

- 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 FEBRUARY 12, 2026 AGENDA
3.	C APPROVAL OF JANUARY 8, 2026 MINUTES
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

City of Knoxville

ORDINANCE AMENDMENTS

- | | | | |
|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 5. | C | CITY OF KNOXVILLE
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 15.2.B, Published Notice, to align noticing requirements with recent state law changes. | 2-A-26-OA |
|-----------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

FINAL SUBDIVISIONS

- | | | | |
|-----------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 6. | P

(60 Days) | FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 3 UNIT 4
0 Yonah Place Way / Parcel ID 049NF089, Council District 4. | 2-SA-26-F |
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|-----------|----------|-------------------------------------------------------------------------------------------------------------------------|------------------|
| 7. | C | FINAL PLAT OF BROOME ROAD COMMUNITY TOWNHOMES
7700 Middlebrook Pike / Parcel ID 106OA042, Council District 2. | 2-SB-26-F |
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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

- | | |
|-----------|--------------------------------------------------------------------------------------|
| 8. | CHARLES BLALOCK
3275 W Governor John Sevier Highway / Parcel ID 147 04101. |
|-----------|--------------------------------------------------------------------------------------|

A. HILLSIDE PROTECTION OVERLAY **2-A-26-HPA**
Request to exceed the Hillside Protection disturbance budget by 22.08 acres in the O (Office) and RN-5 (General Residential Neighborhood) Districts. Council District 1.

C B. OTHER BUSINESS **2-C-26-OB**
Proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. HEYOH ARCHITECTURE
2802 N Broadway; 0 Bill Williams Avenue / Parcel ID 081DE005, 001 (partial). Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT **1-B-26-SP**
From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT **1-C-26-PA**
From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **1-I-26-RZ**
From C-G-2 (General Commercial), O (Office), IH (Infill Housing Overlay) to RN-6 (Multi-family Residential Neighborhood), IH (Infill Housing Overlay).

10. **DARIN & HEATHER MARONI** **2-A-26-RZ**
3535 Pine Hill Lane / Parcel ID 109LA013, Council District 1.
Rezoning from RN-1 (Single-Family Residential
Neighborhood), HP (Hillside Protection Overlay) to RN-2
(Single-Family Residential Neighborhood), HP (Hillside
Protection Overlay).

11. **ANDREW DAVIS** **2-C-26-RZ**
3010 Greenway Drive / Parcel ID 59 P D 015 , Council
District 4. Rezoning from RN-1 (Single-Family Residential
Neighborhood), HP (Hillside Protection Overlay) to RN-3
(General Residential Neighborhood), HP (Hillside Protection
Overlay).

12. C **TAYLOR D. FORRESTER** **2-D-26-RZ**
0 Washington Pike / Parcel ID 059KC00204, Council District
4. Rezoning from O (Office) to C-N (Neighborhood
Commercial).

CONCEPTS/SPECIAL USES

None

SPECIAL USES

13. T **MILLER VALENTINE** **2-A-26-SU**
305 Callahan Drive / Parcel ID 057PB005. Proposed use:
Self-storage facility - enclosed and outdoor in C-H-2
(Highway Commercial) District. Council District 3.

14. C **ZACH TAYLOR** **2-B-26-SU**
109, 115, 121 W Moody Avenue / Parcel ID 109PK026, 027,
028. Proposed use: 4-lot two-family dwelling subdivision in
RN-2 (Single-Family Residential Neighborhood) District.
Council District 1.

Item No.

File No.

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 15. P
(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) Districts. Council District 2. | 9-A-25-SU |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

PLANNED DEVELOPMENT

None

OTHER BUSINESS

- | | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 16. | R. BENTLEY MARLOW
1216 Callaway St. / Parcel ID 094FQ016. Appeal of an administrative determination for a Middle Housing application. | 2-D-26-OB |
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Knox County

FINAL SUBDIVISIONS

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|------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 17. | RE-SUBDIVISION OF LOT 10 AND P/O LOT 9 OF SUN-OTT ESTATES
1122 Wooddale Church Road / Parcel ID 073 13604, Commission District 8. | 1-SE-26-F |
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| 18. | FINAL PLAT OF RICK FAGAN SUBDIVISION
3804 Strong Road / Parcel ID 024 06608, Commission District 8. | 2-SC-26-F |
|------------|---------------------------------------------------------------------------------------------------------------|------------------|

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

Item No.**File No.****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS****19. C BALL HOMES, LLC 2-B-26-RZ**

12412, 12434 Buttermilk Road / Parcel ID 129 103 (partial),
Commission District 6. Rezoning from RA (Low Density
Residential) to PR (Planned Residential) up to 2 du/ac.

