

**September 11, 2025**1:30 P.M. | Main Assembly Room  
City County Building

The Planning Commission met in regular session on September 11, 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		✓	
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		
Amy Midis	✓		
Karyn Adams	✓		
John Huber, Chair	✓		

**2. APPROVAL OF SEPTEMBER 11, 2025 AGENDA****APPROVED ON CONSENT****3. APPROVAL OF AUGUST 14, 2025 MINUTES****APPROVED ON CONSENT**

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

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##### A. AUTOMATIC POSTPONEMENTS READ

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##### B. AUTOMATIC WITHDRAWALS READ

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##### 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, WITH THE EXCEPTION OF ITEM #5.

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

60 Days

- 2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS.

**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS**

90 Days

*None*

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

- 1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO WITHDRAW ITEM #25 AS REQUESTED BY THE APPLICANT.

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 WITHDRAWN**

**E. TABLED ITEMS****1. ANDREW THOMAS**

1210 W Parkway Avenue / Parcel ID 069AD01101,  
Council District 5. (Tabled 10/3/2024)

**A. NORTH CITY SECTOR PLAN AMENDMENT****7-G-24-SP**

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

**B. ONE YEAR PLAN AMENDMENT****7-G-24-PA**

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

**C. REZONING****7-P-24-RZ**

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

**2. 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)

**3. DONALD EPPERLY, JDK PROPERTIES****10-A-24-UR**

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

**4. 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)

**5. 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**

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

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).

**6. 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)

**7. 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)

**F. ITEMS TO BE TABLED READ**

1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO TABLE ITEMS AS READ.

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

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

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

**MOTION CARRIED UNANIMOUSLY 13-0. REMOVED FROM TABLE**

**H. WITHDRAWALS FROM THE TABLE**

None

**I. CONSENT ITEMS READ**

*Commissioner Overton recused herself from voting on the Consent Items.*

1. **MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE ADDITION OF ITEMS #10 & #22 AND THE REMOVAL OF ITEMS #16 AND #26.**

**MOTION CARRIED UNANIMOUSLY 12-0. 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.

Speaking: Scott Davis, P.O. Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Due to the need for additional plat revisions, required conditions per the Concept Plan approved in March 2025 (3-SE-25-C) for platting more than 66 lots, and with concurrence of the applicant, Planning staff are recommending postponement for 30 days until the October 2, 2025 Planning Commission meeting.

2. **MOTION (ADAMS) AND SECOND (BARGER) WERE MADE TO POSTPONE THE FINAL PLAT FOR 30 DAYS AS REQUESTED BY THE APPLICANT.**

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

## 6. RESUBDIVISION OF LOT 85R1 OF CANTRELL HEIGHTS SUBDIVISION PHASE 2

9-SB-25-F

0 Ivan Scott Drive / Parcel ID 019 07908, Commission District 8.

### 1. STAFF RECOMMENDATION

Approve the variance to allow the stub road Ivan Scott Drive to serve two lots without a cul-de-sac, based on the following evidence of hardship.

1. The right-of-way terminates into property designated for future development. Topographic restraints restrict right-of-way location.
2. The right-of-way is part of an approved concept plan, which has expired.
3. The northwest lot line limit has already been approved with the original plat for Lot 85R. The extra lot does not create a turn-around or safety issue. Future Development of the remainder of Lot 85 would likely include a right-of-way extension of Ivan Scott Drive at that time.

### 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 resubdivision plat for two lots in the PR district.

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

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

## 7. FINAL PLAT OF LOTS 20 THRU 26 OF THE HIGHLANDS AT EBENEZER

9-SC-25-F

0 Ebenezer Road / Parcel ID 132 03701 (partial), Commission District 3.

**Item No.****File No.****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. Planning staff affirms the plat conforms to the overall layout and design of the concept plans approved by the Planning Commission on 6/13/2024 as Planning Case 6-SD-24-C and on 11/14/2024 as Planning Case 11-SI-24-C.

**APPROVED ON CONSENT EARLIER IN THE MEETING****STREET NAME/SUBDIVISION NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS****8. MATTHEW L TINKHAM, JR**

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4.

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

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

**1. STAFF RECOMMENDATION**

Table this case per the applicant's request.

**TABLED EARLIER IN THE MEETING****B. REZONING****5-E-25-RZ**

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

**1. STAFF RECOMMENDATION**

Table this case per the applicant's request.

