

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 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 NOVEMBER 13, 2025 AGENDA	
3.	C APPROVAL OF OCTOBER 2, 2025 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.

WAT DEVELOPMENT, LLC

2511 Davenport Road / Parcel ID 109BJ008, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

10-E-25-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District, Type II), HP (Hillside Protection).

10-E-25-PA

C. REZONING

10-T-25-RZ

From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay).

6. C

SEAN OLU

11-C-25-RZ

207 Hidell Road / Parcel ID 071PA006, Council District 6. Rezoning from C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

7. C

100 W DEPOT INVESTORS, LLC

11-E-25-RZ

0 W Depot Avenue / Parcel ID 094EF02704, Council District 6. Rezoning from N/A (No Zone) to DK-W (Downtown Knoxville-Warehouse Subdistrict).

8. C

100 W DEPOT INVESTORS, LLC

11-F-25-RZ

100 W Depot Avenue / Parcel ID 094EF026, Council District 6. Rezoning from I-G (General Industrial) to DK-W (Downtown Knoxville-Warehouse Subdistrict).

9. AW

CASEY CHAPMAN

11-I-25-RZ

127 Atlantic Avenue / Parcel ID 081GA024, Council District 5. Rezoning from RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay).

10. P
(30 Days)

SALAMANCA GILBERTO CORTES

11-K-25-RZ

6260 Clinton Highway / Parcel ID 068IC01601, Council District 5. Rezoning from C-H-1 (Highway Commercial), HP (Hillside Protection Overlay) to C-G-1 (General Commercial), HP (Hillside Protection Overlay).

- | | | | |
|------------|----------|---|-------------------|
| 11. | C | PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP
0 Global Way / Parcel ID 118 17715 (partial), Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-G-3 (General Commercial), TO-1 (Technology Park Overlay). | 11-L-25-RZ |
|------------|----------|---|-------------------|

CONCEPTS/SPECIAL USES

- | | | |
|------------|---|------------------|
| 12. | 0 LOCUST HILL LANE
0 Locust Hill Lane / Parcel ID 123FA003, Council District 1. | 7-SB-25-C |
|------------|---|------------------|

SPECIAL USES/HILLSIDE PROTECTION LEVEL 2

- | | | |
|-----------------------|---|--------------------|
| 13. | HANI JOSEPH
4136 McKamey Road / Parcel ID 092LA00201. Council District 3. | |
| <hr/> | | |
| C | A. LEVEL 2 HILLSIDE PROTECTION
Request to exceed the Hillside Protection disturbance budget by .19 acres in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. | 11-A-25-HPA |
| <hr/> | | |
| P
(30 Days) | B. SPECIAL USE
Proposed use: Two-family dwelling subdivision in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. | 10-B-25-SU |

Item No.**File No.****SPECIAL USES**

- | | | |
|---------------------------|---|-------------------|
| 14. 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), (C) (Previously Approved Planned District) (removal pending) Districts. Council District 6. | 9-A-25-SU |
| <hr/> | | |
| 15. C | JOEL AND PAM POTEAT
4900 Buffat Mill Road / Parcel ID 059MD03002. Proposed use: Removal of a previously approved Planned District designation (C) in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) Districts. Council District 4. | 11-A-25-SU |
| <hr/> | | |
| 16. C | STEVEN W ABBOTT JR
5305 Jacksboro Pike / Parcel ID 058DK02001. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 4. | 11-B-25-SU |
| <hr/> | | |
| 17. C | MITUL KHATIWALA
714 Broome Road / Parcel ID 106OA03701. Proposed use: Two-family dwelling conversion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2. | 11-C-25-SU |

