

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 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 Tuesday before the meeting.

For information regarding any agenda item, please visit our web site at 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 JUNE 12, 2025
AGENDA

3. C APPROVAL OF MAY 8, 2025
MINUTES

4. POSTPONEMENTS, WITHDRAWALS,
TABLINGS AND CONSENT ITEMS
READ AND VOTED

City of Knoxville

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

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| 5. C | FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3 0 Fripp Place Way / Parcel ID 049 08801 (part of), Council District 4. | 6-SA-25-F |
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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

6. AW **STEFAN CLAAR-1222 DEVELOPMENT**

4817, 4823 Rutledge Pike / Parcel ID 071HA004, 005,
Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT

From LI (Light Industrial) to HI (Heavy Industrial).

4-A-25-SP**B. ONE YEAR PLAN AMENDMENT**

From LI (Light Industrial) to HI (Heavy Industrial).

4-A-25-PA**C. REZONING**

From I-G (General Industrial) to I-H (Heavy Industrial).

4-A-25-RZ**7.** **REGINALD BELL**

3309 Boyds Bridge Pike / Parcel ID 082LG001, Council
District 6.

A. EAST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside
Protection) to MDR (Medium Density Residential), HP
(Hillside Protection).

4-F-25-SP**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential), HP (Hillside
Protection) to MDR (Medium Density Residential), HP
(Hillside Protection).

4-F-25-PA**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood),
HP (Hillside Protection Overlay) to RN-3 (General
Residential Neighborhood), HP (Hillside Protection
Overlay).

4-U-25-RZ

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| 8. | 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 |
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CONCEPTS/SPECIAL USES

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| 9. | C | FOREST VILLAGE 6715 Forest Village Way / Parcel ID 121PC02309, Council District 2. | 6-SA-25-C |
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SPECIAL USES

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| 10. | C | SHAILESH PATEL / THE 9 GROUP 0, 6110, 6200 Papermill Drive / Parcel ID 107PC008, 007, 005 (part of). Proposed use: Parking lot in C-G-3 (General Commercial) District. Council District 2. | 3-H-25-SU |
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| 11. | C | CONGLOMCO 0, 1301 Dutch Valley Drive / Parcel ID 069JB043, 04301. Proposed use: Two two-family dwellings in RN-1 (Single-Family Residential Neighborhood) District. Council District 5. | 6-A-25-SU |
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| 12. | C | JAYSIN JEFFERSON 7419 Middlebrook Pike / Parcel ID 106JD033. Proposed use: Body modification establishment in C-N (Neighborhood Commercial) District. Council District 3. | 6-B-25-SU |
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| 13. | AP (30 Days) | TIGER VENTURES LLC 0 Avenue C / Parcel ID 123HN003. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 6-C-25-SU |
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| 14. C | BRIAN PITCHER 2727 Tecoma Drive / Parcel ID 070HB015. Proposed use: Removal of the previously approved planned district designation (C) in RN-2 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District) Districts. Council District 4. | 6-D-25-SU |
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| 15. | ROBERT SULLIVAN - TACO BELL OF AMERICA, LLC 5900, 5902 Kingston Pike / Parcel ID 121BA013, 014. Proposed use: Drive-through facility in C-G-1 (General Commercial) District. Council District 2. | 6-E-25-SU |
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| 16. AP (30 Days) | TYLER STINNETT 5708 Wallwood Road / Parcel ID 068KH031. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), (Hillside Protection Overlay) Districts. Council District 5. | 6-F-25-SU |
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PLANNED DEVELOPMENT

None

OTHER BUSINESS

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| 17. C | KNOXVILLE-KNOX COUNTY PLANNING Consideration of the FY 2026 Operating Budget for Knoxville-Knox County Planning. | 6-B-25-OB |
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| 18. C | KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Knoxville-Knox County Planning Commission Administrative Rules and Procedures, Article I, Section 4, Posting of the Agenda. | 6-C-25-OB |
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19. C

**KNOXVILLE-KNOX COUNTY
PLANNING**

6-D-25-OB

Consideration of an amendment to the Knoxville-Knox
County Planning Schedule of Fees.

Knox County

FINAL SUBDIVISIONS

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| 20. C | FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION PHASE III, SECTION B 521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8. | 4-SH-25-F |
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| 21. P (30 Days) | FINAL PLAT OF DUNCAN FARM SUBDIVISION 0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4. | 5-SA-25-F |
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| 22. | RESUBDIVISION OF LOTS FROM A SURVEY FOR JAMES DOYLE 10124, 10125 Doyle Lane / Parcel ID 143 11003, 002 (part of), Commission District 5. | 6-SB-25-F |
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| 23. C | FINAL PLAT OF FOXBOROUGH HILLS 0, 504 Fox Road/ Parcel ID 143 112, 11201, Commission District 3. | 6-SC-25-F |
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| 24. C | FINAL PLAT OF HICKORY VIEW SUBDIVISION 2205 West Gallaher Ferry Road / Parcel ID 129 035, Commission District 6. | 6-SD-25-F |
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| 25. | FINAL PLAT OF THE FOUNDRY SUBDIVISION 12044 Hardin Valley Road / Parcel ID 129 12604, Commission District 6. | 6-SE-25-F |

