

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 is located 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 the day of the meeting at 9:00 a.m. to sign up.

Item No.	File No.
1. ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
2. C APPROVAL OF JULY 9, 2026 AGENDA	
3. C APPROVAL OF JUNE 11, 2026 MINUTES	
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

City of Knoxville

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

None

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

5.	C	RALPH SMITH, PLS 1325 Francis Road / Parcel ID 106GC007, Council District 3. Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).	6-E-26-RZ
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6.	C	JOSH HAUN 1900 Hoitt Avenue / Parcel ID 082HG008, Council District 4. Rezoning from RN-2 (Single-Family Residential Neighborhood) to I-MU (Industrial Mixed-Use).	7-B-26-RZ
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| 7. | | SPENCER STANLEY
103 Circle Lane / Parcel ID 121AA03004, Council District 2.
Rezoning from O (Office), HP (Hillside Protection Overlay) to
C-G-1 (General Commercial), HP (Hillside Protection
Overlay). | 7-J-26-RZ |
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| 8. | C | SAM JAMANI
425 N Cedar Bluff Road / Parcel ID 119 016, Council District
2. | |
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| | | A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT
From CI (Civic/Institutional) to GC (General
Commercial). | 7-A-26-SP |
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| | | B. ONE YEAR PLAN AMENDMENT
From CI (Civic/Institutional) to GC (General
Commercial). | 7-A-26-PA |
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| | | C. REZONING
From AG (General Agricultural) to C-G-2 (General
Commercial). | 7-K-26-RZ |
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| 9. | | CONNOLLY DEVELOPMENT
VENTURES, LLC
2704 Sevier Avenue / Parcel ID 109BE015, Council District 1. | |
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| | | A. SOUTH CITY SECTOR PLAN AMENDMENT
From MDR (Medium Density Residential) to NC
(Neighborhood Commercial). | 7-B-26-SP |
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| | | B. ONE YEAR PLAN AMENDMENT
From MDR (Medium Density Residential) to NC
(Neighborhood Commercial). | 7-B-26-PA |
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C. REZONING

7-N-26-RZ

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

CONCEPTS/SPECIAL USES

10. C

**VALLERAINO DEVELOPMENT-
MURRAY DRIVE**

7-SF-26-C

1203 Murray Drive / Parcel ID 68 P A 018 , Council District 3.

SPECIAL USES

11. P

**IGLESIA DE SOL EL SHADDIA
(FORMERLY MARK FREEMAN, AIA)**

4-B-26-SU

(60 Days)

4306 Washington Pike / Parcel ID 070CE007. Proposed use:
Expansion of a church in RN-1 (Single-Family Residential
Neighborhood) District. Council District 4.

12. P

BERRY FUNERAL HOMES

6-D-26-SU

(30 Days)

3708 Chapman Highway / Parcel ID 109IE030. Proposed use:
Parking lot in C-G-2 (General Commercial) District. Council
District 1.

13. C

AUTRA LLC

7-A-26-SU

2426 Mineral Springs Avenue / Parcel ID 069EB014.
Proposed use: Neighborhood nonresidential reuse for an
office in RN-6 (Multi-Family Residential Neighborhood)
District. Council District 4.

14. C

AMBER PARKER

7-B-26-SU

4920 Prospect Road / Parcel ID 124HD01901. Proposed use:
Preschool in RN-1 (Single-Family Residential Neighborhood),
HP (Hillside Protection Overlay) Districts. Council District 1.

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| 15. C | NATE PARSONS
1110 Avenue A / Parcel ID 123HP001. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 7-C-26-SU |
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| 16. | ELIJAH ROBERTS
0 McKamey Road / Parcel ID 092LB01801. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 3. | 7-D-26-SU |
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| 17. AW | EDDIE ALARCON
3904 Oakland Drive / Parcel ID 059IB017. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 4. | 7-E-26-SU |
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| 18. C | RICK FRIEL
421 North Winston Road / Parcel ID 120HB017. Proposed use: Accessory structure (pavilion) for a place of worship in RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 2. | 7-F-26-SU |
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| 19. C | NIKKI MOORE / PAULA WOFFORD
2018, 2124 Clinch Avenue; 617, 710 S Twenty-First Street; 611 Twenty-Second Street; 2100 White Avenue / Parcel ID 108CB021, 028, 029, 031, 108CC015, 019. Proposed use: Master Sign Plan for Dolly Parton Children's Hospital in INST (Institutional), CU-3 (Cumberland Avenue, White Avenue/Hospital) Districts. Council District 1. | 7-G-26-SU |
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| 20. C | CHURCH CANAAN BAPTIST CHURCH
OF CHRIST INC. / REV. HARLD
MIDDLEBROOK
1117 Beaman Lake Road / Parcel ID 83 H A 010 . Proposed
use: Expansion of a church in RN-1 (Single-Family
Residential Neighborhood), (C) (Previously Approved Plan
District) Districts. Council District 6. | 7-H-26-SU |
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| 21. C | JONATHAN'S GRILLE (FORMERLY
KNOWN AS 7-A-26-PD)
406 Willow Avenue / Parcel ID 095HB00801. Proposed use:
Final plan for a restaurant in the boundary of the multi-use
stadium/mixed use planned development (9-A-21-PD) in I-
MU (Industrial Mixed-Use), HP (Hillside Protection Overlay),
PD (Planned Development) Districts. Council District 6. | 7-I-26-SU |
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PLANNED DEVELOPMENT

