

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 SEPTEMBER 11, 2025 AGENDA	
3.	C APPROVAL OF AUGUST 14, 2025 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

Knox County

FINAL SUBDIVISIONS

- | | | |
|--------------------|--|-------------------|
| 5. P | FINAL PLAT OF ISABEL ESTATES,
PHASE 2 | 12-SA-24-F |
| (30 Days) | 0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID
020KB068, 069, 070, 071, Commission District 8. | |
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| 6. | RESUBDIVISION OF LOT 85R1 OF
CANTRELL HEIGHTS SUBDIVISION
PHASE 2 | 9-SB-25-F |
| | 0 Ivan Scott Drive / Parcel ID 019 07908, Commission
District 8. | |
| <hr/> | | |
| 7. C | FINAL PLAT OF LOTS 20 THRU 26 OF
THE HIGHLANDS AT EBENEZER | 9-SC-25-F |
| | 0 Ebenezer Road / Parcel ID 132 03701 (partial),
Commission District 3. | |

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**

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|---|----------|--|------------------|
| 8. | T | MATTHEW L TINKHAM, JR
9123 S Northshore Drive / Parcel ID 155 00302,
Commission District 4. | |
| <hr/> | | | |
| A. COUNTY COMPREHENSIVE PLAN
AMENDMENT
From SR (Suburban Residential), HP (Hillside Protection)
to CC (Corridor Commercial), HP (Hillside Protection). | | | 5-C-25-PA |
| <hr/> | | | |
| B. REZONING
From A (Agricultural) to CA (General Business). | | | 5-E-25-RZ |
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| 9. | C | JEFFREY LAWSON
7505 Blacks Ferry Road / Parcel ID 066 051, Commission
District 6. Rezoning from PR(k) (Planned Residential) up to 4
du/ac with conditions to A (Agricultural). | 9-C-25-RZ |
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| 10. | | ROBERT CAMPBELL
7335 Green Estates Way / Parcel ID 047 183, Commission
District 7. Rezoning from PR (Planned Residential) up to 4
du/ac to PR (Planned Residential) up to 8 du/ac. | 9-D-25-RZ |
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| 11. | C | DANIEL P HUMPHREYS
6760 Grassy Creek Way / Parcel ID 079 03110, Commission
District 6. Rezoning from A (Agricultural), RB (General
Residential) to RA (Low Density Residential). | 9-E-25-RZ |
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| 12. | C | SHANNON SCHNEIDER
120, 122 Kimberlin Heights Road / Parcel ID 137DC00201,
00202, Commission District 9. Rezoning from A
(Agricultural) to RA (Low Density Residential). | 9-F-25-RZ |

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|--------------|---|------------------|
| 13. C | NATHANAEL PARSONS
2514 Bakertown Road / Parcel ID 091 290, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential). | 9-G-25-RZ |
|--------------|---|------------------|
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- | | | |
|--------------|---|------------------|
| 14. C | NOAH HUDSON
2909 Bakertown Road / Parcel ID 091 242, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential). | 9-L-25-RZ |
|--------------|---|------------------|
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CONCEPTS/DEVELOPMENT PLANS

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|------------|---|------------------|
| 15. | O MARYVILLE PIKE SUBDIVISION | |
| | A. CONCEPT SUBDIVISION PLAN
0 Goff Road; 0 Maryville Pike, 0 Berry Road / Parcel ID 135 02202, 02212, 04602, Commission District 9. | 9-SB-25-C |
| | B. DEVELOPMENT PLAN
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 4 du/ac, PR(k) (Planned Residential) up to 2 du/ac with conditions Districts. | 9-F-25-DP |
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CONCEPTS/USES ON REVIEW

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| 16. C | A STEP TOWARDS HOME | |
| | A. CONCEPT SUBDIVISION PLAN
1821 Santa Claus Lane; 0 Number Two Drive / Parcel ID 052CA01302, 052CB00101, Commission District 8. | 9-SA-25-C |
| | B. USE ON REVIEW
Proposed use: 4 duplexes in RA (Low Density Residential) District. | 9-B-25-UR |

