November 12, 2026
Planning Commission Meeting

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AW.....Automatically Withdrawn
W.....Vote on to be Withdrawn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 NOVEMBER 12, 2026 AGENDA	
3.	C	APPROVAL OF OCTOBER 1, 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 NOAH HUDSON 11-C-26-RZ

3210 Landview Drive / Parcel ID 082LF011, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

6. C STEVE DRUMMER 11-G-26-RZ

218 Lindy Drive / Parcel ID 123LD01601 (partial), Council District 1. Rezoning from C-H-2 (Highway Commercial) to RN-1 (Single-Family Residential Neighborhood).

7. C

HEYOH ARCHITECTURE

2715 White Oak Lane / Parcel ID 069EB011, Council District 4.

A. REZONING **11-L-26-RZ**

Rezoning from RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) to O (Office), (C) (Previously Approved Plan District).

B. OTHER BUSINESS **11-A-26-OB**

Administrative removal of the previously approved planned district (C) designation. Council District 4.

CONCEPTS/SPECIAL USES

8. P
(30 Days)

NICKLE ROAD SUBDIVISION

9-SA-26-C

0 Nickle Road / Parcel ID 079EB005, Council District 3.

9. T

LOT 4 OF THE FINAL PLAT OF THE WOODS AT LONAS DRIVE

9-SB-26-C

0 Yosemite Trail / Parcel ID 107BA018 (partial), Council District 2.

SPECIAL USES

10.

PETR FESYUK

10-B-26-SU

6155 Lacy Road / Parcel ID 068IC01801. Proposed use: Place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

11. TIM MINOR — 11-A-26-SU

4100 Chapman Highway / Parcel ID 109OA012. Proposed use: Drive-through facility in C-G-2 (General Commercial) District. Council District 1.

12. BENCHMARK ASSOCIATES, INC. — 11-B-26-SU

4404 Cypress Lane / Parcel ID 123AF01901. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

13. C BENCHMARK ASSOCIATES, INC. — 11-C-26-SU

312 McNabb Avenue / Parcel ID 123AF02001. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 1.

14. C CHURCH CANAAN BAPTIST CHURCH OF CHRIST INC. (REV. HAROLD MIDDLEBROOK) — 11-D-26-SU

1117 Beaman Lake Road / Parcel ID 083HA010. Proposed use: Reduction of the minimum required parking spaces for a Previously Approved Plan District in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) District. Council District 6.

15. C AMY SHERRILL — 11-E-26-SU

2651 E Magnolia Avenue / Parcel ID 082KA016. Proposed use: Live performance venue in C-G-2 (General Commercial) District. Council District 6.

16. C JOSH HAUN — 11-F-26-SU

831, 879 W Ford Valley Road / Parcel ID 136CA035, 03501. Proposed use: Two-family dwellings on three lots in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

17. C — KNOXVILLE MULTI-USE STADIUM DEVELOPMENT — 11-G-26-SU

122 Stadium Way / Parcel ID 095HB00202. Proposed use: Minor modifications to the previously approved Master Sign Plan (2-B-25-SU) to revise the storefront signage for the Delaney Building in I-MU (Industrial Mixed-Use), PD (Planned Development) Districts. Council District 6.

PLANNED DEVELOPMENT

18. C — AMY SHERRILL — 11-A-26-PD

4333 Galbraith School Road / Parcel ID 109KG023. Proposed use: Final plan for the Galbraith School Adaptive Re-Use planned development in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

OTHER BUSINESS

None

Knox County

FINAL SUBDIVISIONS

19. C — FINAL PLAT OF THE COURTYARD AT WESTLAND S/D — 10-SB-26-F

0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4.

20. P — FINAL PLAT OF BRITTANY AND TYLER EPPERLY PROPERTY — 10-SC-26-F

(30 Days)

510 Loop Road / Parcel ID 143 059, Commission District 5.

21. C — RESUBDIVISION OF OS-2 OS-4, LANTERN PARK & REPLAT OF LOTS 9 8R, LANTERN PARK — 11-SA-26-F

0, 2138, 2143 Lantern Park Lane, 0 Hardin Valley Road / Parcel ID 116ME010, 011, 012, 00107, Commission District 6.

