

August 13, 20261:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on August 13, 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 AUGUST 13, 2026 AGENDA**APPROVED ON CONSENT****3. APPROVAL OF JULY 9, 2026 MINUTES****APPROVED ON CONSENT**

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS. POSTPONED 30 DAYS

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

90 Days

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

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 90 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

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

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

Item No.**File No.****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 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***None***H. ITEMS TO BE REMOVED FROM THE TABLE READ***None***I. CONSENT ITEMS READ**

1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CITY OF KNOXVILLE

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

5. BARNES CAPITAL MANAGEMENT, LLC

9-A-26-HPA

810 Hollywood Road / Parcel ID 107FF02005. Request to exceed 2,137.9 sq ft of disturbance budget with 2,202 sq ft of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the applicant's Level II Certificate of Appropriateness request to exceed the 2,137.9 sq ft disturbance budget for a total disturbance of 2,202 sq ft on parcel 107FF02005 at 810 Hollywood Road, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. NESTBUILT DEVELOPMENT, LLC

9-B-26-HPA

270, 274, 286 Richmond Avenue / Parcel ID 94HC01001, 01002, 002. Request to exceed 9,823.7 sq ft disturbance budget with 27,515.2 sq ft of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 3.

11. STAFF RECOMMENDATION

Item No.**File No.**

Approve the applicant's Level II Certificate of Appropriateness request to exceed the 9,823.7 sq ft disturbance budget for a total disturbance of 27,515.2 sq ft on parcels 094HC002, 01001, and 01002 on Richmond Avenue, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

7. BEIT VENTURES**9-B-26-RZ**

1814, 1816 Kim Watt Drive; 1760 Millard Beets Road / Parcel ID 093NA034, 03401, 03402, Council District 2. 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 consistent with adopted plans. The HP (Hillside Protection Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. MANUEL HUDSON**9-C-26-RZ**

1204 Sylvan Street / Parcel ID 083HH02202, Council District 6. 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 consistent with adopted plans and supported by available amenities in the area. The HP (Hillside Protection Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****9. JASON NEWKOOP****9-D-26-RZ**

6531 Vance Road / Parcel ID 092NB014, 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).

Speaking:

Jamie Reed, 6539 Vance Lane, Knoxville, TN

11. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

10. JOSHUA OXENDINE

5015 Sullivan Road / Parcel ID 079EA004, Council District 3.

D. OTHER BUSINESS**9-A-26-OB**

Administrative removal of a previously approved (C) planned district designation.

11. STAFF RECOMMENDATION

Approve removal of the previously approved planned district (C) designation for a portion of parcel 079EA004 to correct a map error per Article 3.2.C of the City of Knoxville Zoning Ordinance.

APPROVED ON CONSENT EARLIER IN THE MEETING

E. REZONING**9-E-26-RZ**

Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) to

Item No.**File No.**

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

11. STAFF RECOMMENDATION

Approve the RN-1 (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

11. NOAH HUDSON**9-F-26-RZ**

3221 Greenway Drive / Parcel ID 059ID01802, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking: Noah Hudson, 8880 Cedar Springs Ln, Knoxville, TN

11. STAFF RECOMMENDATION

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

12. MOTION (HILL) AND SECOND (ANDERSON) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

CONCEPT PLANS / SPECIAL USES**12. NICKLE ROAD SUBDIVISION****9-SA-26-C**

0 Nickle Road / Parcel ID 079EB005, Council District 3.

11. STAFF RECOMMENDATION

Postpone the application 60 days as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

Item No.**File No.****13. LOT 4 OF THE FINAL PLAT OF THE WOODS AT LONAS DRIVE****9-SB-26-C**

0 Yosemite Trail / Parcel ID 107BA018 (partial), Council District 2.

11. STAFF RECOMMENDATION

Postpone the concept plan to the November 12, 2026 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING**SPECIAL USES****14. 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.