20. C MESANA INVESTMENTS, LLC 2-E-26-RZ

7920, 8014 Asheville Highway / Parcel ID 062 164, 165
(partial), Commission District 8. Rezoning from CA (General
Business) to PR (Planned Residential) up to 5 du/ac.

21. CLOUDS REST DEVELOPMENT, LLC 2-F-26-RZ

2713 Byington Beaver Ridge Road / Parcel ID 090 116,
Commission District 6. Rezoning from PR(k) (Planned
Residential with conditions) up to 4 du/ac to PR (Planned
Residential) up to 4.3 du/ac.

22. W CHEVELLE PARKS 2-G-26-RZ

7540 Beaver Ridge Road / Parcel ID 091 006, Commission
District 6. Rezoning from A (Agricultural) to CA (General
Business).

23. C ECG ACQUISITIONS, LLC 2-H-26-RZ

608 Lovell Road / Parcel ID 131 06504, Commission District
3. Rezoning from CB (Business and Manufacturing) to OB
(Office, Medical, and Related Services).

24. C TRENT COLINS 2-I-26-RZ

115 W Hendron Chapel Road / Parcel ID 138 049 (Partial),
Commission District 9. Rezoning from A (Agricultural) to CA
(General Business).

25.

CLENT FLEMING

0, 3611 E Governor John Sevier Highway / Parcel ID 096 10002, 10003, Commission District 9.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

From BP (Business Park), TCMU (Town Center Mixed-Use), SP (Stream Protection), HP (Hillside Protection) to MHI (Mining and Heavy Industrial), SP (Stream Protection), HP (Hillside Protection).

2-A-26-PA

B. REZONING

From PC (Planned Commercial), CB (Business and Manufacturing), F (Floodway) to I (Industrial), F (Floodway).

2-J-26-RZ

26. C

KELLY GRAHAM

7602 Strawberry Plains Pike / Parcel ID 073 040, Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

2-K-26-RZ

27. AP
(30 Days)

BENJAMIN C MULLINS

0 Fox Road / Parcel ID 131 158, 159, Commission District 5. Rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial).

2-L-26-RZ

28. C

JAMES DEFENDERFER

3320 Bakertown Road / Parcel ID 091 148, Commission District 6.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

From SR (Suburban Residential) to SMR (Suburban Mixed Residential).

2-B-26-PA

B. REZONING

From A (Agricultural) to CN (Neighborhood Commercial).

2-M-26-RZ

CONCEPTS/DEVELOPMENT PLANS

29. **ELITE CONSTRUCTION ON BAKERTOWN ROAD**

A. CONCEPT SUBDIVISION PLAN

2924 Bakertown Road / Parcel ID 091 248, Commission District 3.

1-SD-26-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 2 du/ac District.

1-E-26-DP

30. C **2921 BRADLEY LAKE LANE**

A. CONCEPT SUBDIVISION PLAN

0, 2921 Bradley Lake Lane / Parcel ID 092 05305, 057, Commission District 3.

2-SA-26-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 6 du/ac, A (Agricultural), I (Industrial) Districts.

2-A-26-DP

31. **CLUBHOUSE VILLAS**

A. CONCEPT SUBDIVISION PLAN

913 Gettysvue Drive / Parcel ID 144BA049, Commission District 5.

2-SB-26-C

B. DEVELOPMENT PLAN

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac District.

2-B-26-DP

32.

BUTTERMILK ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

12434 Buttermilk Road / Parcel ID 129 096,
Commission District 6.

2-SC-26-C

B. DEVELOPMENT PLAN

Proposed use: 87-lot detached residential subdivision in PR(k) (Planned Residential with conditions) up to 2 du/ac District.

2-D-26-DP

33.

SIMMONS' FARM ON ROBERTS ROAD

A. CONCEPT SUBDIVISION PLAN

6701 Roberts Road / Parcel ID 022 00514, Commission District 8.

2-SD-26-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

2-E-26-DP

34. AW

VIEWPOINT AT BEAVER CREEK

525, 531 E Beaver Creek Drive / Parcel ID 057 11301, 114,
Commission District 7.