**Item No.****File No.****TABLED EARLIER IN THE MEETING**

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**9. JEFFREY LAWSON****9-C-25-RZ**

7505 Blacks Ferry Road / Parcel ID 066 051, Commission District 6. Rezoning from PR(k) (Planned Residential) up to 4 du/ac with conditions to A (Agricultural).

**1. STAFF RECOMMENDATION**

Approve the A (Agricultural) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**10. ROBERT CAMPBELL****9-D-25-RZ**

7335 Green Estates Way / Parcel ID 047 183, Commission District 7. Rezoning from PR (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 8 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with a density of up to 8 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**11. DANIEL P HUMPHREYS****9-E-25-RZ**

6760 Grassy Creek Way / Parcel ID 079 03110, Commission District 6. Rezoning from A (Agricultural), RB (General Residential) 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**



**Item No.****File No.****12. SHANNON SCHNEIDER****9-F-25-RZ**

120, 122 Kimberlin Heights Road / Parcel ID 137DC00201, 00202, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**13. NATHANAEL PARSONS****9-G-25-RZ**

2514 Bakertown Road / Parcel ID 091 290, Commission District 3. 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, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**14. NOAH HUDSON****9-L-25-RZ**

2909 Bakertown Road / Parcel ID 091 242, Commission District 3. 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**

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

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**15. MARYVILLE PIKE SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN****9-SB-25-C**

0 Goff Road; 0 Maryville Pike, 0 Berry Road / Parcel ID 135  
02202, 02212, 04602, Commission District 9.

Speaking:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

William Sofield, 2328 Mount Olive Road, Knoxville, TN 37920

LeighAnn Sofield, 2328 Mount Olive Road, Knoxville, TN 37920

Tom Ballard, 2301 Goff Road, Knoxville, TN 37920

Scott Ballard, 2307 Goff Road, Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Deny the concept plan because it is not consistent with the PR (Planned Residential) zoning district for the subject property.

**2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE BROKEN BACK CURVE TANGENT FROM 150 FT TO 126.22 FT ROAD B STA 7+63.74.**

**A. BECAUSE OF THE STEEP TOPOGRAPHY, THE TANGENT MUST BE SHORTENED TO CREATE A 90-DEGREE ANGLE AT THE INTERSECTION.**

**B. THE ROAD ALIGNMENT GENERALLY FOLLOWS THE EXISTING TOPOGRAPHY.**

**C. THE LOCATION OF THE REQUESTED VARIANCE IS AT A STOP CONDITION, LENDING ITSELF TO LOWER VEHICULAR SPEEDS, AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****3. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE BROKEN BACK CURVE TANGENT FROM 150 FT TO 81 FT ROAD B STA 14+92.83.**

**A. THE ROAD ALIGNMENT AVOIDS THE NO-FILL AREA.**

**B. THIS AREA OF THE PROPERTY HAS STEEP TOPOGRAPHY AND IS NEAR THE FEMA FLOODPLAIN.**

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

C. THE ROAD GEOMETRY LENDS ITSELF TO LOWER VEHICULAR SPEEDS AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

4. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE BROKEN BACK CURVE TANGENT FROM 150 FT TO 90.61 FT ROAD C STA 3+92.71.

A. THE ROAD ALIGNMENT GENERALLY FOLLOWS THE EXISTING TOPOGRAPHY.

B. THE UNIQUE CONDITION TO BE CONSIDERED INCLUDES THE PROPOSED ROAD FOLLOWING THE EXISTING TOPOGRAPHY.

C. THE ROADWAY GEOMETRY LENDS ITSELF TO LOWER VEHICULAR SPEEDS AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

5. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE BROKEN BACK CURVE TANGENT FROM 150 FT TO 84.4 FT ROAD C STA 6+74.77.

A. THE ROAD ALIGNMENT GENERALLY FOLLOWS THE EXISTING TOPOGRAPHY.

B. THE UNIQUE CONDITION TO BE CONSIDERED INCLUDES THE PROPOSED ROAD FOLLOWING THE EXISTING TOPOGRAPHY.

C. THE ROADWAY GEOMETRY LENDS ITSELF TO LOWER VEHICULAR SPEEDS AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

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

6. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE REVERSE CURVE TANGENT FROM 50 FT TO 40.46 FT ROAD B STA 13+85.84.

