

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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.

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| Item No. | File No. |
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| 1. | | ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE |
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| 2. | C | APPROVAL OF JULY 10, 2025 AGENDA |
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| 3. | C | APPROVAL OF JUNE 12, 2025 MINUTES |
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| 4. | C | APPROVAL OF JUNE 10, 2025 ANNUAL MEETING MINUTES |
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| 5. | | POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED |
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City of Knoxville

ORDINANCE AMENDMENTS

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| 6. | CITY OF KNOXVILLE Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 12, Landscape. | 7-A-25-OA |
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| 7. | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 5, Commercial and Office Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking. | 7-B-25-OA |
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| 8. | 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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| 9. C | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4 adding Section 4.7, Cottage Courts, and amending Article 2.3, Definitions, and Article 9.2, Use Matrix. | 7-D-25-OA |
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| 10. C | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Knoxville City Code, Article 17.3, Non-Conforming Lot of Record. | 7-E-25-OA |

Item No.

File No.

FINAL SUBDIVISIONS

11. AP

**RESUBDIVISION OF JUHA A WHITNEY
L MIETTINEN PROPERTY - LOT 2**

7-SD-25-F

(30 Days)

3146 Haggard Drive / Parcel ID 070JD00701, Council District
4.

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**

12. C**ANDREW OSAKUE**

1108 Beaumont Avenue / Parcel ID 094CR00103, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT
From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

7-A-25-SP

B. ONE YEAR PLAN AMENDMENT
From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

7-A-25-PA

C. REZONING
From RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial).

7-A-25-RZ

13. C**SAVANNAH REYES-DIXON**

0, 308, 314 W Inskip Drive / Parcel ID 068MC005, 00501, 008, 009, Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential), SP (Stream Protection) to MDR (Medium Density Residential), SP (Stream Protection).

7-B-25-SP

B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential), SP (Stream Protection) to MDR (Medium Density Residential), SP (Stream Protection).

7-B-25-PA

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

7-B-25-RZ

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| 14. | AURORA INC. 0 Pipkin Lane / Parcel ID 131 147 (partial), Council District 2. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay). | 7-C-25-RZ |
| 15. C | RAJPAUL CHEEMA 0 Bernhurst Drive / Parcel ID 058FA046, 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). | 7-D-25-RZ |
| 16. | STEVE W ABBOTT JR 0 Landview Drive / Parcel ID 082LF002, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood). | 7-E-25-RZ |
| 17. C | REGINALD BELL 3950 Linden Avenue / Parcel ID 070MF011, Council District 6. Rezoning from C-G-2 (General Commercial) to RN-4 (General Residential Neighborhood). | 7-F-25-RZ |
| 18. C | BRIAN EWERS 5552 Washington Pike / Parcel ID 059 010, Council District 4. | |
| | A. NORTH CITY SECTOR PLAN AMENDMENT From LI (Light Industrial) to CC (Community Commercial). | 7-C-25-SP |
| | B. ONE YEAR PLAN AMENDMENT From LI (Light Industrial) to CC (Community Commercial). | 7-C-25-PA |
| | C. REZONING From I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay) to C-G- 1 (General Commercial), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay). | 7-G-25-RZ |

19.

DANIEL LEVY

2301 Sevier Avenue / Parcel ID 109BD006, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to NC (Neighborhood Commercial), HP (Hillside Protection).

7-D-25-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to NC (Neighborhood Commercial), HP (Hillside Protection).

7-D-25-PA

C. REZONING

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial), HP (Hillside Protection Overlay).

7-J-25-RZ

20. C

PATRICIA CRAIG

2515 N Central Street / Parcel ID 081GD03501, Council District 5. Rezoning from C-G-2 (General Commercial) to C-G-2 (General Commercial), H (Historic Overlay).

7-N-25-RZ

21. P
(30 days)

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

22.

HEYOH ARCHITECTURE

118 Twentieth Street / Parcel ID 094NB012, 013, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

7-E-25-SP

From MU-SD/ MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood) to MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood).

B. ONE YEAR PLAN AMENDMENT

7-E-25-PA

From MU-SD / MU-CC17 (Mixed Use-Special District, Fort Sanders Neighborhood) to MU-SD / MU-CC16 (Mixed Use-Special District, Fort Sanders Neighborhood).

C. REZONING

7-P-25-RZ

From RN-5 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

CONCEPTS/SPECIAL USES

23. C

MONTEREY OAKS SUBDIVISION PHASE 1

7-SA-25-C

0 Monterey Road / Parcel ID 068PC01418, Council District 3.

24. P

(30 Days)

0 LOCUST HILL LANE

7-SB-25-C

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

Item No.**File No.****SPECIAL USES**

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| 25. C | TIGER VENTURES LLC 0 Avenue C / Parcel ID 123HN003. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 6-C-25-SU |
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| 26. P (30 Days) | TYLER STINNETT 5708 Wallwood Road / Parcel ID 068KH031. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (Hillside Protection Overlay) Districts. Council District 5. | 6-F-25-SU |

PLANNED DEVELOPMENT

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| 27. | 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. | 12-A-24-PD |
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OTHER BUSINESS

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| 28. P (30 Days) | 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. | 7-A-25-OB |
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| 29. AW | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to Knoxville-Knox County Planning Financial Policies and Procedures. | 7-B-25-OB |

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| 30. | AW | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to Knoxville-Knox County Planning Internal Control Manual. | 7-C-25-OB |
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| 31. | C | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Knoxville-Knox County Planning Commission Administrative Rules and Procedures, Article I, Section 4, Public Comments. | 7-D-25-OB |
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| 32. | C | CITY OF KNOXVILLE Consideration of Plans of Service for 0 N Gallaher View Road, Parcel ID 119LA00116. | 7-E-25-OB |
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| 33. | C | CITY OF KNOXVILLE Consideration of Plans of Service for 2814 Dresser Road, Parcel ID 122OJ003. | 7-F-25-OB |