None

OTHER BUSINESS

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| 22. | RYAN ROBERTSON
315 Kербela Avenue / Parcel ID 109AB00103. Consideration
of Level III Alternative Compliance Review in the SW-6 and
SW-5 (South Waterfront) district for a proposed multi-
family development. | 4-A-26-OB |
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Knox County

FINAL SUBDIVISIONS

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| 23. C | FINAL PLAT OF TROUTT LANDING
8005 Millertown Pike / Parcel ID 051 016, Commission
District 8. | 7-SA-26-F |
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| 24. C | FINAL PLAT OF CATATOGA
SUBDIVISION PHASE 2
0 Misty Lake Drive / Parcel ID 130AA00214 (partial),
Commission District 6. | 7-SB-26-F |
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STREET NAME/SUBDIVISION NAME CHANGES
None

PLANS, STUDIES, REPORTS
None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
None

REZONINGS AND PLAN AMENDMENT/REZONINGS

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| 25. C | LEMAY AND ASSOCIATES
0 Harbor Crest Way / Parcel ID 162 05815 (partial),
Commission District 5. Rezoning from A (Agricultural), PR
(Planned Residential) up to 3 du/ac to RA (Low Density
Residential). | 6-A-26-RZ |
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| 26. AW | GULF PARK INC
0 Dutchtown Road / Parcel ID 119HG004, Commission
District 3. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 4 du/ac. | 6-C-26-RZ |
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| 27. | KRISTIAN ALIY
1006 NEWCOMB LN / Parcel ID 130 104, Commission
District 6. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 5 du/ac. | 7-A-26-RZ |
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| 28. C | LANDMARK ENGINEERS SURVEYORS, LLC
7843 Old Clinton Pike / Parcel ID 055MA018 (partial),
Commission District 7. Rezoning from A (Agricultural) to RB
(General Residential). | 7-C-26-RZ |
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| 29. | WAYNE A KLINE
0, 637 S Gallaher View Road / Parcel ID 133 010, 019,
Commission District 5. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 4 du/ac. | 7-D-26-RZ |
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| 30. | REECE VALERIANO
0 Andrew Johnson Highway; 0 Sherrod Drive / Parcel ID 062
097, 04908, 063 04904, 04908. Commission District 8.
Rezoning from CA (General Business), A (Agricultural) to PR
(Planned Residential) up to 12 du/ac. | 7-E-26-RZ |
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| 31. | JOE DAVIS
0 Strawberry Plains Pike / Parcel ID 062 269, 26901, 26902,
26903, 26904, Commission District 8. Rezoning from A
(Agricultural) to PR (Planned Residential) up to 5 du/ac. | 7-F-26-RZ |
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| 32. AP
(30 Days) | HOMESTEAD LAND HOLDINGS, LLC
0 Granville Conner Road / Parcel ID 056 103, Commission
District 7. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 5 du/ac. | 7-G-26-RZ |
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| 33. C | NED FERGUSON
8322 Collier Road / Parcel ID 046 15001, Commission
District 7. Rezoning from A (Agricultural) to RA (Low Density
Residential). | 7-H-26-RZ |
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34.	KEN BOWMAN 9664 Middlebrook Pike / Parcel ID 104 18901, Commission District 3. Rezoning from A (Agricultural) to CA (General Business).	7-I-26-RZ
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35.	MICHAEL GIRARD 0 Byington Beaver Ridge Road / Parcel ID 090DA00401, Commission District 6. Rezoning from CA (General Business) to PR (Planned Residential) up to 12 du/ac.	7-L-26-RZ
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36.	DAVID AND BRENDA SIMMONS 6700, 6918, 7115 Roberts Road / Parcel ID 022 005, 00511, 006, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.	7-M-26-RZ
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37. AP (30 Days)	RHONDA VINEYARD 4628 Crippen Road / Parcel ID 039 024 (partial), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.	7-O-26-RZ
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CONCEPTS/DEVELOPMENT PLANS

38. C	THE GATES AT FRANKLIN 0 Lantern Way / Parcel ID 132HD027, Commission District 3.	7-SA-26-C
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39. C	THE COTTAGES AT KARNS GROVE A. CONCEPT SUBDIVISION PLAN 2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.	7-SB-26-C
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B. DEVELOPMENT PLAN

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential with conditions) up to 4 du/ac District.

7-B-26-DP

40.

ANDES ROAD

A. CONCEPT SUBDIVISION PLAN

1315 Andes Road / Parcel ID 105 042, Commission District 6.

7-SC-26-C

B. DEVELOPMENT PLAN

Proposed use: 18-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

7-C-26-DP

41.