A. THE APPLICANT AVOIDS THE 'NO FILL' LINE WITH GRADING.

B. THIS AREA OF THE PROPERTY HAS STEEP TOPOGRAPHY AND IS NEAR THE FEMA FLOODPLAIN.

C. THE ROADWAY GEOMETRY LENDS ITSELF TO LOWER VEHICULAR SPEEDS AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

7. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE K VALUE FROM 25 TO 20 AT STA 3+66.12 & 7+12.05 ON ROAD A.

A. THE ROAD ALIGNMENT GENERALLY FOLLOWS THE EXISTING TOPOGRAPHY.

B. THE UNIQUE CONDITION TO BE CONSIDERED INCLUDES THE PROPOSED ROAD FOLLOWING THE EXISTING TOPOGRAPHY.

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, AND THERE IS A SIDEWALK ALONG THIS ROAD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

8. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE K VALUE FROM 25 TO 24.61 AT STA 0+55.81 ON ROAD B.

A. THE ROAD ALIGNMENT GENERALLY FOLLOWS THE EXISTING TOPOGRAPHY.

B. THE UNIQUE CONDITION TO BE CONSIDERED INCLUDES THE PROPOSED ROAD FOLLOWING THE EXISTING TOPOGRAPHY.

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

C. THE VARIANCE REQUEST IS AT A DEAD-END ROAD, LENDING ITSELF TO LOWER VEHICLE SPEEDS, AND THE VARIATION IS NOT GREAT ENOUGH TO CAUSE DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

9. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE K VALUE FROM 25 TO 15 AT THE INTERSECTION OF ROAD B AND 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 A SHORTENED VERTICAL CURVE MEETS AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARDS. ADDITIONALLY, THERE IS A SIDEWALK AT THE INTERSECTION. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

10. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE TO REDUCE THE MINIMUM K VALUE FROM 25 TO 20 ON ROAD C BETWEEN STA 11+78.36 AND 12+91.01.

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 A SHORTENED VERTICAL CURVE MEETS AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARDS. ADDITIONALLY, THERE IS A SIDEWALK AT THE INTERSECTION. KNOX COUNTY EPW RECOMMENDS APPROVAL OF THIS VARIANCE BASED ON THE JUSTIFICATIONS PROVIDED BY THE APPLICANT.

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

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

1. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO 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.

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

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 14 CONDITIONS.
  1. CONNECTION TO SANITARY SEWER AND MEETING OTHER RELEVANT UTILITY PROVIDER REQUIREMENTS.
  2. PROVISION OF STREET NAMES CONSISTENT WITH THE UNIFORM STREET NAMING AND ADDRESSING SYSTEM WITHIN KNOX COUNTY (COUNTY ORD. 91-1-102).
  3. BEFORE CERTIFICATION OF THE FINAL PLAT FOR THE SUBDIVISION, ESTABLISH A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY RESPONSIBLE FOR MAINTAINING COMMON FACILITIES, SUCH AS COMMON AREAS, AMENITIES, PRIVATE ROADS, AND/OR STORMWATER DRAINAGE SYSTEMS.
  4. MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  5. MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE, INCLUDING THE CONDITION OF THE REZONING 8-C-24-RZ: LAND DISTURBANCE WITHIN THE HP (HILLSIDE PROTECTION) AREA SHALL NOT EXCEED THE RECOMMENDED DISTURBANCE BUDGET OF THE SLOPE ANALYSIS BASED ON THE AREA OF DEVELOPMENT IDENTIFIED DURING THE DEVELOPMENT PLAN REVIEW, UNLESS APPROVED BY THE PLANNING COMMISSION.
  6. IF DURING DESIGN PLAN APPROVAL OR CONSTRUCTION OF THE DEVELOPMENT, IT IS DISCOVERED THAT UNFORESEEN OFF-SITE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ARE NECESSARY AS CAUSED BY THE DEVELOPMENT, THE DEVELOPER WILL EITHER ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE COUNTY FOR THESE IMPROVEMENTS OR REIMBURSE THE COUNTY FOR THEIR DIRECT EXPENSES (IF COMPLETED BY COUNTY CREWS) TO MAKE CORRECTIONS DEEMED NECESSARY.
  7. PROVIDING A SIGHT DISTANCE EASEMENT THROUGH THE HORIZONTAL CURVE RADIUS LESS THAN 250 FT PER THE REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE. ANY DRIVEWAYS THAT CANNOT BE LOCATED OUTSIDE THE SIGHT DISTANCE EASEMENT MUST HAVE A 20 FT DEPTH OUTSIDE THE SIGHT DISTANCE EASEMENT.

