this location.

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

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

Approve the Concept Plan subject to 7 conditions.

4. MOTION (GILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION WITH THE ADDITION OF AN EIGHTH CONDITION TO ESTABLISH AN EASEMENT ON ALL LOTS THAT INTERSECT WITH THE REQUIRED 30 FT NON-DISTURB BUFFER AS EXHIBITED ON PAGE 9 OF THE CASE FILE.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. DEVELOPMENT PLAN****10-D-25-DP**

Proposed use: Detached single family subdivision in PR(k)
 (Planned Residential with conditions) up to 3.75 du/ac District.

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

28. ASHEVILLE HIGHWAY DEVELOPMENT

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

Aaron Gray, 2160 Lakeside Way, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

10-SC-25-C

6125 Riverview Crossing Drive; 0, 6401 Asheville Highway / Parcel ID 072 001, 002, 071 001, Commission District 8.

1. **STAFF RECOMMENDATION**

Deny the variance to reduce the intersection curb and right-of-way radius from 75 ft to 25 ft at all intersections because the reduced radius would be detrimental to long term maintenance of the public right-of-way, as recommended by Knox County Engineering and Public Works. See the attached Variance form for the applicant's justifications of approval.

2. **MOTION (HILL) AND SECOND (ANDERSON) WERE MADE TO DENY 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 'D' from 25 to 15 at STA 0+55.57, subject to Concept Plan condition #8.

A. Based on the existing topographic conditions on the site and is requested to allow for internal connectivity for tenants, patrons, and emergency vehicles as well as to make a future connection to the adjacent property.

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The reduction will allow the road to better follow the shape and slope of the existing site conditions.

B. The topographic conditions on the site are unique and extraordinary and have not been created by any person having interest in the property.

C. To our [applicant's] knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. STAFF RECOMMENDATION

Approve the variance to reduce the minimum vertical curve K-value on Road 'D' from 25 to 15 at STA 2+04.24.

A. Based on the existing topographic conditions on the site and is requested to allow for internal connectivity for tenants, patrons, and emergency vehicles as well as to make a future connection to the adjacent property. The reduction will allow the road to better follow the shape and slope of the existing site conditions.

B. The topographic conditions on the site are unique and extraordinary and have not been created by any person having interest in the property.

C. To our [applicant's] knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. STAFF RECOMMENDATION

Approve the concept plan subject to 13 conditions.

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8. **MOTION (HILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION WITH THE EDIT TO CONDITION #11 TO STATE: "ALL FUTURE GRADING PERMITS MUST BE OUTSIDE EITHER THE PHASE 2 ENVIRONMENTAL ASSESSMENT OR THE AREAS EXCEPTED BY THE STATE IN THE BROWNFIELD AGREEMENT, AS DEMONSTRATED BY THE APPLICANT AT THE TIME OF APPLICATION FOR PERMITTING."**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. DEVELOPMENT PLAN****10-H-25-DP**

Proposed use: Road infrastructure for future sports and commercial development in PC (Planned Commercial), CA (General Business) Districts.

1. STAFF RECOMMENDATION

Approve the development plan for this commercial subdivision with up to 11 lots in the PC (Planned Commercial) zone (16 lots total) and the rough grading plan, subject to 3 conditions.

2. **MOTION (HILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION, WITH THE EDIT TO CONDITION #3 TO STATE: "THE TREE LINE WITHIN 100 FT OF THE RIVERBANK SHALL REMAIN UNDISTURBED, AS OUTLINED IN CONDITION #3 OF THE ASHEVILLE HIGHWAY PROPERTY MASTER PLAN (3-I-25-DP), UNTIL A DETAILED DEVELOPMENT PLAN FOR SPECIFIC USES IS APPROVED BY THE PLANNING COMMISSION;" AND CONDITION #3 EDITED TO STATE: "THE PORTION OF PARCEL 072 002 IN THE PC (PLANNED COMMERCIAL) ZONE AND UNDISTURBED PORTION OF THE RIDGE NORTH OF THIS PARCEL, AS DEPICTED IN EXHIBIT E, SHALL REMAIN UNDISTURBED UNTIL A DEVELOPMENT PLAN APPLICATION IS SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION THAT INCLUDES REDUCED DISTURBANCE IN THIS AREA AND/OR A REMEDIATION PLAN FOR THE CUT SLOPES BASED ON THE RECOMMENDATIONS OF THE HILLSIDE AND RIDGETOP PROTECTION PLAN, SUCH AS REFORESTATION, OR OTHER BEST MANAGEMENT PRACTICES DEEMED APPROPRIATE BY THE PLANNING STAFF."**

