

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AW	Automatically Withdrawn
W	Vote on to be Withdrawn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 agenda items, please visit 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 no later than Thursday at 9:00 a.m. before the meeting to submit your request.

Item No.		File No.
1.	ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
2.	C APPROVAL OF AUGUST 14, 2025 AGENDA	
3.	C APPROVAL OF JULY 10, 2025 MINUTES	
4.	C APPROVAL OF CORRECTION TO THE JUNE 12, 2025 MINUTES	
5.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

City of Knoxville

ORDINANCE AMENDMENTS

- | | | |
|-----------|---|------------------|
| 6. | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4.6, Middle Housing Standards, 9.1.D, General Use Regulations, 9.2, Use Matrix, 10.1.A, Site Development Standards, and 14.6, Design Review Board Powers. | 7-C-25-OA |
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| 7. | CITY OF KNOXVILLE
Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 14.4 Zoning Administrator Powers, 15.3 Vesting, and 16.12 Zoning Appeals to align vested rights with recent state law changes per Tenn. Code Ann. § 13-4-301 et seq. | 8-A-25-OA |

FINAL SUBDIVISIONS

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| 8. | RESUBDIVISION OF LOT 2 OF
SUBDIVISION OF PROPERTY OF JUHA
A WHITNEY L MIETTINEN
3146 Haggard Drive / Parcel ID 070JD00701, Council District 4. | 7-SD-25-F |
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| 9. | RESUBDIVISION OF PART OF LOT 2,
LOT 3 AND LOT 4, ANDERSON
ADDITION TO KNOXVILLE, TENN.
1120, 1124, 1128 N Central Street / Parcel ID 081MB001, 034, 035, Council District 4. | 8-SB-25-F |

STREET NAME CHANGES

None

Item No.

File No.

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

10.	GARRETT JERNIGAN 4628 Washington Pike / Parcel ID 070CD025, Council District 4. Rezoning from RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).	7-O-25-RZ
11. P (30 Days)	LEIGH BURCH 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).	8-C-25-RZ
12. C	CHRIS & SHERRY CRUMLEY 4913 Rowan Road / Parcel ID 069HA010, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).	8-D-25-RZ

13. C	SLEMONS MATHES 0 Inskip Road / Parcel ID 069AF00102, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).	8-G-25-RZ
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14.	CONSTRUCTION MANAGEMENT GROUP/DAVID PRESLEY 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).	8-H-25-RZ
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15.	FRANCO IRAKOZE 0 Wilson Road / Parcel ID 080ED00601, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single- Family Residential Neighborhood).	8-I-25-RZ
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16. C	CITY OF KNOXVILLE 0 N. Gallaher View Road / Parcel ID 119LA00116, Council District 2.	
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A. NORTHWEST CITY SECTOR PLAN AMENDMENT From N/A (no land use classification) to GC (General Commercial).	8-A-25-SP
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B. ONE YEAR PLAN AMENDMENT From N/A (no land use classification) to GC (General Commercial).	8-A-25-PA
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C. REZONING From N/A (no zone) to C-R-2 (Regional Commercial).	8-J-25-RZ
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17. C

CITY OF KNOXVILLE

2814 Dresser Road / Parcel ID 122OJ003, Council District 6.

**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT**

From N/A (no land use classification) to MU-SD (Mixed Use Special District).

8-B-25-SP

B. ONE YEAR PLAN AMENDMENT

From N/A (no land use classification) to MU-SD (Mixed Use Special District).

8-B-25-PA

C. REZONING

From N/A (no zone) to C-G-1 (General Commercial).

8-K-25-RZ

CONCEPTS/SPECIAL USES

18.

0 LOCUST HILL LANE

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

7-SB-25-C

SPECIAL USES

19.

TYLER STINNETT

0 Wallwood Road (formerly known as 5708 Wallwood Road) / Parcel ID 068KH031. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 5.

6-F-25-SU

20.

MAINLAND MCA KNOXVILLE

962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Removal of a previously approved Planned District designation (C) in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) Districts. Council District 2.