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

8. PROVIDE A SIDEWALK ALONG THE ENTIRE LENGTH OF ROAD A. THE SIDEWALK SHALL MEET ADA STANDARDS.

9. PROVIDING THE REQUIRED BUFFER FOR THE STREAM THAT IS LOCATED BETWEEN LOTS 49 AND 48 UNLESS THIS DRAINAGE WAY CONNECTING THE TWO EXISTING PONDS IS DETERMINED TO BE A "WET WEATHER CONVEYANCE".

10. IMPLEMENTING THE CONCLUSIONS AND RECOMMENDATIONS OF THE SEVIER MEADOWS – PHASE 2 SUBDIVISION TRANSPORTATION IMPACT STUDY (TIS) (AJAX ENGINEERING, REVISED AUGUST 26, 2025) AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS AND THE TENNESSEE DEPARTMENT OF TRANSPORTATION DURING PERMITTING. SEE EXHIBIT B. IF THE TIA IS FURTHER REVISED, IT MUST BE SUBMITTED TO PLANNING STAFF FOR REVIEW AND APPROVAL BY ALL APPLICABLE AGENCIES. 11. NO MORE THAN 11 LOTS CAN BE PLATTED BEFORE THE TURN LANE RECOMMENDATION OF THE TIS HAVE BEEN COMPLETED. 12. PROVIDING THE ACREAGE ZONED PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC AND 2 DU/AC SEPARATELY ON THE FINAL PLAT. THE MAXIMUM NUMBER OF DWELLING UNITS IN PR UP TO 4 DU/AC IS 243 UNITS AND 13 UNITS IN THE PR (K) UP TO 2 DU/AC. THE DENSITY CALCULATION INCLUDES THE ROW DEDICATION FOR THE MAXIMUM NUMBER OF LOTS ALLOWED IN THE PR UP TO 2 DU/AC.

13. MEETING THE LAND DISTURBANCE LIMITATIONS ON PARCEL ZONED PR(K) (PLANNED RESIDENTIAL) UP TO 2 DU/AC PER CONDITION OF REZONING APPROVAL (8-C-24-RZ/8-E-24-PA) AND ADDING THE DISTURBANCE LIMITATION LINE ON THE FINAL PLAT(S) FOR THE SUBDIVISION. PLANNING STAFF CAN REVIEW AND APPROVE MINOR ADJUSTMENTS TO THE DISTURBANCE LIMITATION LINE, PROVIDED THE OVERALL DEVELOPMENT DOES NOT EXCEED THE MAXIMUM ALLOWED LAND DISTURBANCE.

14. OBTAINING ANY PERMITS REQUIRED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

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

## **B. DEVELOPMENT PLAN**

**8-E-25-DP**

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 4 du/ac, PR(k) (Planned Residential) up to 2 du/ac with conditions Districts.

### **1. STAFF RECOMMENDATION**

Deny the development plan because it is not consistent with the PR (Planned Residential) zoning district for the subject property.

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

2. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 127 SINGLE-FAMILY HOUSES AND 132 ATTACHED HOUSES ON INDIVIDUAL LOTS, SUBJECT TO 4 CONDITIONS.**
  1. **MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE.**
  2. **THE MAXIMUM HEIGHT WILL BE 35 FT FOR ATTACHED HOUSES.**
  3. **IMPLEMENTING REFORESTATION OF GRADED SLOPES AND/OR REDUCING THE GRADING SHOWN ON THE PLAN TO COMPLY WITH THE RECOMMENDED LAND DISTURBANCE OF 21.37 ACRES, AS SHOWN IN THE SLOPE ANALYSIS FOR THE ENTIRE PROPERTY. THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS WILL REVIEW AND APPROVE THE TIMING FOR THE TREE PLANTING INSTALLATION DURING THE DESIGN PLAN PHASE.**
  4. **DENSITY ON THE LOT ZONED PR (PLANNED RESIDENTIAL) UP TO 2 DU/AC SHALL NOT EXCEED THE ALLOWABLE DENSITY.**

