

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 OCTOBER 2, 2025 AGENDA	
3.	C APPROVAL OF SEPTEMBER 11, 2025 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

Knox County

FINAL SUBDIVISIONS

- | | | | |
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| 5. | C | <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.</p> | 12-SA-24-F |
| <hr/> | | | |
| 6. | C | <p>FINAL PLAT OF CATLETT COVE
SUBDIVISION AND RESUBDIVISION
OF LOT 1 OF CATLETT PLACE</p> <p>1141, 1151 Catlett Road / Parcel ID 130 160, 16001, Commission District 6.</p> | 10-SA-25-F |
| <hr/> | | | |
| 7. | C | <p>FINAL PLAT OF THE RESERVE AT
THREE RIDGES PHASE 2</p> <p>2543 Legg Creek Lane / Parcel ID 050 202 (partial), Commission District 8.</p> | 10-SB-25-F |
| <hr/> | | | |
| 8. | C | <p>FINAL PLAT OF BELHAVEN
SUBDIVISION PHASE 2</p> <p>0 Fairview Road / Parcel ID 021 04604, Commission District 8.</p> | 10-SC-25-F |
| <hr/> | | | |
| 9. | C | <p>FINAL PLAT OF THE ENCLAVE AT
HARVEY, PHASE 2</p> <p>1630 Harvey Road / Parcel ID 169 009 (partial), Commission District 5.</p> | 10-SD-25-F |
| <hr/> | | | |
| 10. | AW | <p>FINAL PLAT OF 11 W PROPERTIES
INC</p> <p>8917 Rutledge Pike / Parcel ID 042 064, Commission District 8.</p> | 10-SE-25-F |

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. C	JASON RANCE GOSSETT IV 8523 Asheville Highway / Parcel ID 62 22201 , Commission District 8. Rezoning from A (Agricultural) to CA (General Business).	10-C-25-RZ
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12. C	DAVID M. SEAL JR 5620 Tazewell Pike / Parcel ID 039KB004, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-E-25-RZ
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13. C	RICK SHEPARD 1802 Tipton Station Road / Parcel ID 136 174 (partial), Commission District 9. Rezoning from A (Agricultural), RA (Low Density Residential) to RA (Low Density Residential).	10-F-25-RZ
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14.	WILLIAM DALE RHOTON 611 W Governor John Sevier Highway / Parcel ID 137 14401, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 7 du/ac.	10-H-25-RZ
15. C	ZACHARY LEE MYERS 6205 Primus Road / Parcel ID 068 04206 (partial), Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-I-25-RZ
16. P (90 Days)	UNIQUE CONSTRUCT, LLC 0 Prism Lane / Parcel ID 092 033, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-J-25-RZ
17. C	WORLEY BUILDERS INC. 0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.	10-M-25-RZ
18.	SASHA COLE 415 S Gallaher View Road / Parcel ID 133 002, Commission District 5. Rezoning from RB (General Residential) to OB (Office, Medical, and Related Services).	10-N-25-RZ
19. C	LEONARD DEVELOPMENT LLC 0 Winkle Lane / Parcel ID 137 04804, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	10-O-25-RZ
20. C	MIKE STEVENS HOMES 913 Gettysvue Drive / Parcel ID 144BA049, Commission District 5. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 5 du/ac.	10-P-25-RZ

21.	BENJAMIN C. MULLINS 2924 Bakertown Road / Parcel ID 091 248, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.	10-R-25-RZ
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22.	NOE SANCHEZ 323 Brakebill Road / Parcel ID 072 210, Commission District 8. Rezoning from RA(k) (Low Density Residential with conditions) to RB (General Residential).	10-S-25-RZ
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23. C	DSSD DEVELOPMENT, LLC 0, 9516, 9524, 9608 Bluegrass Road / Parcel ID 154 044, 045, 046, 04802, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	10-U-25-RZ
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24. C	BENCHMARK ASSOCIATES, INC. 2005 Robinson Road / Parcel ID 105 22401, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-V-25-RZ
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25. C	ADDISON SANTACROCE-WITMER 1914 Cureton Road / Parcel ID 091 216, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-W-25-RZ
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CONCEPTS/DEVELOPMENT PLANS

26.	0 WEST GOVERNOR JOHN SEVIER HIGHWAY	
	A. CONCEPT SUBDIVISION PLAN 0 W Governor John Sevier Highway / Parcel ID 137 151, Commission District 9.	10-SA-25-C

B. DEVELOPMENT PLAN

Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with conditions) up to 8 du/ac
District.