8-A-25-SU

21. C	FORREST KIRKPATRICK 1547 Clinch Avenue / Parcel ID 094MJ017. Proposed use: Eating and Drinking Establishment in C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay) Districts. Council District 1.	8-B-25-SU
22. C	STEVE W ABBOTT JR 0 Landview Drive / Parcel ID 082LF002. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) (pending) District. Council District 6.	8-C-25-SU
23. C	LARRY D WRIGHT 3724 Skyline Drive / Parcel ID 083AF015. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 6.	8-D-25-SU
24.	LYNN HOLT 2002 Thunderhead Road / Parcel ID 154 09813 (partial). Proposed use: Drive-through facility for financial institution in C-R-2 (Regional Commercial), (C) (Previously Approved Plan District) Districts. Council District 2.	8-E-25-SU
25. C	LYNN HOLT 3634 E Magnolia Avenue / Parcel ID 082DS007. Proposed use: Drive-through facility for financial institution in C-G-2 (General Commercial) District. Council District 6.	8-F-25-SU
26. C	JONATHAN TORRES 202, 204 Cedar Lane; 307 Shasta Drive / Parcel ID 068LD013, 014, 023. Proposed use: Drive-through facility for retail establishment in C-G- 1 (General Commercial), O (Office) Districts. Council District 5.	8-G-25-SU

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

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| 27. C | AMY SHERRILL
4333 Galbraith School Road / Parcel ID 109KG023. Proposed use: Preliminary plan for a residential development as an adaptive reuse of a historic structure in RN-1 (Single-Family Residential Neighborhood) District. Council District 1. | 8-A-25-PD |
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OTHER BUSINESS

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| 28. AW | BRENT LONG
1013 Phillips Ave / Parcel ID 095OB020. Level III Alternative Compliance Review in the SW-2 (South Waterfront) District for a proposed non-compliant driveway entrance on principal frontage. Council District 1. | 7-A-25-OB |
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| 29. C | KNOXVILLE-KNOX COUNTY PLANNING
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 3714 Whittle Springs Road. | 8-A-25-OB |
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| 30. | R. BENTLEY MARLOW
1214 Callaway Street / Parcel ID 094FQ017. Appeal of an administrative decision to deny a Middle Housing request. Council District 6. | 8-B-25-OB |
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| 31. | R. BENTLEY MARLOW
1403 Moses Avenue / Parcel ID 094FV027. Appeal of an administrative decision to deny a Middle Housing request. Council District 6. | 8-C-25-OB |
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Knox County

FINAL SUBDIVISIONS

32. P (30 Days)	FINAL PLAT OF ISABEL ESTATES, PHASE 2 0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8.	12-SA-24-F
33. C	FINAL PLAT OF IRWIN ACRES 0 E Emory Road / Parcel ID 021 066, Commission District 8.	8-SA-25-F
34.	REPLAT OF LOT 11, CAMPBELL PARK SUBDIVISION, UNIT 2 1114 N Campbell Station Road / Parcel ID 130JE00102, Commission District 6.	8-SC-25-F

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

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

35. P

(30 Days)

MATTHEW L TINKHAM, JR9123 S Northshore Drive / Parcel ID 155 00302,
Commission District 4.**A. COUNTY COMPREHENSIVE PLAN
AMENDMENT**From SR (Suburban Residential), HP (Hillside Protection)
to CC (Corridor Commercial), HP (Hillside Protection).**5-C-25-PA****B. REZONING**

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

5-E-25-RZ**36.****BENJAMIN C MULLINS**205 N Wooddale Road / Parcel ID 062 047, Commission
District 8. Rezoning from PR (Planned Residential) up to 2
du/ac to PR (Planned Residential) up to 7 du/ac.**7-M-25-RZ****37.****DAMON & DAGAN GREENE**0 E Emory Road / Parcel ID 020 12004, Commission District
8. Rezoning from A (Agricultural) to PR (Planned Residential)
up to 5 du/ac.**8-A-25-RZ****38. C****GEORGE W HICKS**6447 Rutledge Pike / Parcel ID 060 13113, Commission
District 8. Rezoning from A (Agricultural) to CA (General
Business).**8-B-25-RZ****39. C****NOAH ROBBINS**0, 7740, 7744 Tazewell Pike / Parcel ID 013 050, 051, 021,
080, Commission District 8. Rezoning from A (Agricultural)
to RA (Low Density Residential).**8-E-25-RZ**