MOTION CARRIED 12-1 (NO: ADAMS). APPROVED**CONCEPTS / USES ON REVIEW***None*

Item No.**File No.****DEVELOPMENT PLANS**

29. 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) up to 2 du/ac with conditions District. Commission District 5.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the November 13, 2025 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. JUDY GRAHAM**10-A-25-DP**

6720 Mission Springs Lane / Parcel ID 030 08026. Proposed use: one single family lot in PR(k) (Planned Residential) with conditions up to 2.5 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for a detached dwelling lot in the PR (Planned Residential) zone, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. RON HODGE**10-B-25-DP**

837 Murray Drive / Parcel ID 068JA010. Proposed use: Attached residential in PR (Planned Residential) up to 5 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the development plan for a duplex development with up to 8 units a (multi-dwelling development) and a peripheral boundary reduction from 35 ft to 15 ft as shown on the development plan, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****32. SHARONDA BURTON****10-E-25-DP**

10601 Murdock Drive / Parcel ID 118 17319. Proposed use: Parking lot expansion in PC (Planned Commercial), TO (Technology Overlay), BP (Business and Technology Park) Districts. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for a parking lot expansion adding 13 trailer parking spaces and 61 parking spaces for an existing FedEx shipping center, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. MANISH CHAUDHARY**10-F-25-DP**

820 Corridor Park Boulevard / Parcel ID 118 17313. Proposed use: Grading plan for a swale in BP (Business and Technology Park), TO (Technology Overlay) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the grading plan for a drainage ditch for an existing office building, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. JAMES D BAESKE**10-G-25-DP**

12720 Ridgepath Lane / Parcel ID 169KC015. Proposed use: One single-family lot in PR (Planned Residential) up to 2 du/ac District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan for 1 single-family house lot, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

None

Item No.**File No.**PLANNED DEVELOPMENT

35. BELLTOWN, LLC

10-A-25-PD

4510, 4561 Market Bell Way / Parcel ID 066 121, 122. Proposed use: Modification of a final plan for a childcare agency in Belltown Center in A (Agricultural), F (Floodway), PD (Planned Development) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the modification of Section 8.4 (Commercial Designated Area) of the Belltown final plan to specify that the maximum 10,000 sqft floor area for a single business is limited to the retail and service establishments listed in Section 7.1.G., and eliminating the minimum building floor area, because the changes are in general conformance with the approved final plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

*None***CITY OF KNOXVILLE**

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the September 11, 2025, Planning Commission meeting.

ORDINANCE AMENDMENTS

36. KNOXVILLE-KNOX COUNTY PLANNING

7-B-25-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to provide for a new use, Single-Family Attached Dwellings.

Item No.**File No.**

Speaking: Jack Coker, 2407 Coker Ave., Knoxville, TN 37917
 Mark Dunn, 1501 Washington Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the amendments to the Knoxville City Code, Appendix B, Zoning Code, Articles 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to create a new Single-Family Attached Dwelling use because it diversifies housing options and increases home ownership opportunity.

2. MOTION (GILL) AND SECOND (ADAMS) WERE MADE TO APPROVE THE PROPOSED AMENDMENTS PER STAFF RECOMMENDATION, WITH THE EDIT TO THE DEFINITION OF SINGLE-FAMILY ATTACHED DWELLING TO STATE: "A STRUCTURE CONTAINING ONE DWELLING UNIT ATTACHED AT AN INTERIOR SIDE LOT LINE BY A VERTICAL PARTY WALL TO ONE OTHER DWELLING UNIT, FOR A MAXIMUM OF TWO UNITS. EACH DWELLING IS LOCATED ON A SEPARATE LOT. A SINGLE-FAMILY ATTACHED DWELLING IS NOT A TOWNHOUSE."

