

# Agenda

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

**AP**..... Automatically Postponed  
**P**.....Vote on to be Postponed  
**AW**.....Automatically Withdrawn  
**W**..... Vote on to be Withdrawn  
**T** (*A list of Tabled items may be seen at the end of this Agenda*) ..... Vote on to be Tabled  
**U** ..... Vote on to be Removed from the Table  
**C**..... Heard on Consent requiring a vote

Items recommended for approval on consent are marked with a C and will be considered under one motion to approve *at the beginning of the meeting*. If you would like to discuss an item marked with a C, you must be present at the meeting and request that it be removed immediately following the reading of the list by the Chair. The consent list will be posted by noon on Wednesday before the meeting.

For information regarding any agenda item, please visit our web site at [knoxplanning.org/agenda](https://knoxplanning.org/agenda). If you are not an applicant and you are interested in speaking during the meeting about a specific agenda item, visit [knoxplanning.org/act](https://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to submit your request.

Item No.	File No.
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1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
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2.	C	APPROVAL OF APRIL 10, 2025 AGENDA
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3.	C	APPROVAL OF MARCH 13, 2025 MINUTES
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4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED
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# City of Knoxville

## ORDINANCE AMENDMENTS

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<b>5.</b>	<b>C</b>	<b>R. BENTLEY MARLOW</b> Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape.	<b>8-E-23-OA</b>
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<b>6.</b>	<b>P</b>	<b>KNOXVILLE-KNOX COUNTY PLANNING</b> (30 Days) Consideration of amendments to Article 2.4.O.3.c, adding duplexes to this standard to treat the minimum interior setback like those of townhouses, and to Articles 4.3, 5.3, and 6.3, adding or revising minimum lot size and lot width requirements for duplexes as applicable.	<b>3-A-25-OA</b>
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## FINAL SUBDIVISIONS

*None*

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

## LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

**Item No.****File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

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|------------|---|-------------------|
| <b>7.</b>  | <b>PARKER BARTHOLOMEW</b><br>912 W Emerald Avenue / Parcel ID 081OL006, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).                             | <b>11-H-24-RZ</b> |
| <hr/>      |   |                   |
| <b>8.</b>  | <b>P</b><br>(30 Days)<br><b>STEFAN CLAAR-1222 DEVELOPMENT</b><br>4817, 4823 Rutledge Pike / Parcel ID 071HA004, 005, Council District 4.  |                   |
| <hr/>      |   |                   |
|            | <b>A. EAST CITY SECTOR PLAN AMENDMENT</b><br>From LI (Light Industrial) to HI (Heavy Industrial).   | <b>4-A-25-SP</b>  |
| <hr/>      |   |                   |
|            | <b>B. ONE YEAR PLAN AMENDMENT</b><br>From LI (Light Industrial) to HI (Heavy Industrial).   | <b>4-A-25-PA</b>  |
| <hr/>      |   |                   |
|            | <b>C. REZONING</b><br>From I-G (General Industrial) to I-H (Heavy Industrial).  | <b>4-A-25-RZ</b>  |
| <hr/>      |   |                   |
| <b>9.</b>  | <b>C</b><br><b>GARRETT JERNIGAN</b><br>1608, 1612, 1616 Eighth Avenue / Parcel ID 082HG038, 039, 040, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).                 | <b>4-F-25-RZ</b>  |
| <hr/>      |   |                   |
| <b>10.</b> | <b>C</b><br><b>BRANDON BOLDING</b><br>6907 Central Avenue Pike / Parcel ID 057 078, Council District 5. Rezoning from C-G-1 (General Commercial), F (Floodplain Overlay) to C-H-1 (Highway Commercial), F (Floodplain Overlay). | <b>4-G-25-RZ</b>  |

11.

**ALEX BOTEZAT**

4423 Ball Camp Pike / Parcel ID 093CA021, Council District 3.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

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

**4-C-25-SP**

**B. ONE YEAR PLAN AMENDMENT**

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

**4-B-25-PA**

**C. REZONING**

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

**4-K-25-RZ**

12. C

**NORTHCREEK RENOVATION AND CONSTRUCTION, LLC**

0, 6714 Keck Road / Parcel ID 068 04802, 04804, Council District 3. Rezoning from C-H-2 (Highway Commercial) to C-G-1 (General Commercial).