10-C-25-DP

27.

8022 HILL ROAD

A. CONCEPT SUBDIVISION PLAN

8022 Hill Road / Parcel ID 028 132, Commission District
7.

10-SB-25-C

B. DEVELOPMENT PLAN

Proposed use: Detached single family subdivision in
PR(k) (Planned Residential with conditions) up to 3.75
du/ac District.

10-D-25-DP

28.

**ASHEVILLE HIGHWAY
DEVELOPMENT**

A. CONCEPT SUBDIVISION PLAN

6125 Riverview Crossing Drive; 0, 6401 Asheville
Highway / Parcel ID 072 001, 002, 071 001,
Commission District 8.

10-SC-25-C

B. DEVELOPMENT PLAN

Proposed use: Road infrastructure for future sports and
commercial development in PC (Planned Commercial),
CA (General Business) Districts.

10-H-25-DP

CONCEPTS/USES ON REVIEW

None

Item No.**File No.****DEVELOPMENT PLANS**

29. P (30 Days)	STEVEN W ABBOTT JR 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.	9-E-25-DP
30. C	JUDY GRAHAM 6720 Mission Springs Lane / Parcel ID 030 08026 (partial). Proposed use: one single family lot in PR(k) (Planned Residential) with conditions up to 2.5 du/ac District. Commission District 8.	10-A-25-DP
31. C	RON HODGE 837 Murray Drive / Parcel ID 068JA010. Proposed use: Attached residential in PR (Planned Residential) up to 5 du/ac District. Commission District 7.	10-B-25-DP
32. C	SHARONDA BURTON 10601 Murdock Drive / Parcel ID 118 17319. Proposed use: Parking lot expansion in PC (Planned Commercial), TO (Technology Overlay), BP (Business and Technology Park) Districts. Commission District 3.	10-E-25-DP
33. C	MANISH CHAUDHARY 820 Corridor Park Boulevard / Parcel ID 118 17313. Proposed use: Grading plan for a swale in BP (Business and Technology Park), TO (Technology Overlay) District. Commission District 3.	10-F-25-DP
34. C	JAMES D BAESKE 12720 Ridgpath Lane / Parcel ID 169KC015. Proposed use: One single-family lot in PR (Planned Residential) up to 2 du/ac District. Commission District 5.	10-G-25-DP

Item No.**File No.****USES ON REVIEW***None***PLANNED DEVELOPMENT**

35. C**BELLTOWN, LLC****10-A-25-PD**

4510, 4561 Market Bell Way / Parcel ID 066 121, 122.

Proposed use: Modification of a final plan for a childcare agency in Belltown Center in A (Agricultural), F (Floodway), PD (Planned Development) Districts. Commission District 6.

ORDINANCE AMENDMENTS*None***OTHER BUSINESS***None***City of Knoxville****ORDINANCE AMENDMENTS**

36.**KNOXVILLE-KNOX COUNTY
PLANNING****7-B-25-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to provide for a new use, Single-Family Attached Dwellings.

37.**CITY OF KNOXVILLE****10-A-25-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4.3, Table 4-2 pertaining to building height and setbacks in the RN-5 (General Neighborhood Residential) district.

FINAL SUBDIVISIONS*None*

Item No.

File No.

STREET NAME CHANGES

None

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

38. P

(90 Days)

ANDREW THOMAS

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

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

7-G-24-SP

B. ONE YEAR PLAN AMENDMENT

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

7-G-24-PA

C. REZONING

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

7-P-24-RZ

39.	KNOXVILLE REAL ESTATE MANAGEMENT LLC 0 Keck Road / Parcel ID 068 04504 (part of), Council District 3. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).	6-E-25-RZ
40. C	JESSE ALARCON 0 E Inskip Drive; 0 Scheel Road / Parcel ID 069HC02301, 02302, 02303, Council District 5. Rezoning from RN-1 (Single- Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).	9-M-25-RZ
41.	HEYOH ARCHITECTURE 0 Bill Williams Avenue / Parcel ID 081DE005, Council District 4.	
	A. EAST CITY SECTOR PLAN AMENDMENT From TDR (Traditional Neighborhood Residential) to MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640)).	10-A-25-SP
	B. ONE YEAR PLAN AMENDMENT From TDR (Traditional Neighborhood Residential) to MU-SD / EC-3 (Mixed Use-Special District, Broadway (Washington Pike to I-640)).	10-A-25-PA
	C. REZONING From O (Office), IH (Infill Housing Overlay) to C-G-2 (General Commercial), IH (Infill Housing Overlay).	10-A-25-RZ
42. C	ROBERT PARSONS II 1524 New York Avenue / Parcel ID 081PK003, Council District 5.	