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

37. CITY OF KNOXVILLE

10-A-25-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4.3, Table 4-2 pertaining to building height and setbacks in the RN-5 (General Neighborhood Residential) district.

Speaking: Jack Coker, 2407 Coker Ave., Knoxville, TN 37917
 John Holmes, 5914 Gray Gables Ln., Knoxville, TN

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Article 4.3, Table 4-2, Residential Districts Dimensional Standards, pertaining to building height and setbacks in the RN-5 (General Residential Neighborhood) district, proposed by the City of Knoxville.

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

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

38. ANDREW THOMAS

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-G-24-SP

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

1. STAFF RECOMMENDATION

Postpone the application for 90 days to be heard at the January 8, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-G-24-PA

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

1. STAFF RECOMMENDATION

Postpone the application for 90 days to be heard at the January 8, 2026 Planning Commission meeting, as requested by the applicant.

Item No.

File No.

POSTPONED 90 DAYS EARLIER IN THE MEETING

C. REZONING

7-P-24-RZ

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Postpone the application for 90 days to be heard at the January 8, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

39. KNOXVILLE REAL ESTATE MANAGEMENT LLC

6-E-25-RZ

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

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

John Hitt, 6510 Keck Road, Knoxville, TN 37912

Betty Sharits, 6403 Keck Road, Knoxville, TN 37912

1. STAFF RECOMMENDATION

Staff discourages consideration of the EN (Established Residential Neighborhood) district at this location because it would be inconsistent with the intent of the zoning district. The HP (Hillside Protection Overlay) would be retained.

2. MOTION (HILL) AND SECOND (LEVENSON) WERE MADE TO DENY THE ESTABLISHED NEIGHBORHOOD (EN) ZONING DISTRICT AND REAFFIRM SUPPORT OF A REZONING OF THIS PROPERTY TO SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT (RN-1).

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

Item No.**File No.****40. JESSE ALARCON****9-M-25-RZ**

0 E Inskip Drive; 0 Scheel Road / Parcel ID 069HC02301, 02302, 02303, Council District 5. Rezoning from RN-1 (Single- Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. HEYOH ARCHITECTURE

0 Bill Williams Avenue / Parcel ID 081DE005, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT**10-A-25-SP**

From TDR (Traditional Neighborhood Residential) to MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640)).

1. STAFF RECOMMENDATION

Deny the MU-SD, EC-3 (Broadway (Washington Pike to I-640)) Mixed-Use Special District because the plan amendment does not meet the intent of the district.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. ONE YEAR PLAN AMENDMENT**10-A-25-PA**

From TDR (Traditional Neighborhood Residential) to MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640)).

1. STAFF RECOMMENDATION

Deny the MU-SD, EC-3 (Broadway (Washington Pike to I-640)) Mixed-Use Special District because the plan amendment does not meet the intent of the district.

Item No.

File No.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

C. REZONING

10-A-25-RZ

From O (Office), IH (Infill Housing Overlay) to C-G-2 (General Commercial), IH (Infill Housing Overlay).

- 1. **STAFF RECOMMENDATION**
Deny the C-G-2 (General Commercial) zoning district because it would disrupt an established transition in land use intensity.
- 2. **MOTION (ADAMS) AND SECOND (ANDERSON) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

42. ROBERT PARSONS II

1524 New York Avenue / Parcel ID 081PK003, Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

10-B-25-SP

From TDR (Traditional Neighborhood Residential) to O (Office).

- 1. **STAFF RECOMMENDATION**
Approve the O (Office) land use classification because it would provide a transition in land use intensity.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

10-B-25-PA

From TDR (Traditional Neighborhood Residential) to O (Office).