**4-L-25-RZ**

13. AP  
(30 Days)

**LINDA GASS**

7504 Granda Drive / Parcel ID 106JB012, Council District 3.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

**4-B-25-SP**

**B. ONE YEAR PLAN AMENDMENT**

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

**4-C-25-PA**

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**C. REZONING**

**4-P-25-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

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**14. C**

**KATHRYN GREER**

**4-Q-25-RZ**

305 Randolph Street; 600 E Magnolia Avenue; 611 E Depot Avenue / Parcel ID 095AM00401, 00402, & 008, Council Districts 6. Rezoning from I-MU (Industrial Mixed-Use) to DK-W (Downtown Knoxville-Warehouse Subdistrict).

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**15. P**

(30 Days)

**AMY SHERRILL**

4301, 4311 Kingston Pike / Parcel ID 107LA017, 01801, Council District 2.

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**A. WEST CITY SECTOR PLAN AMENDMENT**

**4-D-25-SP**

From LDR (Low Density Residential), HP (Hillside Protection) to MU-SD / MU-WC-1 (Mixed-Use Special District, Bearden Village), HP (Hillside Protection).

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**B. ONE YEAR PLAN AMENDMENT**

**4-D-25-PA**

From LDR (Low Density Residential), HP (Hillside Protection) to MU-SD MU-WC-1 (Mixed-Use Special District, Bearden Village), HP (Hillside Protection).

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**C. REZONING**

**4-R-25-RZ**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to C-G-1 (General Commercial), HP (Hillside Protection Overlay).

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**16. C**

**J SCOTT BUSBY, AIA**

**4-S-25-RZ**

1908 Grand Avenue / Parcel ID 094NB004, Council District 1. Rezoning from C-N (Neighborhood Commercial) to I-MU (Industrial Mixed-Use).

**17. C**

**MIKE BALLINGER**

4602 Millertown Pike / Parcel ID 059ME005, Council District 4.

**A. EAST CITY SECTOR PLAN AMENDMENT**

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

**4-E-25-SP**

**B. ONE YEAR PLAN AMENDMENT**

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

**4-E-25-PA**

**C. REZONING**

From O (Office) to RN-4 (General Residential Neighborhood).

**4-T-25-RZ**

**18.**

**REGINALD BELL**

3309 Boyds Bridge Pike / Parcel ID 082LG001, Council District 6.

**A. EAST CITY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

**4-F-25-SP**

**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

**4-F-25-PA**

**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay).

**4-U-25-RZ**

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|----------------------------|---|------------------|
| <b>19. AP</b><br>(30 Days) | <b>RALPH SMITH, PLS</b><br>0 Snowood Drive / Parcel ID 058GB029, Council District 4.<br>Rezoning from RN-1 (Single-Family Residential<br>Neighborhood) to RN-2 (Single-Family Residential<br>Neighborhood). | <b>4-W-25-RZ</b> |
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CONCEPTS/SPECIAL USES

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|---------------------------|--|------------------|
| <b>20. P</b><br>(30 Days) | <b>355 SOUTH GALLAHER VIEW RD</b><br>355 S Gallaher View Road / Parcel ID 120PA00503, Council<br>District 2. | <b>3-SF-25-C</b> |
|---------------------------|--|------------------|

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|---------------|--|------------------|
| <b>21. AW</b> | <b>RESUBDIVISION OF RICHMOND<br/>HEIGHTS, LOT 5</b><br>2061 Sterchi Street / Parcel ID 094AJ019, Council District 3. | <b>3-SH-25-C</b> |
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|------------|--|------------------|
| <b>22.</b> | <b>1524 RIVERSIDE RD</b><br>1524 Riverside Road / Parcel ID 083PA009, Council District<br>6. | <b>3-SJ-25-C</b> |
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SPECIAL USES