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| 26. C | FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 2A 12202 Couch Mill Road / Parcel ID 117 00812 (part of), Commission District 6. | 6-SF-25-F |
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| 27. C | FINAL PLAT OF THE RIDGE AT NEALS LANDING UNIT 3 0 Neals Landing Road / Parcel ID 061 07001, Commission District 8. | 6-SG-25-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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| 28. P (30 Days) | THOMAS BRANDON 8606 Asheville Highway / Parcel ID 062 251, Commission District 8. | |
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| | A. COUNTY COMPREHENSIVE PLAN AMENDMENT From TCMU (Town Center Mixed-use) to MHI (Mining and Heavy Industrial). | 5-B-25-PA |
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| | B. REZONING From A (Agricultural), CA (General Business) to I (Industrial). | 5-D-25-RZ |

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| 29. P (30 Days) | DEWAYNE HICKS 0 Lovell Road / Parcel ID 118 01203, Commission District 3. Rezoning from CN(k) (Neighborhood Commercial with conditions), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay). | 5-F-25-RZ |
| 30. P (30 Days) | JUSTIN FORD 5240 Schaad Road / Parcel ID 091 18617, Commission District 6. Rezoning from A (Agricultural) to CN (Neighborhood Commercial). | 5-I-25-RZ |
| 31. AW | BENJAMIN C. MULLINS 11538, 11546 Snyder Road / Parcel ID 130 170, 171, Commission District 6. | |
| | A. COUNTY COMPREHENSIVE PLAN AMENDMENT From RC (Rural Conservation), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection). | 5-F-25-PA |
| | B. REZONING From A (Agricultural) to PR (Planned Residential) up to 12 du/ac. | 5-N-25-RZ |
| 32. C | DANIEL BRUCE CROWE 1515, 1517 Cunningham Road / Parcel ID 047EA02301, 024, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential). | 6-A-25-RZ |
| 33. C | JOHN JULIES 1307 Mourfield Road / Parcel ID 144 04006, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential). | 6-B-25-RZ |

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| 34. C | NILS HAY 4925 E Emory Road / Parcel ID 029 030, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential). | 6-C-25-RZ |
| 35. | JOSE J HERRERA 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). | 6-D-25-RZ |
| 36. C | GRAHAM CORPORATION 504, 520 W Emory Road / Parcel ID 056 12301, 12201, Commission District 7. Rezoning to remove a previously approved condition in the CA(k) (General Business), F (Floodway) districts. | 6-F-25-RZ |
| 37. C | TY CALVIN HERRELL 0 Cate Road / Parcel ID 066 08704, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential). | 6-G-25-RZ |
| 38. C | 1222 DEVELOPMENT LLC 8007 Ball Camp Pike / Parcel ID 091 206, Commission District 6. Rezoning from I (Industrial) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac. | 6-H-25-RZ |
| 39. C | PRIYANKA PATEL 8535 Asheville Highway / Parcel ID 062 21101 (part of), Commission District 8. Rezoning from OB (Office, Medical, and Related Services) to CA (General Business). | 6-I-25-RZ |

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| 40. C | SAM HARGROVE 1412 Chert Pit Road / Parcel ID 105 114, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential). | 6-J-25-RZ |
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CONCEPTS/DEVELOPMENT PLANS

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| 41. AW | LANTERN PARK | |
| | A. CONCEPT SUBDIVISION PLAN 0 Hardin Valley Road; 0, 2103 - 2143 Lantern Park Lane; 0 Mission Hills Lane / Parcel ID 116ME001-021; 116ME00101-00107, Commission District 6. | 12-SF-23-C |
| | B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac District. | 12-G-23-DP |
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| 42. | THE HAVEN AT HARDIN VALLEY | |
| | A. CONCEPT SUBDIVISION PLAN 12202 Couch Mill Road / Parcel ID 117 00812 (part of), Commission District 6. | 6-SB-25-C |
| | B. DEVELOPMENT PLAN Proposed use: Revision to a previously approved Development Plan in PR (Planned Residential) up to 3 du/ac District. | 6-C-25-DP |

43. C **GALLAHER FERRY SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN

6-SC-25-C

0, 2300, 2304 W Gallaher Ferry Road; 0 Hickory Creek Road; 2001 Marietta Church Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, 03702 (part of), Commission District 6.

B. DEVELOPMENT PLAN

6-H-25-DP

Proposed use: Single-Family Residential Subdivision in PR(k) (Planned Residential) up to 3.5 du/ac District.

44. **2720 CUNNINGHAM ROAD**

A. CONCEPT SUBDIVISION PLAN

6-SD-25-C

2720 Cunningham Road; 6930 Shady Lane / Parcel ID 048 027, 02802, Commission District 7.

B. DEVELOPMENT PLAN

6-J-25-DP

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential) up to 3 du/ac District.