Knox County

FINAL SUBDIVISIONS

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| 34. | FINAL PLAT OF DUNCAN FARM SUBDIVISION 0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4. | 5-SA-25-F |
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| 35. C | FINAL PLAT OF BELLTOWN, PHASE III 4510 Market Bell Way / Parcel ID 066 121 (partial), Commission District 6. | 7-SA-25-F |
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| 36. C | FINAL PLAT OF EBENEZER SUBDIVISION 0 Ebenezer Road / Parcel ID 132 03701 , Commission District 3. | 7-SB-25-F |
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| 37. C | FINAL PLAT OF THE ENCLAVE AT HARVEY, UNIT 1 1630 Harvey Road / Parcel ID 169 009 (partial), Commission District 5. | 7-SC-25-F |
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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**

38.**THOMAS BRANDON**

8606 Asheville Highway / Parcel ID 062 251, Commission District 8.

AW**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

From TCMU (Town Center Mixed-use) to MHI (Mining and Heavy Industrial).

5-B-25-PA**B. REZONING**

From A (Agricultural), CA (General Business) to PC (Planned Commercial).

5-D-25-RZ**39. P**

(30 days)

MATTHEW L TINKHAM, JR

9123 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**40.****DEWAYNE HICKS**

0 Lovell Road / Parcel ID 118 01203, Commission District 3.
Rezoning from CN(k) (Neighborhood Commercial with conditions), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).

5-F-25-RZ

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| 41. | JUSTIN FORD 5240 Schaad Road / Parcel ID 091 18617, Commission District 6. Rezoning from A (Agricultural) to CN (Neighborhood Commercial). | 5-I-25-RZ |
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| 42. C | JASON STRANGE 7936, 7944, 7952 Hill Road / Parcel ID 028 142, 143, 146, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential). | 7-H-25-RZ |
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| 43. C | SOUTHERN STANDARD ENTERPRISES LLC 6933 Beeler Road / Parcel ID 020MD005, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential). | 7-I-25-RZ |
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| 44. W | JONATHAN CAMPBELL 6789 Oak Ridge Highway / Parcel ID 079 04901, Commission District 6. Rezoning from A (Agricultural) to CA (General Business). | 7-K-25-RZ |
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| 45. C | NOE SANCHEZ 323 Brakebill Road / Parcel ID 072 210, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential). | 7-L-25-RZ |
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| 46. AP (30 Days) | 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 |
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| 47. | JOPA PROPERTIES, LLC 0 Ball Road / Parcel ID 078 254, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac. | 7-Q-25-RZ |
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CONCEPTS/DEVELOPMENT PLANS

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| 48. AW | THE RIDGE AT NEALS LANDING | |
| | A. CONCEPT SUBDIVISION PLAN 0 Limelight Lane / Parcel ID 061 071, Commission District 8. | 11-SD-24-C |
| | B. DEVELOPMENT PLAN Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District. | 11-F-24-DP |

CONCEPTS/USES ON REVIEW
None

DEVELOPMENT PLANS

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| 49. C | LJA ENGINEERING 0, 1935 E Governor John Sevier Highway / Parcel ID 111 03605, 058. Proposed use: Revision to a previously approved development plan in PR(k) (Planned Residential) up to 4.5 du/ac and 3.9 du/ac Districts. Commission District 9. | 7-A-25-DP |
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| 50. C | KHALID ALSHIBLI 442 Fox Road / Parcel ID 143 111 Proposed use: 3 single family house lots in PR (Planned Residential), up to 3 du/ac District. Commission District 3. | 7-B-25-DP |

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| 51. C | DAVID BLAZIER 1826 E Governor John Sevier Highway / Parcel ID 111 05602. Proposed use: Single family house in PR(k) (Planned Residential) up to 2 du/ac District. Commission District 9. | 7-C-25-DP |
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USES ON REVIEW

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| 52. 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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| 53. | JEREMIAH COTTLE 2418 E Gallaher Ferry Road / Parcel ID 116 06710. Proposed use: Dog boarding and training facility in A (Agricultural) District. Commission District 6. | 6-A-25-UR |
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PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS

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| 54. | KNOXVILLE-KNOX COUNTY PLANNING COMMISSION The Chair will appoint members of the Commission to the Executive Committee for the 2025-2026 term. | 7-G-25-OB |
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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. | W | LEAH METCALF 0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024) | 5-C-24-SU |
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| 2. | W | KNOXVILLE-KNOX COUNTY PLANNING Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024) | 8-A-24-CP |
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| 3. | 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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| 5. | | <p>CAR CONNEXION COMPLETE AUTO REPAIR</p> <p>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)</p> | <p>9-A-24-SU</p> |
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| 6. | U | <p>FINAL PLAT OF ISABEL ESTATES, PHASE 2</p> <p>0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8. (Tabled 1/9/2025)</p> | <p>12-SA-24-F</p> |
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| 7. | | <p>DONALD EPPERLY, JDK PROPERTIES</p> <p>0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)</p> | <p>10-A-24-UR</p> |
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| 8. | | <p>IURA BORDEI</p> <p>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)</p> | <p>2-A-25-SU</p> |
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| 9. | | <p>LINDA GASS</p> <p>7504 Granda Drive / Parcel ID 106JB012, Council District 3. (Tabled 5/8/2025)</p> | |
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| | | <p>A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT</p> <p>From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> | <p>4-B-25-SP</p> |
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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

10.

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