

October 1, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on October 1, 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		✓	
Marité Pérez	✓		
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs		✓	
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
Nancy Barger	✓		
Wala Habiby	✓		
Sarah Harris	✓		
Rich Levenson, Vice-Chair	✓		
John Huber, Chair	✓		

2. APPROVAL OF OCTOBER 1, 2026 AGENDA**APPROVED ON CONSENT****3. APPROVAL OF SEPTEMBER 10, 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 (BARGER) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS.

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. 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)

2. BENJAMIN C. MULLINS

3-H-26-RZ

6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101 (partial), Commission District 8. Reduction of an

Item No.**File No.**

H (Historical Overlay) in the CA (General Business) District. (Tabled 5/14/2026)

3. 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. (Tabled 5/14/2026)

F. WITHDRAWALS FROM THE TABLE

None

G. ITEMS TO BE TABLED READ

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

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

H. ITEMS TO BE REMOVED FROM THE TABLE READ

11. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED

I. CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF #21.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS

5. FINAL PLAT OF THE COURTYARD AT WESTLAND S/D

10-SB-26-F

0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4.

1. STAFF RECOMMENDATION

With the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the November 12, 2026 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

6. FINAL PLAT OF BRITTANY AND TYLER EPPERLY PROPERTY

10-SC-26-F

510 Loop Road / Parcel ID 143 059, Commission District 5.

1. STAFF RECOMMENDATION

With the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the November 12, 2026, Planning Commission meeting due to the need for additional plat revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

7. KNOX COUNTY ENGINEERING AND PUBLIC WORKS

10-A-26-SNC

Change “S. Gallaher View Road” to “Caboose Lane” from Lawnpark Drive to its southern terminus west of parcels 133HH028 and 133 030. Commission Districts 4 & 5.

1. STAFF RECOMMENDATION

Approve the name change of S Gallaher View Road to Caboose Lane, as requested by the Knox County Engineering and Public Works Department.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****PLANS, STUDIES, REPORTS***None***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

8. JOSH ERHARD

0 Fort Sumter Road / Parcel ID 019 19401, 19402, Commission District 8.

Speakers:

Katie Holt, 530 Broome Rd., Knoxville, TN

Ken Brock, 4900 4900 Garfield Terrace Dr., Knoxville, TN

Russell McCoy, 9051 Executive Park Dr., Knoxville, TN

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-C-26-PA**

From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

11. STAFF RECOMMENDATION

Deny the RC (Rural Conservation) place type because there has not been a substantial change in conditions. The HP (Hillside Protection Area) would be retained.

12. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

B. REZONING**8-H-26-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 3 du/ac because it is not consistent with the adopted plans.

Item No.**File No.**

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2 DU/AC BECAUSE IT IS CONSISTENT WITH ADOPTED PLANS.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

9. JOSH ERHARD

0 Fort Sumter Road / Parcel ID 019 195, 19502, 19506,
Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-D-26-PA**

From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

Deny the RC (Rural Conservation) place type because there has not been a substantial change in conditions. The HP (Hillside Protection Area) would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. REZONING**8-I-26-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. **STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone up to 3 du/ac because it is not consistent with the adopted plans.

2. **MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2 DU/AC BECAUSE IT IS CONSISTENT WITH ADOPTED PLANS.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****10. HARDIN VALLEY FARM, LLC****10-B-26-RZ**

11636 Hardin Valley Road / Parcel ID 117 008 (partial),
Commission District 6. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 4 du/ac.

Speakers: Ben Mullins, 550 W Main St. #500, Knoxville, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 4
du/ac, subject to three conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

11. GARRETT SHEA**10-C-26-RZ**

167, 171 Overton Lane / Parcel ID 057 02013, 02014, Commission
District 7. Rezoning from A (Agricultural), F (Floodway) to RA (Low
Density Residential), F (Floodway).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because
it is consistent with the Knox County Comprehensive
Plan and the surrounding area. The F (Floodway) area
would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. CHRISTY GEDELMAN**10-F-26-RZ**

7851 Morris Road / Parcel ID 037 171, 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

13. WAYNE A KLINE**10-G-26-RZ**

0, 637 S Gallaher View Road / Parcel ID 133 010, 019, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 1 du/ac.