*None*

PLANNED DEVELOPMENT

*None*

OTHER BUSINESS

*None*

## Knox County

### FINAL SUBDIVISIONS

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|--------------------------------|--|-----------|
| <b>23. C</b>                   | <b>FINAL PLAT OF MAYA HILLS</b><br>0, 11316 Hardin Valley Road / Parcel ID 117 03402, 033, 034 (part of), Commission District 6.   | 4-SA-25-F |
| <hr/>                          |  |           |
| <b>24. C</b>                   | <b>FINAL PLAT OF THE RESERVE AT THREE RIDGES PHASE 1 (FORMERLY INCLUDED RESUBDIVISION OF THE RESERVE AT THREE RIDGES LOT 134)</b><br>0 Millertown Pike / Parcel ID 050 202, Commission District 8. | 4-SB-25-F |
| <hr/>                          |  |           |
| <b>25. C</b>                   | <b>FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE II, SECTION C</b><br>521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.   | 4-SC-25-F |
| <hr/>                          |  |           |
| <b>26.</b>                     | <b>RESUBDIVISION OF LOTS 25, 27 &amp; 28 OF THE MEADOWLANDS</b><br>8017 Lett Road; 7715, 7721 Rocky Meadow Lane / Parcel ID 013 01621, 01622, 01623, Commission District 8.                        | 4-SD-25-F |
| <hr/>                          |  |           |
| <b>27.</b>                     | <b>RESUBDIVISION OF LOTS 1 AND 2 OF PROPERTY OF BILLY P. MOSIER</b><br>8546, 8550 Spangler Road / Parcel ID 149 07202, 07204, Commission District 9.   | 4-SE-25-F |
| <hr/>                          |  |           |
| <b>28. AP</b><br><br>(30 Days) | <b>FINAL PLAT OF SYCAMORE BREEZE ESTATES</b><br>2116, 2120 Tipton Station Road / Parcel ID 148 10804, 10806, Commission District 9.  | 4-SF-25-F |



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<b>29. C</b>	<b>FINAL PLAT OF BRAKEBILL RIDGE</b> 317, 319 Brakebill Road / Parcel ID 072DC00101, 002, Commission District 8.	<b>4-SG-25-F</b>
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<b>30. AP</b>  (30 Days)	<b>FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION PHASE III, SECTION B</b> 521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.	<b>4-SH-25-F</b>
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**STREET NAME/SUBDIVISION NAME CHANGES**

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<b>31. C</b>	<b>CATHY OLSEN / KNOX COUNTY ENGINEERING AND PUBLIC WORKS</b> Change the street name of “Coward Mill Rd.” to “George Coward Ln.” from the northeast corner of Parcel 090 075 north to its terminus, Commission District 6.	<b>4-A-25-SNC</b>
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<b>32. C</b>	<b>CATHY OLSEN / KNOX COUNTY ENGINEERING AND PUBLIC WORKS</b> Change the street name of “Coward Mill Rd.” to “Bull Elk Ln.” from a point approximately 375' west of Sycamore Creek Ln near the southwest corner of parcel 090 072 west to its terminus, Commission District 6.	<b>4-B-25-SNC</b>
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**PLANS, STUDIES, REPORTS**  
*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**  
*None*

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**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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<b>33.</b>	<b>BENJAMIN C. MULLINS</b> 0, 3110 Gray Hendrix Road; 7551 Oak Ridge Highway / Parcel ID 091 018, 019, 02103 (part of), Commission District 6.
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**A. COUNTY COMPREHENSIVE PLAN  
AMENDMENT**

**2-A-25-PA**

From RC (Rural Conservation) to TN (Traditional Neighborhood) for the portion of the parcel 091 018 designated as RC (Rural Conservation).

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**B. REZONING**

**2-H-25-RZ**

From CA (General Business), A (Agricultural) to PR (Planned Residential) up to 12 du/ac for the entire parcel(s).