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

## CONCEPTS / USES ON REVIEW

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### 16. A STEP TOWARDS HOME

Speaking:

Gregory Nichols, 9358 Tipple Dr., Mascot, TN 37806

Lee Ellis, 9368 Tipple Dr., Mascot, TN 37806

#### C. CONCEPT SUBDIVISION PLAN

**9-SA-25-C**

1821 Santa Claus Lane; 0 Number Two Drive / Parcel ID 052CA01302, 052CB00101, Commission District 8.

1. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 6 conditions.
2. **MOTION (OVERTON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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



**Item No.****File No.****D. USE ON REVIEW****9-B-25-UR**

Proposed use: 4 duplexes in RA (Low Density Residential) District.

**1. STAFF RECOMMENDATION**

Approve the request for 4 duplexes, as shown in the development plan, subject to 2 conditions.

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

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

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**DEVELOPMENT PLANS****17. BRADLEY AKERS****9-C-25-DP**

817 Blakely Court / Parcel ID 072 27405. Proposed use: new warehouse with an attached office area in PC (Planned Commercial) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Staff Recommendation: Approve the development plan for a new office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**18. JACK ROBERTS HOLDING COMPANY LLC****9-D-25-DP**

3416 Zion Lane / Parcel ID 091 03901. Proposed use: 2 single family lots in PR (Planned Residential) up to 4 du/ac District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for 2 single-family house lots, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****19. 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 October 2, 2025 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**USES ON REVIEW****20. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC****6-A-24-UR**

0, 10205, 10211 Westland Drive / Parcel ID 153DA027 01, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

**1. STAFF RECOMMENDATION**

Postpone for 60 days to the November 13, 2025 Planning Commission meeting per the applicant's request.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**21. MARBLE CITY INVESTMENTS, LLC****8-A-25-UR**

1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024. Proposed use: Two duplexes on individual lots in RA (Low Density Residential) (Pending) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request for two duplexes in the RA (Low Density residential) zone, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****22. DAVID O'BRIEN****9-A-25-UR**

1404 Barcelona Drive / Parcel ID 105JA020. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the request for a garage apartment with approximately 1,020 sq ft of floor area, as shown in the development plan, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**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 August 14, 2025, Planning Commission meeting.*

**ORDINANCE AMENDMENTS**

*None*

**FINAL SUBDIVISIONS****23. REPLAT OF LOT 2R-2 OF THE FINAL PLAT OF LOTS 2R & 2 OF THE JOHN H PATTY – TRACT 1 SUBDIVISION****9-SA-25-F**

505, 519 Callahan Drive / Parcel ID 068 002, 00501, Council District 3.

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

Withdraw this application per the applicant's request.  
All conditions requiring a variance due to non-compliance with the Subdivision Regulations have been resolved, so this plat will be reviewed administratively.

**WITHDRAWN EARLIER IN THE MEETING****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****24. LEIGH BURCH****8-C-25-RZ**

305 W Vine Ave / Parcel ID 094EJ032, Council District 6. Rezoning from DK-G (Downtown Knoxville, Grid Subdistrict), HP (Hillside Protection Overlay) to DK-B (Downtown Knoxville, Boulevard Subdistrict), HP (Hillside Protection Overlay).

**Speaking:**

Taylor Forrester, 1111 N Northshore Dr. #S-700, Knoxville, TN 37919

Rev. Charlie Donahue, 707 E Scott Ave., Knoxville, TN 37917

Melissa Mancini, 3847 Marina View Ln., Knoxville, TN 37920

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

Gerald Ferrell, 7702 Mills Way, Knoxville, TN 37909

**1. STAFF RECOMMENDATION**

Deny the DK-B (Downtown Knoxville, Boulevard Subdistrict) district because it is inconsistent with the intent of the district. The HP (Hillside Protection Overlay) would be retained.

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

2. **MOTION (BARGER) AND SECOND (BROWNING) WERE MADE TO APPROVE THE DK-B (DOWNTOWN KNOXVILLE, BOULEVARD SUBDISTRICT) BECAUSE IT IS CONSISTENT WITH THE INTENT OF THE DISTRICT. THE HP (HILLSIDE PROTECTION) OVERLAY WOULD BE RETAINED.**

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

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## **25. CONSTRUCTION MANAGEMENT GROUP/DAVID PRESLEY**

**8-H-25-RZ**

4831 Tillery Road / Parcel ID 080FC013, Council District 5.

Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

### **1. STAFF RECOMMENDATION**

Deny the RN-2 (Single-Family Residential Neighborhood) zoning district because the subject property does not have adequate access to support a rezoning of this site. The HP (Hillside Protection Overlay) would be retained.