A. CENTRAL CITY SECTOR PLAN AMENDMENT
From TDR (Traditional Neighborhood Residential) to O (Office).

10-B-25-SP

B. ONE YEAR PLAN AMENDMENT
From TDR (Traditional Neighborhood Residential) to O (Office).

10-B-25-PA

C. REZONING
From RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) to O (Office), IH (Infill Housing Overlay).

10-B-25-RZ

43. C

BENJAMIN C. MULLINS

1507 Ninth Avenue / Parcel ID 0821F001, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT
From HI (Heavy Industrial) to CI (Civic and Institutional).

10-C-25-SP

B. ONE YEAR PLAN AMENDMENT
From HI (Heavy Industrial) to CI (Civic and Institutional).

10-C-25-PA

C. REZONING
From I-G (General Industrial) to INST (Institutional).

10-D-25-RZ

44. C

DAVID BRUCE HAMILTON

1902 Merchant Drive / Parcel ID 080CA003, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

10-G-25-RZ

45.	C	STEVE YOUNG 4409 Sims Road; O, 1102 Maryville Pike / Parcel ID 122EE004, 005, 006, Council District 1.	
<hr/>			
A. SOUTH CITY SECTOR PLAN AMENDMENT		From NC (Neighborhood Commercial) to GC (General Commercial).	10-D-25-SP
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B. ONE YEAR PLAN AMENDMENT		From NC (Neighborhood Commercial) to GC (General Commercial).	10-D-25-PA
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C. REZONING		From I-G (General Industrial) to C-G-1 (General Commercial).	10-K-25-RZ
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46.		DAVID NICLEY 3021 Shelbourne Road / Parcel ID 059NB006, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).	10-L-25-RZ
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47.	C	JOHN GREER 0 Zoe Way / Parcel ID 107IB01301, Council District 2. Rezoning from OP (Office Park), HP (Hillside Protection Overlay) to O (Office), HP (Hillside Protection Overlay).	10-Q-25-RZ
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48.	AP (30 Days)	WAT DEVELOPMENT, LLC 2511 Davenport Road / Parcel ID 109BJ008, Council District 1.	

A. SOUTH CITY SECTOR PLAN AMENDMENT

10-E-25-SP

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT

10-E-25-PA

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

C. REZONING

10-T-25-RZ

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

CONCEPTS/SPECIAL USES

49. P
(30 Days)

0 LOCUST HILL LANE

7-SB-25-C

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

SPECIAL USES

50. P
(30 Days)

MAINLAND MCA KNOXVILLE

9-A-25-SU

962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) (removal pending) District. Council District 2.

51. C

ASHLEY BALLARD

10-A-25-SU

4200 Chapman Highway / Parcel ID 109OA010. Proposed use: Drive-thru restaurant in C-G-2 (General Commercial) District. Council District 1.

52.	AP (30 Days)	HANI JOSEPH 4136 McKamey Road / Parcel ID 092LA00201. Proposed use: Four two-family dwellings in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.	10-B-25-SU
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53.	C	JOSEPH HALL 1200 McCalla Avenue / Parcel ID 095AJ004. Proposed use: Vocational Education Facility in I-MU (Industrial Mixed-Use) District. Council District 6.	10-C-25-SU
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PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

Adjournment

**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.

- | | | |
|-------|---|------------|
| 1. | <p>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)</p> | 9-A-24-SU |
| <hr/> | | |
| 2. | <p>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)</p> | 10-A-24-UR |
| <hr/> | | |
| 3. | <p>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)</p> | 2-A-25-SU |
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| 4. | <p>LINDA GASS
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
From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> | 4-B-25-SP |

B. ONE YEAR PLAN AMENDMENT

4-C-25-PA

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

C. REZONING

4-P-25-RZ

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

5.

TRACY SMITH

5-D-25-DP

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)

6.

HEYOH DESIGN & DEVELOPMENT

12-A-24-PD

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)

7.

MATTHEW L TINKHAM, JR

9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4. (Tabled 9/11/2025)

**A. COUNTY COMPREHENSIVE PLAN
AMENDMENT**

5-C-25-PA

From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

B. REZONING

5-E-25-RZ

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