Speaking:

Wayne Kline, 445 Gay St., Knoxville, TN

Valerie Clift, 8141 Kingsdale Dr., Knoxville, TN

Amy Wallace, 8124 Westmont Dr., Knoxville, TN

Steve Jones, 8116 Kingsdale Dr., Knoxville, TN

1. STAFF RECOMMENDATION

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

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE CONDITION THAT THERE BE ONE ACCESS POINT FOR ALL DWELLINGS.**3. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE AMENDED TO APPROVE PER STAFF RECOMMENDATION WITH NO CONDITIONS.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

14. NICANOR GONZALES III**10-J-26-RZ**

721 Fox Road / Parcel ID 144 00713, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaker: Chris Virili, 608 Waterford Dr., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone due to environmental constraints with the site.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

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

15. CARTER VALLEY (FORMERLY KNOWN AS CARTER MILL, PHASE 9)

Speaking: Taylor Forrester, 1111 N Northshore Dr., Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**8-SB-26-C**

0 Carter Mill Drive / Parcel ID 074 00101 (partial), Commission District 8.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 11 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**8-B-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac district.

1. STAFF RECOMMENDATION

Approve the development plan for up to 121 detached residential lots, subject to 1 condition.

POSTPONED 30 DAYS EARLIER IN THE MEETING

16. THE FIELDS

Speakers:

Keith Powell, 119 Willbrook Ln., Knoxville, TN

Christina Fowler, 7249 Evanel Way, Knoxville, TN

Mark Driver, no address given

A. CONCEPT SUBDIVISION PLAN**9-SC-26-C**

4114 W Beaver Creek Drive / Parcel ID 067 131, Commission District 6.

1. STAFF RECOMMENDATION

Approve the alternative design standard based on the narrowness of the site and recommendations of the

Item No.**File No.**

Knox County Department of Engineering and Public Works.

2. **MOTION (BARGER) AND SECOND (DALEY) 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 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN**9-B-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac district.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 27 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft along the east and west boundary lines, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS**17. TRACY SMITH****10-A-26-DP**

1023 Smith School Road / Parcel ID 087 041. Proposed use: Single family house in PR (Planned Residential) up to 1 du/ac District. Commission District 8.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the development plan for one detached house on Lot 2 of the Smith School Road Property subdivision plat and reduction of the peripheral setback along the Smith School Road frontage from 35 ft to 30 ft for Lot 2, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. LANDMARK ENGINEERS SURVEYORS, LLC**10-B-26-DP**

5737, 3739 Brown Gap Road / Parcel ID 029 065. Proposed use: Duplex in PR (Planned Residential) up to 5 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for a duplex, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. CARSON GRIBBLE**10-C-26-DP**

400 W Governor John Sevier Highway / Parcel ID 137 25403. Proposed use: Multi-dwelling development in PR(k) (Planned Residential, with conditions) up to 7 du/ac and PR (Planned Residential) up to 3 du/ac Districts. Commission District 9.

1. STAFF RECOMMENDATION

Table this application as requested by the applicant.

TABLED EARLIER IN THE MEETING

USES ON REVIEW

20. JOHN HARPER**9-A-26-UR**

5519 Cove Island Road / Parcel ID 146EA01801. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request for a garage apartment with approximately 1,645 sq ft of floor area, as shown in the development plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**21. JOSEPH BEELER****10-A-26-UR**

0 E Governor John Sevier Highway / Parcel ID 111 03606.

Proposed use: Self-storage facility in CN (Neighborhood Commercial) District. Commission District 9.

Speakers:

Mike Johnson, no address given

Kelly Shipe, 1912 E. Governor John Sevier Hwy., Knoxville, TN

Dale Rhoton, 4315 French Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the request for outdoor self-storage, as shown in the development plan, subject to 7 conditions.

2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****PLANNED DEVELOPMENT**

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

22. CITY OF KNOXVILLE

10-A-26-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 14.10, to amend the number of members on the Knoxville Board of Zoning Appeals.

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the City of Knoxville Zoning Code, Article 14.10, Board of Zoning Appeals Organization, pertaining to the number of members, proposed by the City of Knoxville.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

23. RESUBDIVISION OF SCOTT'S OAK HILL ADDITION LOT 7 AND PART OF LOT 8

10-SA-26-F

523 E Oak Hill Avenue / Parcel ID 081FE016, Council District 5.

Speaker: Gary L. Roth, Jr., 6718 Kern Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Allow the subdivision plat to be accepted without surveying the remainder of Lot 8, as created by the Scott's Oak Hill Addition Re-subdivision plat, based on the following evidence of hardship.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat to create a single lot in the RN-2 district.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**24. FINAL PLAT OF CAMELIA WEDDING VENUE SUBDIVISION****10-SD-26-F**

2812 Merchant Drive / Parcel ID 080JB01801, Council District 5.

1. STAFF RECOMMENDATION

Allow the subdivision plat to be accepted without surveying the remainder of Tracts 1, 2, 3 and 4, as created by the Plat of Land Belonging to Wayne L Smith, based on the following evidence of hardship.