**WITHDRAWN EARLIER IN THE MEETING**

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## **26. MOHAMED RAGAB**

**9-A-25-RZ**

6109 Creekhead Drive / Parcel ID 106 02201, Council District 3.

Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).

Speaking:

Mohamed Ragab, 6109 Creekhead Dr., Knoxville, TN 37909

Owen Guinn, 6111 Creekhead Dr., Knoxville, TN 37909

Michael Mills, 60113 Creekhead Dr., Knoxville, TN 37909

### **1. STAFF RECOMMENDATION**

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

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

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**27. JESSE ALARCON****9-B-25-RZ**

3415 Harvey Drive / Parcel ID 048MA025, Council District 4.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) to  
RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**28. JAMES ACKERSON****9-H-25-RZ**

140 W Baxter Avenue / Parcel ID 081MW003, Council District 4.  
Rezoning from RN-4 (General Residential Neighborhood) to C-G-2  
(General Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-G-2 (General Commercial) district  
because it is consistent with the sector plan and  
development trends in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**29. BENJAMIN C. MULLINS****9-I-25-RZ**

0, 4602, 4614, 4620, 4622, 4600 Ball Camp Pike / Parcel ID  
093BB024, 02401, 02402, 02403, 02404, 02405, 026, Council  
District 3. Rezoning from RN-1 (Single-Family Residential  
Neighborhood), 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) zoning district because it is compatible

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

with the adopted plans and surrounding development.  
The HP (Hillside Protection Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING****30. JM J LEASING KNOXVILLE, LLC****9-J-25-RZ**

2019 Middlebrook Pike / Parcel ID 94JH034, Council District 6.  
Rezoning from I-MU (Industrial Mixed- Use) to C-H-1 (Highway Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-H-1 (Highway Commercial) zoning district because it is consistent with the adopted plans and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****31. JOHN L. BILLINGS****9-K-25-RZ**

4879 Chambliss Avenue / Parcel ID 107KH039, Council District 2.  
Rezoning from RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****32. 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-5 (General Residential Neighborhood).

Speaking: Jesse Alarcon, 4124 Oakland Dr., Knoxville, TN 37918

**1. STAFF RECOMMENDATION**

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

Deny the RN-5 (General Residential Neighborhood) zoning district because it conflicts with the intent of the MU-SD, NC-11 (Mixed Use Special District, Inskip Small Area Plan) and could disrupt an established transition in land use intensity.

2. **MOTION (ADAMS) AND SECOND (LEVENSON) WERE MADE TO POSTPONE FOR 30 DAYS TO THE NOVEMBER 13, 2025 MEETING.**

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

## CONCEPT PLANS / SPECIAL USES

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### 33. 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 October 2, 2025, Planning Commission meeting to allow more time for revisions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

## SPECIAL USES

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### 34. 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 October 2, 2025, Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**



**Item No.****File No.****35. CHARLES PILGRIM****9-B-25-SU**

9956 Duchtown Road / Parcel ID 118 164. Proposed use: Pre-School/Kindergarten (extension of a church) in RN-6 (Multi-Family Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the expansion of a place of worship's preschool and kindergarten classrooms because it is consistent with adopted plans and complements surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**36. SID SPIVA****9-C-25-SU**

5830 Haynes-Sterchi Road / Parcel ID 057 12542. Proposed use: New daycare within an existing church facility in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) Districts. Council District 5.

**1. STAFF RECOMMENDATION**

Approve the request for an interior renovation to add a daycare center in a church building because it is compatible with surrounding development and consistent with adopted plans.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**OTHER BUSINESS****37. KNOXVILLE-KNOX COUNTY PLANNING****9-A-25-OB**

Proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation for the property located at 2834 Bradley Lake Ln (Parcel 092 05403).

**1. STAFF RECOMMENDATION**

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

Approve the request to remove the (C) designation from parcel 092 05403 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:16 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

**Item No.**

**File No.**

***NOTE:** Please see individual staff reports for conditions of approval and the staff recommendation.*