2-SE-26-C

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- 35. C** **9608 BLUEGRASS RD**
- A. CONCEPT SUBDIVISION PLAN** **2-SF-26-C**
0, 9516, 9524, 9608 Bluegrass Road / Parcel ID 154 044,
045, 046, 04802, Commission District 4.
-
- B. DEVELOPMENT PLAN** **2-I-26-DP**
Proposed use: Detached residential subdivision in PR(k)
(Planned Residential with conditions) up to 5 du/ac
District.

DEVELOPMENT PLANS

- 36. C** **T. JUSTIN BUNTING, P.E.** **2-C-26-DP**
12759 Palestine Lane / Parcel ID 141 075. Proposed use:
Parking lot expansion in PC(k) (Planned Commercial with
conditions), PC (Planned Commercial) Districts. Commission
District 5.
-
- 37. C** **ALLIE CHAMBERLAIN** **2-F-26-DP**
1140 Belle Pond Avenue / Parcel ID 141FB011. Proposed
use: Peripheral setback reduction in PR (Planned
Residential) up to 5 du/ac District. Commission District 6.
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- 38. C** **W. SCOTT WILLIAMS ASSOCIATES** **2-G-26-DP**
10837 Hardin Valley Road / Parcel ID 103 103. Proposed
use: New commercial building with drive-through in an
existing shopping center in PC (Planned Commercial), TO
(Technology Overlay) Districts. Commission District 6.

Item No.

File No.

USES ON REVIEW

39. C **RELIANCE DEVELOPMENT, LLC** **12-A-25-UR**
 2718 Shipetown Road / Parcel ID 042 056. Proposed use:
 Fueling service station with convenience store, restaurant,
 and drive-through facility in CN (Neighborhood Commercial)
 District. Commission District 8.

40. C **NATE PARSONS** **2-B-26-UR**
 2514 Bakertown Road / Parcel ID 091 290. Proposed use: 2
 duplexes in RA(k) (Low Density Residential with conditions)
 District. Commission District 3.

USE ON REVIEW/DEVELOPMENT PLAN

41. C **THOMPSON THRIFT DEVELOPMENT, INC.**
 8007 Ball Camp Pike / Parcel ID 091 206. Commission
 District 6.

A. USE ON REVIEW **2-A-26-UR**
 Proposed use: Multi-family development in OB(k)
 (Office, Medical, and Related Services with conditions),
 PR(k) (Planned Residential with conditions) up to 9
 du/ac Districts.

B. DEVELOPMENT PLAN **2-H-26-DP**
 Proposed use: Multi-family development in OB(k)
 (Office, Medical, and Related Services with conditions),
 PR(k) (Planned Residential with conditions) up to 9
 du/ac Districts.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

42. C **DAVID HARBIN** **2-A-26-OB**
Consideration of concept plan extension of the David Cheban Subdivision – Jenkins Road (2-SA-23-C) for two years.

43. C **DAVID HARBIN** **2-B-26-OB**
Consideration of a concept plan extension for the Preserve at Hines Branch Creek Subdivision (4-SA-23-C) for two years.

44. C **KNOXVILLE-KNOX COUNTY PLANNING** **2-E-26-OB**
Consideration of amendments to the Knoxville-Knox County Administrative Rules and Procedures, Article I, Notices, Section 1, Public Notice, Newspaper Advertisement, to align noticing requirements with recent state law changes.

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. W DONALD EPPERLY, JDK PROPERTIES 10-A-24-UR
 0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)

2. IURA BORDEI 2-A-25-SU
 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)

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT 4-B-25-SP
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

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).

4. 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)

Item No.**File No.**

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5. **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)
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6. **MATTHEW L TINKHAM, JR**
 9123 S Northshore Drive / Parcel ID 155 00302, Commission District 4. (Tabled 9/11/2025)
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- A. COUNTY COMPREHENSIVE PLAN AMENDMENT** 5-C-25-PA
 From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).
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- B. REZONING** 5-E-25-RZ
 From A (Agricultural) to CA (General Business).
-
7. **STEVEN W ABBOTT JR** 9-E-25-DP
 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. (Tabled 11/13/2025)