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 plat to create a single lot in the AG zoning district.

4. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****STREET NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS****25. BLD PROPERTIES, LLC****10-A-26-HPA**

0 Nickle Road / Parcel ID 079EB005. Proposed use: Request to exceed 6.45-acre disturbance budget with 7.35 acres of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

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

Lander Sams, 112 Colony Rd., Knoxville, TN

Katie Smith, 6208 Flint Rd., Knoxville, TN

Donna Nelson, 3012 Nickle Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the applicant's Level II Certificate of Appropriateness request to exceed the 6.45-acre disturbance budget with 7.7 acres of total disturbance on parcel on Richmond Avenue, subject to 3 conditions.

2. MOTION (GILL) AND SECOND (BUTLER) WERE MADE TO DENY THE REQUEST FOR A LEVEL II CERTIFICATE OF APPROPRIATENESS.

MOTION CARRIED 10-3 (NO: HUBER, ANDERSON, LEVENSON). DENIED

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS**26. ROBERT MARLINO**

0 Rudy Street / Parcel ID 081HE008 (partial), Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-A-26-SP**

From LI (Light Industrial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the applicant's Level II Certificate of Appropriateness request to exceed the 6.45-acre disturbance budget with 7.7 acres of total disturbance on parcel on Richmond Avenue, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-A-26-PA**

From LI (Light Industrial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the GC (General Commercial) land use classification because it is a minor extension of this classification and is consistent with the location criteria.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-A-26-RZ**

From I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay) to C-G-1 (General Commercial), IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district because it is a minor extension and is compatible with surrounding development. The IH (Infill Housing Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. PETER KOMERZAN**10-D-26-RZ**

2631 Woods-Smith Road / Parcel ID 079NA01302, Council District 3. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speakers:

Joseph Komerzan, 2631 Woods-Smith Rd., Knoxville, TN

Jeff Campbell, 2526 Woods-Smith Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Deny the RN-2 (Single-Family Residential Neighborhood) district due to environmental constraints. The HP (Hillside Protection) Overlay district would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

28. DAVID AND DENA MORGAN**10-E-26-RZ**

337, 339, 341, 355 Nash Road / Parcel ID 071IA004, 005, 006, 007, Council District 6. Rezoning from I-G (General Industrial), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

29. LOGAN BREWSTER

324, 334 E Moody Avenue / Parcel ID 109JF012, 013, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT**10-B-26-SP**

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is supported by public improvements in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-B-26-PA**

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is supported by public improvements in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-H-26-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) zoning district because it is consistent with adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. HEYOH ARCHITECTURE

0, 1625 Clinch Ave; 1634 Laurel Ave / Parcel ID 094NH00201, 002, 006, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-C-26-SP**

From MDR (Medium Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with changing conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-C-26-PA**

From MDR (Medium Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with changing conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-I-26-RZ**

From RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay) to RN-6 (Multi-Family Residential Neighborhood), NC (Neighborhood Conservation Overlay).

1. STAFF RECOMMENDATION

Approve the RN-6 (Multi-Family Residential Neighborhood) zoning district because it is consistent with changing conditions. The NC (Neighborhood Conservation Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES
SPECIAL USES

31. IGLESIA DE SOL EL SHADDIA (FORMERLY MARK FREEMAN, AIA)**4-B-26-SU**

4306 Washington Pike / Parcel ID 070CE007. Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for the expansion of a place of worship, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. BERRY FUNERAL HOMES**6-D-26-SU**

3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a parking lot as depicted on the site plan, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****33. NESTBUILT DEVELOPMENT, LLC****8-B-26-SU**

270, 274, 286 Richmond Avenue / Parcel ID 094HC01001, 01002, 002. Proposed use: (2) Two-family in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

11. STAFF RECOMMENDATION

Approve the request for 2 two-family dwellings in the RN-2 zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. JESSE ALARCON**9-A-26-SU**

3407, 3413 Savoy Street / Parcel ID 080ME009, 010. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) districts. Council District 3.

11. STAFF RECOMMENDATION

Table the application, as requested by the applicant.

TABLED EARLIER IN THE MEETING

35. CHARLES PILGRIM**10-A-26-SU**

3711 Buffat Mill Road / Parcel ID 070FA012. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 4.

11. STAFF RECOMMENDATION

Approve the request for an expansion of a place of worship in the RN-1 (Single-Family Residential Neighborhood) district, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****36. PETR FESYUK****10-B-26-SU**

6155 Lacy Road / Parcel ID 068IC01801. Proposed use: Place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

11. STAFF RECOMMENDATION

Postpone the application for 30 days to the November 12, 2026 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:25 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.