- 1. **STAFF RECOMMENDATION**
Approve the O (Office) land use classification because it would provide a transition in land use intensity.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-B-25-RZ**

From RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) to O (Office), IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve the O (Office) zoning district because it would provide a transition in land use intensity. The IH (Infill Housing Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. BENJAMIN C. MULLINS

1507 Ninth Avenue / Parcel ID 082IF001, Council District 6.

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

Brandon Harmon, 1508 Ninth Avenue, Knoxville, TN 37917

Patti Wilen, 1518 Chicago Ave., Knoxville, TN 37917

Todd Gilbert, 5708 Grasswalk Ln., Knoxville, TN 37924

Jack Coker, 2407 Coker Ave., Knoxville, TN 37917

Carl Landston, 1201 Clinch Ave., Knoxville, TN 37916

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-C-25-SP**

From HI (Heavy Industrial) to CI (Civic and Institutional).

1. STAFF RECOMMENDATION

Approve the CI (Civic & Institutional) land use classification because it would permit the reuse of a large former industrial site and provide a transition in land use intensity.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**10-C-25-PA**

From HI (Heavy Industrial) to CI (Civic and Institutional).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the CI (Civic & Institutional) land use classification because it would permit the reuse of a large former industrial site and provide a transition in land use intensity.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

C. REZONING**10-D-25-RZ**

From I-G (General Industrial) to INST (Institutional).

1. **STAFF RECOMMENDATION**

Approve the INST (Institutional) because it would permit the reuse of a large former industrial site.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

44. DAVID BRUCE HAMILTON**10-G-25-RZ**

1902 Merchant Drive / Parcel ID 080CA003, Council District 5.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

1. **STAFF RECOMMENDATION**

Approve the O (Office) zoning district because it is consistent with the adopted plans and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. STEVE YOUNG

4409 Sims Road; 0, 1102 Maryville Pike / Parcel ID 122EE004, 005, 006, Council District 1.

Item No.**File No.****A. SOUTH CITY SECTOR PLAN AMENDMENT****10-D-25-SP**

From NC (Neighborhood Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-D-25-PA**

From NC (Neighborhood Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-K-25-RZ**

From I-G (General Industrial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) zoning district because it is consistent with the recommended land use classification and supported by existing infrastructure.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. DAVID NICLEY**10-L-25-RZ**

3021 Shelbourne Road / Parcel ID 059NB006, Council District 4.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

Item No.

File No.

Commissioners Gill and Boyer left the meeting at this time (5:01 p.m.)

Speaking: David Nicely, 518 Merritt Road, Washburn, TN 37888

1. STAFF RECOMMENDATION

Deny the RN-2 (Single Family Residential Neighborhood) as it is inconsistent with conditions in the area and with the scale of neighborhood lots.

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

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

47. JOHN GREER

10-Q-25-RZ

0 Zoe Way / Parcel ID 1071B01301, Council District 2. Rezoning from OP (Office Park), HP (Hillside Protection Overlay) to O (Office), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the O (Office) zoning district because it is consistent with the adopted plans and compatible with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. WAT DEVELOPMENT, LLC

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

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

Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

Item No.

File No.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING

10-T-25-RZ

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

49. 0 LOCUST HILL LANE

7-SB-25-C

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

1. STAFF RECOMMENDATION

Postpone this request to the November 13, 2025, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

50. 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 the request to the November 13, 2025, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

51. ASHLEY BALLARD**10-A-25-SU**

4200 Chapman Highway / Parcel ID 109OA010. Proposed use: Drive-thru restaurant in C-G-2 (General Commercial) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the Special Use for a drive through facility in the C-G-2 district, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

52. HANI JOSEPH**10-B-25-SU**

4136 McKamey Road / Parcel ID 092LA00201. Proposed use: Four two-family dwellings in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

1. STAFF RECOMMENDATION

Postpone this special use application for 30 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

53. JOSEPH HALL

10-C-25-SU

1200 McCalla Avenue / Parcel ID 095AJ004. Proposed use: Vocational Education Facility in I-MU (Industrial Mixed-Use) District. Council District 6.

Speaking: Nancy Voi, 3900 Forest Ln., Knoxville, TN

11. STAFF RECOMMENDATION

Approve the request for a vocational education facility for welding in approximately 3,000 sqft of floor area in the I-MU (Industrial Mixed Use) district, subject to 3 conditions.

12. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:13 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.