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

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|----------------------------|---|------------------|
| 17. C | BRADLEY AKERS
817 Blakely Court / Parcel ID 072 27405. Proposed use: new warehouse with an attached office area in PC (Planned Commercial) District. Commission District 8. | 9-C-25-DP |
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| 18. C | JACK ROBERTS HOLDING COMPANY LLC
3416 Zion Lane / Parcel ID 091 03901. Proposed use: 2 single family lots in PR (Planned Residential) up to 4 du/ac District. Commission District 6. | 9-D-25-DP |
| <hr/> | | |
| 19. AP
(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) up to 2 du/ac with conditions District. Commission District 8. | 9-E-25-DP |

USES ON REVIEW

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|---------------------------|--|------------------|
| 20. P
(60 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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| 21. C | MARBLE CITY INVESTMENTS, LLC
1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024. Proposed use: Two duplexes on individual lots in RA (Low Density Residential) District. Commission District 7. | 8-A-25-UR |
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| 22. | DAVID O'BRIEN
1404 Barcelona Drive / Parcel ID 105JA020. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 3. | 9-A-25-UR |

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

City of Knoxville

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

23. AW

**REPLAT OF LOT 2R-2 OF THE FINAL
PLAT OF LOTS 2R & 2 OF THE JOHN
H PATTY – TRACT 1 SUBDIVISION**

505, 519 Callahan Drive / Parcel ID 068 002, 00501, Council
District 3.

9-SA-25-F

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

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| 24. | 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 |
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| 25. | 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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| 26. C | MOHAMED RAGAB
6109 Creekhead Drive / Parcel ID 106 02201, Council
District 3. Rezoning from AG (General Agricultural) to RN-1
(Single-Family Residential Neighborhood). | 9-A-25-RZ |
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| 27. C | JESSE ALARCON
3415 Harvey Drive / Parcel ID 048MA025, Council District 4.
Rezoning from RN-1 (Single-Family Residential
Neighborhood) to RN-2 (Single-Family Residential
Neighborhood). | 9-B-25-RZ |
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| 28. C | JAMES ACKERSON
140 W Baxter Avenue / Parcel ID 081MW003, Council
District 4. Rezoning from RN-4 (General Residential
Neighborhood) to C-G-2 (General Commercial). | 9-H-25-RZ |

29. C	BENJAMIN C. MULLINS 0, 4602, 4614, 4620, 4622, 4600 Ball Camp Pike / Parcel ID 093BB024, 02401, 02402, 02403, 02404, 02405, 026, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).	9-I-25-RZ
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30. C	JM J LEASING KNOXVILLE, LLC 2019 Middlebrook Pike / Parcel ID 94JH034, Council District 6. Rezoning from I-MU (Industrial Mixed- Use) to C-H-1 (Highway Commercial).	9-J-25-RZ
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31. C	JOHN L. BILLINGS 4879 Chambliss Avenue / Parcel ID 107KH039, Council District 2. Rezoning from RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial).	9-K-25-RZ
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32.	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-5 (General Residential Neighborhood).	9-M-25-RZ
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CONCEPTS/SPECIAL USES

33. P (30 Days)	0 LOCUST HILL LANE 0 Locust Hill Lane / Parcel ID 123FA003, Council District 1.	7-SB-25-C
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Item No.**File No.****SPECIAL USES**

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|----------------------------|---|------------------|
| 34. AP
(30 Days) | MAINLAND MCA KNOXVILLE
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. | 9-A-25-SU |
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| 35. C | CHARLES PILGRIM
9956 Duchtown Road / Parcel ID 118 164. Proposed use: Pre-School/Kindergarten (extension of a church) in RN-6 (Multi-Family Residential Neighborhood) District. Council District 2. | 9-B-25-SU |
| <hr/> | | |
| 36. C | SID SPIVA
5830 Haynes-Sterchi Road / Parcel ID 057 12542. Proposed use: New daycare within an existing church facility in RN-1 (Single- Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) Districts. Council District 5. | 9-C-25-SU |

PLANNED DEVELOPMENT*None***OTHER BUSINESS**

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|--------------|---|------------------|
| 37. 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 2834 Bradley Lake Ln (Parcel 092 05403). | 9-A-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.

1. U	ANDREW THOMAS 1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)	
	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
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
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
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