11. STAFF RECOMMENDATION

Postpone the application for 30 days to the October 1, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.

POSTPONED 30 DAYS EARLIER IN THE MEETING**15. 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

Postpone the application for 30 days to the October 1, 2026 Planning Commission meeting to allow time for preparing required revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****16. 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.

Speaking: Philip Sanders, 3401 Savoy St, Knoxville, TN

1. STAFF RECOMMENDATION

Postpone the application for 30 days to the October 1, 2026 Planning Commission meeting, as requested by the applicant.

2. MOTION (LEVENSON) AND SECOND (HABIBY) WERE MADE TO POSTPONE TO THE OCTOBER 1, 2026 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

KNOX COUNTY**FINAL SUBDIVISIONS****17. FINAL PLAT OF PRICES POINT UNIT 3****9-SA-26-F**

0 Painted Shoals Lane / Parcel ID 111 058 , Commission District 9.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

18. FINAL PLAT OF PROPERTY OF REID RHYNE & HOLLY RHYNE

9-SB-26-F

8049 Beechtop Way / Parcel ID 41 01303 , Commission District 8.

*Commissioner left the room during this item and did not return in time to vote.***1. STAFF RECOMMENDATION**

Approve the variance to allow the creation of one additional lot on an existing access easement without meeting the requirements of Subdivision Regulations Section 3.03.C, based on the following evidence of hardship:

1. The existing access easement serves eight parcels under different ownership that are not involved in the proposed subdivision. The homes on Lots 1 and 2 have existed for over 30 years and both homes have used the existing access easement (Beechtop Way) during this time. The topography to the rear prevents establishing access to Lot 2 via the access easement connecting to Lifford Ln.
2. The property owner does not own the other lots which utilize the existing easement. The access easement exists by deeds dating back over 30 years, but a maintenance agreement for the Beechtop Way was never recorded.
3. The access easement and two homes are pre-existing, and the variance allows the homes to be on separate lots so they can be sold independently of each other. The traffic pattern is established, so there are not changes that would cause any detrimental additional impact to health and safety.

2. MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. STAFF RECOMMENDATION**

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

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

STREET NAME/SUBDIVISION NAME CHANGES

19. BRAD ANDERS (KNOX COUNTY E-911)

9-A-26-SNC

Change “Lobetti Road” to “Lobetti Ridge Lane” between Schaad Road and the terminus of Lobetti Road, north of railroad, Commission District 6.

11. STAFF RECOMMENDATION

Approve the name change of Lobetti Road to Lobetti Ridge Lane as requested by the Knox County Emergency Communications District.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. DANIEL HUMPHREYS

8-G-26-RZ

0 Conner Road / Parcel ID 047 01007, 012, 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 area.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. HOMESTEAD LAND HOLDINGS, LLC**8-J-26-RZ**

7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd / Parcel ID 046 237, 23701, 10402, 10403; 056 103. Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac, A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking:

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

Joe Pile, 520 Granville Connor Rd., Knoxville, TN

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with adopted plans, subject to two conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

22. FABIAN F PAREDES DIAZ**9-G-26-RZ**

0 Dutchtown Road / Parcel ID 119HG00401, Commission District 3. Rezoning from A (Agricultural) to RB (General Residential).

Speaking: David Scarbrough, 318 Louisiana Ave., Oak Ridge, TN

11. STAFF RECOMMENDATION

Deny the RB (General Residential) zone due to environmental constraints on the site and surrounding area.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

23. JENNY MIRANDA**9-H-26-RZ**

339 Fox Road / Parcel ID 131 152, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

11. STAFF RECOMMENDATION

Item No.**File No.**

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

24. GIBSON CONSTRUCTION ON SAYNE LANE

A. CONCEPT SUBDIVISION PLAN**7-SH-26-C**

0 Tipton Station Road / Parcel ID 137 067 , Commission District 9.

1. STAFF RECOMMENDATION

Withdraw the concept application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**7-H-26-DP**

Proposed use: 15 single-family detached lots in PR (Planned Residential) up to 2.3 du/ac (pending) District.

