

May 8, 20251:30 P.M. | Main Assembly Room
City County Building

Consent Approval List

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. Items are listed in the order they appear on the Agenda.

2. C APPROVAL OF MAY 8, 2025 AGENDA

3. C APPROVAL OF APRIL 10, 2025 MINUTES

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| 6. C | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling. | 5-A-25-OA |
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| 15. C | SAVANNAH REYES-DIXON
1203 Murray Drive / Parcel ID 068PA018, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay). | 5-O-25-RZ |
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| 16. C | BHAJAN SINGH
1501 N Cherry Street / Parcel ID 082GA006, Council District 6. Rezoning from I-G (General Industrial) to C-H-1 (Highway Commercial). | 5-S-25-RZ |
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Item No.**File No.**

18. C	TIM MINOR 2904 Chapman Highway / Parcel ID 109HB00701. Proposed use: Drive-thru restaurant in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Commission District 1.	3-B-25-SU
21. C	TIFFANY DOWDY 8025 Kingston Pike / Parcel ID 120IA00301. Consideration of an additional detached sign in the C-H-1 (Highway Commercial) district in accordance with Article 13.9.F.5.e.	5-B-25-OB
22. C	CITY OF KNOXVILLE Consideration of approval of the FY 2026-2031 Knoxville Capital Improvements Program including the FY 2026 Capital Improvements Budget.	5-C-25-OB
23. C	FINAL PLAT OF SYCAMORE ESTATES (FORMERLY KNOWN AS SYCAMORE BREEZE ESTATES) 2116, 2120 Tipton Station Road / Parcel ID 148 10804, 10806, Commission District 9.	4-SF-25-F
26. C	FINAL PLAT OF RESERVE AT HICKORY CREEK UNIT 3 2088 Hickory Reserve Road; 2001 Marietta Church Road #UC / Parcel ID 129 037, 03702, Commission District 6.	5-SB-25-F
27. C	FINAL PLAT OF PRICES POINT SUBDIVISION UNIT 1 0, 1935 E Governor John Sevier Highway / Parcel ID 111 058, 03605 (part of), Commission District 9.	5-SC-25-F

Item No.**File No.**

33. C	DORIN MIAUN 2715 Bakertown Road / Parcel ID 105 204, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-H-25-RZ
37. C	GABRIELLA SHARMAN 9048 Middlebrook Pike / Parcel ID 105OC026 (part of), Commission District 3.	
	A. COUNTY COMPREHENSIVE PLAN AMENDMENT From CI (Civic and Institutional) to CMU (Corridor Mixed-use).	5-E-25-PA
	B. REZONING From RA (Low Density Residential) to CA (General Business).	5-L-25-RZ
38. C	NOAH HUDSON 2217 Shipetown Road / Parcel ID 042JD008, Commission District 8. Rezoning from A (Agricultural), CA (General Business) to RA (Low Density Residential).	5-M-25-RZ
42. C	MATTHEW REGAS 8718 Mascot Road / Parcel ID 052 002, Commission District 8.	
	A. COUNTY COMPREHENSIVE PLAN AMENDMENT From RL (Rural Living) to RA (Rural Agriculture).	5-G-25-PA
	B. REZONING From I (Industrial) to RA (Low Density Residential).	5-R-25-RZ

44.	C	SHIPE ROAD SUBDIVISION	
		A. CONCEPT SUBDIVISION PLAN 4923 Shipe Road / Parcel ID 040 166, Commission District 8.	5-SA-25-C
		B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.	5-E-25-DP
48.	C	PICKENS GAP ROAD SUBDIVISION	
		A. CONCEPT SUBDIVISION PLAN 0, 8922 Pickens Gap Road / Parcel ID 150 044, 04402, 04403, 04404, 04405, 04406, 04407 04408, 04409, 04410, 04411, 04412, 04413, 04414, 04415, 04416, Commission District 9.	5-SE-25-C
		B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 2 du/ac District.	5-J-25-DP
50.	C	CAFE INTERNATIONAL LLC C/O RANDY GUIANARD 7600 Ridgeview Road / Parcel ID 021 159 (part of). Proposed use: One single family lot in PR (Planned Residential) up to 2 du/ac District. Commission District 8.	5-B-25-DP
51.	C	DANIEL PADGET (PADGET PROPERTIES) 8015 Andersonville Pike / Parcel ID 028 075. Proposed use: 3 lot subdivision in PR (Planned Residential) up to 1.5 du/ac District. Commission District 8.	5-C-25-DP

Item No.**File No.**

53. C	ZEB BEASON 324, 326 W Ford Valley Road / Parcel ID 123MD008, 003 Proposed use: 3-lot subdivision in PR (Planned Residential) up to 2 du/ac District in the County, RN-1 (Single-Family Residential Neighborhood) District in the City. Commission District 9 and City Council District 1.	5-G-25-DP
54. C	RYAN LYNCH 0 Lantern Park Lane, 0 Hardin Valley Road / Parcel ID 116ME012, 00107. Proposed use: Resubdivision of common areas to create one additional lot in PR (Planned Residential) up to 3 du/ac District. Commission District 6.	5-K-25-DP
55. C	OLEG ZAYETS 1114 N Campbell Station Road / Parcel ID 130JE00102. Proposed use: Duplex in PR (Planned Residential) up to 4.4 du/ac District. Commission District 6.	5-L-25-DP
56. C	BOZHIDAR ENCHEV 5503 Luttrell Road / Parcel ID 039 255. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 8.	5-A-25-UR
57. C	JORDAN SPURLING Consideration of a similar use determination to allow a fitness center in the SC (Shopping Center) zone.	5-A-25-OB