22. C — RESUBDIVISION OF LOTS 1, 48 AND 49 OF THE FINAL PLAT OF SYCAMORE ESTATES — 11-SB-26-F

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

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

23. C — BENJAMIN C. MULLINS — 3-H-26-RZ

6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101 (partial), Commission District 8. Reduction of an H (Historical Overlay) in the CA (General Business) District.

24. AW — KRISTIAN ALIY — 7-A-26-RZ

1006 Newcomb Lane / Parcel ID 130 104, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2.25 du/ac.

25. JERRY T. GREEN

1608 Maplegreen Lane / Parcel ID 154 042, Commission District 4.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT **11-A-26-PA**

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

B. REZONING **11-A-26-RZ**

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

26. ALEX SCHUBERT

8417, 8423 S Northshore Drive / Parcel ID 133KA003, 133NA032, Commission District 4.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT **11-B-26-PA**

From BP (Business Park) to SMR (Suburban Mixed Residential).

B. REZONING **11-B-26-RZ**

From OA(k) (Office Park) with conditions to PR (Planned Residential) up to 5 du/ac.

27. C KEVIN HAWKINS 11-D-26-RZ

10912 Yarnell Road / Parcel ID 118 025, Commission District 6. Rezoning from A (Agricultural), TO (Technology Overlay) to PR (Planned Residential) up to 4 du/ac, TO (Technology Overlay).

28. C — NOAH HUDSON — 11-E-26-RZ
1307 W Beaver Creek Drive / Parcel ID 056 130 (partial), Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

29. C — NOAH HUDSON — 11-F-26-RZ
114 Arms Road / Parcel ID 062LA025, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

30. C — TODD & MELINDA HAWKINS — 11-H-26-RZ
8006 Conner Road / Parcel ID 047 021, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

31. — BENCHMARK ASSOCIATES, INC. — 11-I-26-RZ
3175 Byington Solway Road; 9905 Coward Mill Road / Parcel ID 090 064, 065, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

32. C — MICHAEL SCOTT, MBI COMPANIES — 11-J-26-RZ
4511 Beaver Ridge Road / Parcel ID 079 033 (partial), Commission District 6. Rezoning from A (Agricultural) to CA (General Business).

33. W — DSSD DEVELOPMENT, LLC — 11-K-26-RZ
0 Tsawasi Road / Parcel ID 091 01204, Commission District 6. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 8 du/ac.

34. C — WILLIAM COLE SMITH
616 N Wooddale Road/ Parcel ID 061 057, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT **11-C-26-PA**
From SR (Suburban Residential), HP (Hillside Protection) to RL (Rural Living), HP (Hillside Protection).

B. REZONING **11-M-26-RZ**
From PR(k) (Planned Residential, with conditions) up to 3 du/ac to A (Agricultural).

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35. P (30 Days)

BEN MULLINS

8684, 8686 S Northshore Drive / Parcel ID 145 023, 025, Commission District 4.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT **11-D-26-PA**
From RC (Rural Conservation), SP (Stream Protection) to SR (Suburban Residential), SP (Stream Protection).

B. REZONING **11-N-26-RZ**
From A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

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36. C

JACOB MESSINA

11-O-26-RZ

7419 W Dick Ford Lane / Parcel ID 137 01401, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

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37. C

OLEG CHEBAN

11-P-26-RZ

2906 Gray Hendrix Road / Parcel ID 090 167, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

38. CARTER VALLEY (FORMERLY KNOWN AS CARTER MILL, PHASE 9)

A. CONCEPT SUBDIVISION PLAN **8-SB-26-C**
0 Carter Mill Drive / Parcel ID 074 00101 (partial), Commission District 8.

B. DEVELOPMENT PLAN **8-B-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac district.

39. C BELLTOWN, PHASE V 11-SA-26-C

4510 Market Bell Way / Parcel ID 66 121 (partial), Commission District 6.

40. C SHIPE RD. SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **11-SB-26-C**
4923 Shipe Road / Parcel ID 040 166, Commission District 8.