7716 STRAWBERRY PLAINS PIKE

A. CONCEPT SUBDIVISION PLAN

7716 Strawberry Plains Pike / Parcel ID 073 01401, Commission District 8.

7-SD-26-C

B. DEVELOPMENT PLAN

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

7-D-26-DP

42.

SHIPE RD. SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

4923 Shipe Road / Parcel ID 040 166, Commission District 8.

7-SE-26-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.

7-E-26-DP

43. C **RESUBDIVISION OF LOT 1 OF
MIDDLEBROOK PIKE DEVELOPMENT**

A. CONCEPT SUBDIVISION PLAN

1711 Avashire Lane / Parcel ID 104 18903, Commission District 6.

7-SG-26-C

B. DEVELOPMENT PLAN

Proposed use: Two-lot subdivision in PR (Planned Residential) up to 5 du/ac District.

7-F-26-DP

44. AP **GIBSON CONSTRUCTION ON SAYNE
LANE**
(30 Days)

A. CONCEPT SUBDIVISION PLAN

0 Tipton Station Road / Parcel ID 137 067 , Commission District 9.

7-SH-26-C

B. DEVELOPMENT PLAN

Proposed use: 15 single-family detached lots in PR (Planned Residential) up to 2.3 du/ac (pending) District.

7-H-26-DP

45. C **KHUSHI 2021, LLC**

A. CONCEPT SUBDIVISION PLAN

0 Hardin Valley Road / Parcel ID 129 12607, Commission District 6.

7-SI-26-C

B. DEVELOPMENT PLAN

Proposed use: 6-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

7-I-26-DP

46. C **SYCAMORE ESTATES**

A. CONCEPT SUBDIVISION PLAN

7-SJ-26-C

7611, 7616, 7623 Sycamore Breeze Road / Parcel ID
148CJ001, 072, 073, Commission District 9.

B. DEVELOPMENT PLAN

7-L-26-DP

Proposed use: Detached residential subdivision in PR
(Planned Residential) up to 4 du/ac (pending) District.

DEVELOPMENT PLANS

47. **ALEX HAMILTON**

5-B-26-DP

1908 Schaeffer Road / Parcel ID 104 10702 (partial).
Proposed use: 2 dwelling units (1 single family lot and 1
accessory dwelling unit) in PR (Planned Residential) up to 3
du/ac, TO (Technology Overlay) Districts. Commission
District 3.

48. C **BENCHMARK ASSOCIATES, INC.**

7-A-26-DP

12712 Veritas Way / Parcel ID 162 04709. Proposed use:
Create one additional residential lot in PR (Planned
Residential) up to 2 du/ac, F (Floodway) Districts.
Commission District 5.

49. C **BAILEY LANE**

7-G-26-DP

0, 318, 330 N Wooddale Road / Parcel ID 062IA004, 005,
006 Proposed use: Detached residential subdivision in PR
(Planned Residential) up to 7 du/ac District. Commission
District 8.

50. C **6125 RIVERVIEW, LLC**

7-J-26-DP

6125 Riverview Crossing Drive / Parcel ID 071 001.
Proposed use: Sports complex in PC (Planned Commercial)
District. Commission District 8.

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| 51. | AUSTIN EDELEN
0 Sam Walton Way / Parcel ID 038CG002. Proposed use:
Big-box retail store with outdoor sales and storage in SC
(Shopping Center) District. Commission District 7. | 7-K-26-DP |
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USES ON REVIEW

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| 52. C | MARTY NORTON
5752 Washington Pike / Parcel ID 049 10501. Proposed use:
Rural retreat in A (Agricultural) District. Commission District
8. | 7-A-26-UR |
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| 53. | THOMAS M. HALE
0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001.
Proposed use: Mining and mineral extraction (quarry)
expansion in A (Agricultural) District. Commission District 6. | 7-B-26-UR |
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| 54. C | JACQUETTA SCATES
1210 Pellissippi Parkway / Parcel ID 118 07004. Proposed
use: Single-family house in BP (Business and Technology
Park), TO (Technology Overlay) Districts. Commission
District 3. | 7-C-26-UR |
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PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS

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| 55. C | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of amendments to the Knox County Code,
Appendix B, Zoning Code to align public noticing
requirements with recent state law changes. | 3-A-26-OA |
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OTHER BUSINESS
None

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 | 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 |
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| 2. | | 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. (Tabled 11/13/2025) | 9-E-25-DP |
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| 3. | | BENJAMIN C. MULLINS
6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101
(partial), Commission District 8. Reduction of an H
(Historical Overlay) in the CA (General Business) District.
(Tabled 5/14/2026) | 3-H-26-RZ |
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| 4. | | ARCIP HOLOBET
10506 Bob Gray Road / Parcel ID 118 071. Proposed use:
Single-family attached subdivision in PR(k) (Planned
Residential, with conditions) up to 10 du/ac, TO (Technology
Overlay) District. Commission District 3. (Tabled 5/14/2026) | 5-D-26-DP |