1. STAFF RECOMMENDATION

Withdraw the development plan application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

25. 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.

Item No.**File No.**

2. **MOTION (HILL) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION, WITH THE FOLLOWING EDITS TO CONDITIONS #5 AND #6:**

#5. WIDENING CARTER MILL ROAD TO 20 FT ALONG THE FULL LENGTH OF THE PROPERTY'S FRONTAGE.

#6. ENTERING INTO A MEMORANDUM OF UNDERSTANDING (MOU) WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS FOR COMPLETING OFF-SITE IMPROVEMENTS PER CHAPTER 54, ARTICLE V OF THE KNOX COUNTY CODE (ORD. O-23-4-102). CARTER MILL ROAD IS TO BE WIDENED TO 18' FROM THE PROPERTY'S WESTERN BOUNDARY TO THE MCCUBBINS RD INTERSECTION. THE DEVELOPER SHALL CONTRIBUTE ITS PROPORTIONAL SHARE OF IMPROVEMENT COSTS, A PERCENTAGE OF WHICH WILL BE DETERMINED BY THE 2026 TRAFFIC STUDY OR ANY SUBSEQUENT TRAFFIC STUDY. PRIOR TO THE ISSUANCE OF ANY LAND DISTURBANCE PERMITS, THE DEVELOPER SHALL POST SAID PERCENTAGE OF COSTS IN A 3-YEAR PERFORMANCE BOND WITH THE COUNTY. THE COUNTY SHALL HAVE THE RIGHT TO FORECLOSE ON THE BOND IF THE DEVELOPER DOES NOT PERFORM UNDER ITS TERMS. PRIOR TO POSTING THE BOND, THE COUNTY AND THE DEVELOPER MUST MUTUALLY AGREE ON THE TOTAL COST OF IMPROVEMENTS.

3. **COMMISSIONER HILL WITHDREW THE MOTION IN FAVOR OF A MOTION TO POSTPONE THE ITEM FOR 30 DAYS TO THE OCTOBER 1, 2026 MEETING. COMM. BARGER SECONDED THE MOTION.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

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.

2. **MOTION (HILL) AND SECOND (BARGER) WERE MADE TO POSTPONE FOR 30 DAYS TO THE OCTOBER 1, 2026 MEETING.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

26. PRUITT FARMS

D. CONCEPT SUBDIVISION PLAN

8-SF-26-C

7705 Sevierville Pike / Parcel ID 125 038, Commission District 9.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

E. DEVELOPMENT PLAN

8-G-26-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac district.

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 18 detached houses, as shown on the development plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. THE FIELDS

A. CONCEPT SUBDIVISION PLAN

9-SC-26-C

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

1. STAFF RECOMMENDATION

Postpone the concept plan to the October 1, 2026, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

Postpone the development plan to the October 1, 2026, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. BRIGGS STATION**D. CONCEPT SUBDIVISION PLAN****9-SD-26-C**

1928 Marietta Church Road / Parcel ID 129 128, Commission District 6.

11. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

E. DEVELOPMENT PLAN**9-C-26-DP**

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

11. STAFF RECOMMENDATION

Approve the Development Plan for up to 131 detached houses, as shown on the development plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. VINING MILL**D. CONCEPT SUBDIVISION PLAN****9-SE-26-C**

0 English Ivy Lane / Parcel ID 129 12601, Commission District 6.

Item No.**File No.****11. STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

E. DEVELOPMENT PLAN**9-D-26-DP**

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

11. STAFF RECOMMENDATION

Approve the Development Plan for up to 39 detached houses, as shown on the development plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. PRICES POINT CHURCH EXPANSION**D. CONCEPT SUBDIVISION PLAN****9-SF-26-C**

2131 E Governor John Sevier Highway; 0 Juliette Elise Street / Parcel ID 111 01602, 111BA010, Commission District 9.

11. STAFF RECOMMENDATION

Approve the variance to reduce the minimum required pavement radius of a cul-de-sac from 40' to 37.5', based on the following evidence of hardship.