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**34. P**  
(30 Days)

**BT DAVIS ENTERPRISES, LLC**

**2-B-25-RZ**

7009 Wright Road / Parcel ID 078JB03602, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4.5 du/ac.

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**35. C**

**SAM R & LENORA M ENSOR**

**4-B-25-RZ**

1311 Greenwell Drive / Parcel ID 037 09502, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**36. C**

**VYACHESLAV DULLCO**

**4-C-25-RZ**

754 S Gallaher View Road / Parcel ID 133 018, Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**37. C**

**JEAN L. ROOT**

**4-D-25-RZ**

0, 4524 Bud McMillan Road / Parcel ID 040KA002, 001 (part of), Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**38. C**

**NOAH HUDSON**

**4-E-25-RZ**

6100 Lacy Road / Parcel ID 068JA011, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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|--------------|---|------------------|
| <b>39. C</b> | <b>JUSTIN VAUGHN</b><br>8216 Norris Freeway / Parcel ID 028 01702, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac. | <b>4-H-25-RZ</b> |
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| <b>40. C</b> | <b>TRUELINE LAND SURVEYING, LLC</b><br>1311 W Beaver Creek Drive / Parcel ID 056 131, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential). | <b>4-I-25-RZ</b> |
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|--------------|---|------------------|
| <b>41. W</b> | <b>1222 DEVELOPMENT LLC</b><br>8007 Ball Camp Pike / Parcel ID 091 206, Commission District 6. Rezoning from I (Industrial) to PR (Planned Residential) up to 24 du/ac and PR (Planned Residential) up to 12 du/ac. | <b>4-J-25-RZ</b> |
|--------------|---|------------------|
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- |              |   |                  |
|--------------|---|------------------|
| <b>42. C</b> | <b>JAMES MCKAMEY</b><br>5732 Ball Road / Parcel ID 091 180 , Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential). | <b>4-M-25-RZ</b> |
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|------------|---|------------------|
| <b>43.</b> | <b>JAMES I SMITH</b><br>0, 3516, 3518, 3524, & 3526 Maloney Road / Parcel ID 135 002, 003, 00301, 00601, & 00602, Commission Districts 4 and 9. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 2 du/ac, F (Floodway). | <b>4-N-25-RZ</b> |
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- |            |  |                  |
|------------|--|------------------|
| <b>44.</b> | <b>MESANA INVESTMENTS, LLC</b><br>8022 Hill Road / Parcel ID 028 132, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac. | <b>4-O-25-RZ</b> |
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<b>45.</b>	<b>1222 DEVELOPMENT LLC</b> 7324 Millertown Pike / Parcel ID 050 204, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 7.5 du/ac.	<b>4-V-25-RZ</b>
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<b>46. C</b>	<b>JIMMY E. HENDERLIGHT, SR.</b> 0 E Governor John Sevier Highway / Parcel ID 096 105, 106, Commission District 9. Rezoning from A (Agricultural) to CA (General Business).	<b>4-X-25-RZ</b>
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<b>47. C</b>	<b>BRAD PRUITT</b> 6125 Riverview Crossing Drive / Parcel ID 071 001, Commission District 8. Rezoning to remove previously approved conditions in the PC (Planned Commercial) District.	<b>4-Y-25-RZ</b>
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CONCEPTS/DEVELOPMENT PLANS

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<b>48.</b>	<b>FESYUK PROPERTY</b>	
<b>AW</b>	<b>A. CONCEPT SUBDIVISION PLAN</b> 7404 Willow Fork Lane / Parcel ID 038 122, Commission District 7.	<b>2-SB-25-C</b>
<b>C</b>	<b>B. DEVELOPMENT PLAN</b> Proposed use: Detached residential subdivision in A (Agricultural), PR (Planned Residential) up to 6 du/ac Districts.	<b>2-B-25-DP</b>