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| 40. | C | BASECAMP RENTALS, INC. & CCG
AUTO, LLC
2107 Tipton Station Road / Parcel ID 148 109, Commission
District 9. Rezoning from A (Agricultural), PR (Planned
Residential) up to 4 du/ac to RA (Low Density Residential). | 8-F-25-RZ |
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CONCEPTS/DEVELOPMENT PLANS

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| 41. | | CAMP FOX SUBDIVISION | |
| | | A. CONCEPT SUBDIVISION PLAN
0 Bays Mountain Road / Parcel ID 126 13803,
Commission District 9. | 8-SA-25-C |
| | | B. DEVELOPMENT PLAN
Proposed use: 9 residential lots in PR (Planned
Residential) up to 3 du/ac District. | 8-E-25-DP |
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| 42. | C | VALIARIANO PROPERTY ON BALL
CAMP PIKE | |
| | | A. CONCEPT SUBDIVISION PLAN
7507 Ball Camp Pike / Parcel ID 091 20103, Commission
District 6. | 8-SB-25-C |
| | | B. DEVELOPMENT PLAN
Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with condition) up to 8 du/ac
District. | 8-G-25-DP |

43. **THE WILLOWS AT BEAVER CREEK
(FORMERLY KNOWN AS WEST
BEAVER CREEK)**

A. CONCEPT SUBDIVISION PLAN

8-SC-25-C

0, 2528, 2536 W Beaver Creek Drive / Parcel ID 067
055, 061, 062, Commission District 7.

B. DEVELOPMENT PLAN

8-H-25-DP

Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with conditions) up to 12 du/ac
and PR (Planned Residential) up to 12 du/ac.

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

44. C DONNA TARPLEY

8-B-25-DP

7730 Westland Drive / Parcel ID 133CB003. Proposed use:
Detached single-family dwelling in PR(k) (Planned
Residential with conditions) up to 5 du/ac District.
Commission District 4.

45. C ADAM & ASHLEY FERNANDEZ

8-C-25-DP

12321 Buttermilk Road / Parcel ID 129 10901. Proposed
use: 2 single family houses in PR (Planned Residential) up to
2 du/ac District. Commission District 3.

46. C	STEVENS, OSBORNE, SHAMBACH 5910, 5914 Honeycrisp Road, 7400 Emory Orchard Lane / Parcel ID 078BE062, 061, 067 Proposed use: Reduction of peripheral setbacks from 35 ft to 20 ft. in PR (Planned Residential) up to 4 du/ac District. Commission District 6.	8-D-25-DP
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47. C	ZAHEER AHMED 9708 Westland Drive / Parcel ID 144OA003. Proposed use: Medical offices in PC (Planned Commercial) District. Commission District 5.	8-F-25-DP
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USES ON REVIEW

48. P (30 Days)	YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC 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.	6-A-24-UR
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49. AP (30 Days)	MARBLE CITY INVESTMENTS, LLC 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.	8-A-25-UR
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PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS
None

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. | ANDREW THOMAS
1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024) | |
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| | A. NORTH CITY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR (Medium Density Residential). | 7-G-24-SP |
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| | B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR (Medium Density Residential). | 7-G-24-PA |
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| | C. REZONING
From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood). | 7-P-24-RZ |
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| 2. | CAR CONNEXION COMPLETE AUTO REPAIR
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) | 9-A-24-SU |
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| 3. | DONALD EPPERLY, JDK PROPERTIES
0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025) | 10-A-24-UR |
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| 4. | IURA BORDEI
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) | 2-A-25-SU |

5.

LINDA GASS

7504 Granda Drive / Parcel ID 106JB012, Council District 3.
(Tabled 5/8/2025)

**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

C. REZONING

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

4-P-25-RZ

6.

TRACY SMITH

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)

5-D-25-DP

7.

HEYOH DESIGN & DEVELOPMENT

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)

12-A-24-PD