1. The property has a gradual slope at the proposed cul-de-sac location. Reducing the required

pavement radius will result in less disturbance of the site.

2. The smaller pavement area allows the proposal to meet the 50% open space requirement of the RC (Rural Conservation) place type.

Item No.**File No.**

3. There are no public safety or welfare concerns regarding the requested variance. The applicant has provided a turning template for a bus demonstrating that the reduced pavement area is sufficient for larger vehicles.

12. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

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

Approve the variance to reduce the minimum required right-of-way radius of a cul-de-sac from 50' to 47.5', based on the following evidence of hardship.

1. The property has a gradual slope at the proposed cul-de-sac location. Reducing the required right-of-way radius will result in less disturbance of the site.

2. The smaller right-of-way area allows the proposal to meet the 50% open space requirement of the RC (Rural Conservation) place type.

3. There are no public safety or welfare concerns regarding the requested variance. The applicant has provided a turning template for a bus demonstrating that the reduced right-of-way is sufficient for larger vehicles.

14. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**15. STAFF RECOMMENDATION**

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

16. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****17. STAFF RECOMMENDATION**

Approve the concept plan subject to 12 conditions.

18. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****E. DEVELOPMENT PLAN****9-E-26-DP**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 4.5 du/ac, PR(k) (Planned Residential with conditions) up to 3.9 du/ac, and PR(k) (Planned Residential with conditions) up to 5 du/ac districts.

11. STAFF RECOMMENDATION

Approve the development plan for up to 40 detached houses on individual lots, and the peripheral boundaries as depicted on the development plan, subject to 2 conditions.

12. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****CONCEPTS / USES ON REVIEW**

None

DEVELOPMENT PLANS**31. IAN JAY****6-C-26-DP**

0, 8703, 8707 Joe Daniels Road; 0 W Emory Road / Parcel ID 076 009, 00901; 089 044, 193. Proposed use: Multi-dwelling and commercial development in PR(k) (Planned Residential with conditions) up to 3 du/ac district. Commission District 6.

11. STAFF RECOMMENDATION

Item No.**File No.**

Postpone for 90 days to the December 10, 2026
Planning Commission meeting, as requested by the
applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING**32. JARED STORY****9-A-26-DP**

9601 Shelby Leigh Lane / Parcel ID 100 02604. Proposed use:
Detached single-family house in PR (Planned Residential) up to 2
du/ac district. Commission District 8.

Speaking:

Jared Story, 735 Wade Rd., Seymour, TN
James Milner, 9550 Guinness Dr., Kodak, TN

11. STAFF RECOMMENDATION

Approve the development plan for one detached
residential lot, subject to 6 conditions.

**12. MOTION (HILL) AND SECOND (PEREZ) WERE MADE TO
APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****USES ON REVIEW****33. 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

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.

POSTPONED 30 DAYS EARLIER IN THE MEETING**34. HUNTER FORTNER****9-B-26-UR**

7513 Mary Lay Lane / Parcel ID 061 06504. Proposed use: Dog
boarding facility in A (Agricultural) District. Commission District 8.

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

Deny the request for a dog boarding facility in the A (Agricultural) zone because the request does not meet the criteria for use-on-review approval, and it will adversely impact surrounding residential properties.

WITHDRAWN EARLIER IN THE MEETING**PLANNED DEVELOPMENT**

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

35. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**8-J-26-OB**

The Chair will appoint members of the Commission to the Executive Committee for the 2026-2027 term.

Commissioner Huber announced the Executive Committee Members for the 2026-2027 term: Tim Hill, Marite Perez, Matthew Anderson, Rich Levenson, John Huber

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:24 P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

Item No.

File No.

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