45. C **SHERRILL BUSINESS PARK
RESUBDIVISION OF PARCEL 207**

6-SE-25-C

437 Sellers Lane; 10049 Sherrill Boulevard / Parcel ID 118 207, 215, Commission District 3.

CONCEPTS/USES ON REVIEW

None

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

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| 46. C | MARK C TUCKER 7408 Gabriella Mae Way / Parcel ID 029 05701. Proposed use: Reduction of the minimum side setbacks in PR (Planned Residential) up to 5 du/ac District. Commission District 7. | 6-B-25-DP |
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| 47. | TERRY ROMANS 224 E Hendron Chapel Road / Parcel ID 138HA024 Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District. Commission District 9. | 6-D-25-DP |
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| 48. C | LEAH METCALF 2520 W Beaver Creek Drive / Parcel ID 067 057. Proposed use: Two-lot residential subdivision in PR(k) (Planned Residential with conditions) up to 12 du/ac District. Commission District 7. | 6-E-25-DP |
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| 49. C | JOHN WYCOFF 2409 Arcadia Peninsula Way / Parcel ID 163 02887. Proposed use: Reduction of front and side setbacks in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts. Commission District 5. | 6-F-25-DP |
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| 50. C | JEFFREY AND VANESSA SPENARD 0 Pellashore Way / Parcel ID 162ME004. Proposed use: Reduction of peripheral setback in PR (Planned Residential) up to 3 du/ac District. Commission District 5. | 6-G-25-DP |
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| 51. | LKM PROPERTIES, L.P. 8880 Westland Drive / Parcel ID 132 09904. Proposed use: Convenience store with gasoline pumps in PC (Planned Commercial) District. Commission District 4. | 6-I-25-DP |

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| 52. C | CONNOR KELLY 1630 Harvey Road / Parcel ID 169 009. Proposed use: Revision to a previously approved Development Plan in PR (Planned Residential) up to 3 du/ac District. Commission District 5. | 6-K-25-DP |
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| 53. C | KING PROPERTIES & DEVELOPMENT LLC 2220, 2224, 2240 Lovell Road / Parcel ID 104 171, 172, 17201 (part of). Proposed use: Multifamily development in PR (Planned Residential) up to 5 du/ac, F (Floodway) Districts. Commission District 3. | 6-L-25-DP |
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| 54. C | GREGORY S. CAMPBELL 0 Centerpoint Boulevard / Parcel ID 118 01609. Proposed use: Two 30,000 sq ft office buildings in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 3. | 6-M-25-DP |
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| 55. C | LAND DEVELOPMENT SOLUTIONS 2008, 2012, 2016, 2020 Thurman Lane / Parcel ID 122KC014, 01401, 01402, 01403. Proposed use: 11 tiny homes in PR (Planned Residential) up to 6 du/ac District. Commission District 9. | 6-N-25-DP |
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| 56. C | GREEN RIVER HOLDINGS, LLC 0 Corridor Park Boulevard; 0 Data Lane / Parcel ID 118 17309, 17312, 17327. Proposed use: Manufacturing in BP (Business and Technology Park), TO (Technology Overlay) District. Commission District 3. | 6-O-25-DP |

Item No.**File No.****USES ON REVIEW**

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| 57. T | JEREMIAH COTTLE 2418 E Gallaher Ferry Road / Parcel ID 116 06710. Proposed use: Dog boarding and training facility in A (Agricultural) District. Commission District 6. | 6-A-25-UR |
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| 58. C | DEREK HAUN 2927 Thorn Grove Pike / Parcel ID 097 02601. Proposed use: Contractor's storage yard in CA (General Business) District. Commission District 9. | 6-B-25-UR |
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| 59. C | BELLTOWN 4510, 4561 MARKET BELL WAY / Parcel ID 066 121, 122 (part of). Proposed use: Master sign plan for the commercial properties in the Belltown Planned Development in A (Agricultural), F (Floodway), PD (Planned Development) Districts. Commission District 6. | 6-C-25-UR |

PLANNED DEVELOPMENT*None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS**

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| 60. C | DANIEL A. SANDERS Consideration of Similar Use Determination for an RV campground in the I (Industrial) zone. | 6-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.

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| 1. | U | <p>YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC</p> <p>0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024)</p> | 6-A-24-UR |
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| 2. | | <p>LEAH METCALF</p> <p>0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024)</p> | 5-C-24-SU |
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| 3. | | <p>KNOXVILLE-KNOX COUNTY PLANNING</p> <p>Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)</p> | 8-A-24-CP |
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| 4. | | <p>ANDREW THOMAS</p> <p>1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)</p> | |
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| | | <p>A. NORTH CITY SECTOR PLAN AMENDMENT</p> <p>From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> | 7-G-24-SP |
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| | | <p>B. ONE YEAR PLAN AMENDMENT</p> <p>From LDR (Low Density Residential) to MDR (Medium Density Residential).</p> | 7-G-24-PA |
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C. REZONING

7-P-24-RZ

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

5.

**CAR CONNEXION COMPLETE AUTO
REPAIR**

9-A-24-SU

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)

6.

**FINAL PLAT OF ISABEL ESTATES,
PHASE 2**

12-SA-24-F

0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID
020KB068, 069, 070, 071, Commission District 8. (Tabled
1/9/2025)

7.

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)

8.

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)

9.

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).

10.

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)