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<b>49.</b>	<b>ISABEL ESTATES</b> 0 Moonbeam Lane; 0 Night Shade Lane / Parcel ID 020KB068, 070, 071 , Commission District 8.	<b>3-SE-25-C</b>
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50.	<b>BELLTOWN</b> 4510, 4561 Market Bell Way / Parcel ID 066 121, 122, Commission District 6.	4-SA-25-C
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51. C	<b>RESUBDIVISION OF 360 SURVEYING &amp; MAPPING PROPERTY</b> 824 Midway Road; 9506, 9510 Thorn Grove Pike / Parcel ID 074 102, 103, 104 , Commission District 8.	4-SB-25-C
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52.	<b>THE PLAINS SUBDIVISION</b>	
	<b>A. CONCEPT SUBDIVISION PLAN</b> 0 Tribute Lane / Parcel ID 062 166, 16601, Commission District 8.	4-SC-25-C
	<b>B. DEVELOPMENT PLAN</b> Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4.5 du/ac District.	4-C-25-DP

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CONCEPTS/USES ON REVIEW  
*None*

DEVELOPMENT PLANS

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53.	<b>MARK C TUCKER</b> 3505, 3511 Duck Pond Way / Parcel ID 050IB03101, 03102 Proposed use: Single Family Homes in PR (Planned Residential) up to 4 du/ac District. Commission District 8.	3-B-25-DP
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54. C	<b>JAY COMBES</b> 3221 Solway Road / Parcel ID 089 118. Proposed use: Two single-family houses in PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay), F (Floodway) Districts. Commission District 6.	4-A-25-DP
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| <b>55. C</b> | <b>RIVERGATE, LLC</b><br>0 S Northshore Drive / Parcel ID 154 082. Proposed use:<br>Detached residential house in PR (Planned Residential) up<br>to 4 du/ac District. Commission District 5. | <b>4-B-25-DP</b> |
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USES ON REVIEW  
*None*

PLANNED DEVELOPMENT  
*None*

ORDINANCE AMENDMENTS  
*None*

OTHER BUSINESS

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|------------|---|------------------|
| <b>56.</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING COMMISSION</b><br>The Planning Commission Chair will appoint a nominating<br>committee for Planning Commission Officers for the 2025-<br>2026 term. | <b>4-A-25-OB</b> |
|------------|---|------------------|

## Adjournment

**Item No.****File No.****TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY  
IN ORDER OF TABLED DATE**

Actions to remove items from the table are heard under Agenda Item 4.

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- |       |  |                  |
|-------|--|------------------|
| 1.    | <b>YASSIN TEROU / AMERICAN DREAM<br/>DEVELOPMENT LLC</b><br>0, 10205, 10211 Westland Drive / Parcel ID 153DA02701,<br>027 02, 027. Proposed use: Two duplexes in RA (Low<br>Density Residential) District. Commission District 5. (Tabled<br>7/11/2024)                      | <b>6-A-24-UR</b> |
| <hr/> |  |                  |
| 2.    | <b>LEAH METCALF</b><br>0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601,<br>002 and 003. Proposed use: Duplex development in RN-2<br>(Single-Family Residential Neighborhood), HP (Hillside<br>Protection Overlay) Districts. Council District 3. (Tabled<br>7/11/2024) | <b>5-C-24-SU</b> |
| <hr/> |  |                  |
| 3.    | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>Consideration of an amendment to Appendix H of the<br>Comprehensive Plan, Place Types and Zoning Matrix.<br>(Tabled 8/8/2024)   | <b>8-A-24-CP</b> |
| <hr/> |  |                  |
| 4.    | <b>ANDREW THOMAS</b><br>1210 W Parkway Avenue / Parcel ID 069AD01101, Council<br>District 5. (Tabled 10/3/2024)  |                  |
| <hr/> |  |                  |
|       | <b>A. NORTH CITY SECTOR PLAN AMENDMENT</b><br>From LDR (Low Density Residential) to MDR (Medium<br>Density Residential).   | <b>7-G-24-SP</b> |
| <hr/> |  |                  |
|       | <b>B. ONE YEAR PLAN AMENDMENT</b><br>From LDR (Low Density Residential) to MDR (Medium<br>Density Residential).  | <b>7-G-24-PA</b> |

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**C. REZONING**

**7-P-24-RZ**

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

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5.

**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)

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6.

**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. (Tabled  
1/9/2025)

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7.

**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)

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8.

**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)