B. DEVELOPMENT PLAN **11-C-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.

41. VALIARIANO PROPERTY ON ANDREW JOHNSON HWY

A. CONCEPT SUBDIVISION PLAN **11-SC-26-C**
0 Sherrod Drive; 0 Andrew Johnson Highway / Parcel ID 062 097, 04904, 04908, Commission District 8.

B. DEVELOPMENT PLAN **11-F-26-DP**
Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 5 du/ac, A (Agricultural) Districts.

42. 8103 NORRIS FREEWAY

A. CONCEPT SUBDIVISION PLAN **11-SD-26-C**
8103 Norris Freeway; 8150 Pelleaux Road / Parcel ID 028 021, 057, Commission District 7.

B. DEVELOPMENT PLAN **11-G-26-DP**
Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 3.5 du/ac District.

43. 9857 GEORGE WILLIAMS RD

A. CONCEPT SUBDIVISION PLAN **11-SE-26-C**
9857 George Williams Road; 307 Triplett Lane / Parcel ID 144 001, 00408, Commission District 3.

B. DEVELOPMENT PLAN **11-H-26-DP**
Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 2.5 du/ac District.

DEVELOPMENT PLANS

44. C REGINALD BELL 11-A-26-DP
9315 Sway Branch Lane / Parcel ID 144NG006. Proposed use: Peripheral setback reduction to 15 ft in PR (Planned Residential) up to 3 du/ac District. Commission District 4.

45. C — ADAM SCHMEING — 11-B-26-DP
7620 Bishop Road / Parcel ID 047 07511. Proposed use: Detached residential subdivision in PR (Planned Residential) up to 6 du/ac District. Commission District 7.

46. C — MATTHEW BAUMGARTNER — 11-D-26-DP
8026 Rutledge Pike / Parcel ID 051 11102. Proposed use: Single-family dwelling in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

47. — LANCE STANDEFER — 11-E-26-DP
10108 Coward Mill Road / Parcel ID 090 081. Proposed use: Two single-family lots in PR (Planned Residential) up to 2.5 du/ac District. Commission District 6.

48. — PERRY SMITH DEVELOPMENT — 11-I-26-DP
0 Crenshaw Road / Parcel ID 147 109. Proposed use: Attached residential development in PR(k) (Planned Residential, with conditions) up to 8 du/ac District. Commission District 9.

USES ON REVIEW

49. — JENKINS BUILDERS — 11-A-26-UR
7388 Glenwood Landing Way / Parcel ID 067 191. Proposed use: Reduce front setback from 35 ft to 25 ft in RB (General Residential) District. Commission District 6.

50. C — MICHAEL SCOTT, MBI COMPANIES — 11-B-26-UR
2424 Bertelkamp Lane / Parcel ID 104 01511. Proposed use: Child daycare center in LI(k) (Light Industrial with conditions), F (Floodway) Districts. Commission District 6.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

51. C KNOXVILLE-KNOX COUNTY PLANNING — 11-B-26-OB

Consideration of amendments to the Knoxville-Knox County Planning FY 2026-2027 Budget.

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. W 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)

2. ARCIP HOLOBET — 5-D-26-DP

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)

3. JESSE ALARCON — 9-A-26-SU

3407, 3413 Savoy Street / Parcel ID 080ME009, 010. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) districts. Council District 3. (Tabled 10/1/2026)

4.	CARSON GRIBBLE 400 W Governor John Sevier Highway / Parcel ID 137 25403. Proposed use: Multi-dwelling development in PR(k) (Planned Residential, with conditions) up to 7 du/ac and PR (Planned Residential) up to 3 du/ac Districts. Commission District 9. (Tabled 10/1/2026)	10-C-26-DP