PLANNED DEVELOPMENT*None***OTHER BUSINESS***None*

Knox County

FINAL SUBDIVISIONS

- | | | |
|--------------|--|-------------------|
| 18. C | FINAL PLAT OF OAKS POINTE
0 Harvey Road / Parcel ID 169 00903 (partial), Commission District 5. | 11-SA-25-F |
| <hr/> | | |
| 19. C | FINAL PLAT OF HARVEST MEADOW,
UNIT 2 AND RESUBDIVISION OF
LOTS 31, 32, & 77 OF HARVEST
MEADOW, UNIT 1
0, 3984, 3990, 4005 Crimson Clover Lane / Parcel ID 050FB031, 032, 035 & 050 178, Commission District 8. | 11-SB-25-F |
| <hr/> | | |
| 20. C | FINAL PLAT OF OAK VISTA
(FORMERLY KNOWN AS GEORGE
LIGHT TOWNHOMES)
3239 George Light Road / Parcel ID 089 166, Commission District 6. | 11-SC-25-F |
| <hr/> | | |
| 21. C | FINAL PLAT OF THE POPLAR FARMS
SUBDIVISION, PHASE 1
0 W Emory Road / Parcel ID 076 021 (partial), Commission District 6. | 11-SD-25-F |

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

- | | | |
|--------------|--|-------------------|
| 22. | JEFFERY YOUNG
7705 Sevierville Pike / Parcel ID 125 038, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. | 11-A-25-RZ |
| <hr/> | | |
| 23. C | KNOXVILLE DREAM CENTER
6521 Keck Road / Parcel ID 068HB006, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential). | 11-B-25-RZ |
| <hr/> | | |
| 24. C | BALL HOMES LLC
12434 Buttermilk Road / Parcel ID 129 096, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 2 du/ac. | 11-D-25-RZ |
| <hr/> | | |
| 25. | 1222 DEVELOPMENT
0 Asheville Highway / Parcel ID 062 049, Commission District 8. Rezoning from A (Agricultural) to CA (General Business). | 11-G-25-RZ |
| <hr/> | | |
| 26. C | TINDELL'S BUILDING SUPPLY
7751 Norris Freeway; 7747 Heights Drive / Parcel ID 028 046, 048 (partial), Commission District 7. | |

**A. COUNTY COMPREHENSIVE PLAN
AMENDMENT**

11-A-25-PA

From SMR (Suburban Mixed Residential), HP (Hillside Ridgetop Protection) to CC (Corridor Commercial), HP (Hillside Ridgetop Protection).

B. REZONING

11-H-25-RZ

From CB (Business and Manufacturing), A (Agricultural) to CA (General Business).

27. C

DAVID HARBIN

11-J-25-RZ

1155, 1161 Copperwood Lane / Parcel ID 105OC023, 02401, Commission District 3. Rezoning from A (Agricultural), F (Floodway), RB (General Residential), I (Industrial) to PR (Planned Residential) up to 12 du/ac, F (Floodway).

CONCEPTS/DEVELOPMENT PLANS

28.

0 NORTH CAMPBELL STATION ROAD

A. CONCEPT SUBDIVISION PLAN

11-SA-25-C

0 N Campbell Station Road / Parcel ID 117 02101, Commission District 6.

B. DEVELOPMENT PLAN

11-C-25-DP

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

29.

7734 MAJORS RD (AKA THOMPSON MEADOWS, PHASE 2)

A. CONCEPT SUBDIVISION PLAN

11-SB-25-C

7734 Majors Road / Parcel ID 020 160 (partial), Commission District 8.

B. DEVELOPMENT PLAN

11-G-25-DP

Proposed use: Attached single-family subdivision in PR(k) (Planned Residential with conditions) up to 4.75 du/ac District.

30.

THOMPSON CREEK

A. CONCEPT SUBDIVISION PLAN

11-SC-25-C

7921 Thompson School Road / Parcel ID 012 209 (partial), Commission District 8.

B. DEVELOPMENT PLAN

11-H-25-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.9 du/ac District.

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

31. T

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.

32. C

KELSEY CHAMBERS

11-A-25-DP

1006 Summer Wood Road / Parcel ID 105OC02207. Proposed use: Request to modify condition #2 of case file (3-L-25-DP) to record a new plat in PR (Planned Residential), F (Floodway) Districts. Commission District 3.

33. AW	GARY COILE 7730 Westland Drive / Parcel ID 133CB003 Proposed use: Reduce the peripheral setback along the western boundary line in PR(k) (Planned Residential with conditions) up to 5 du/ac District. Commission District 4.	11-B-25-DP
---------------	--	-------------------

34. AP (30 Days)	WILLIAM FRANCIS GRAY 3054 Horseshoe Bend Lane / Parcel ID 089 22211. Proposed use: Manufacturing facility in BP (Business and Technology Park), TO (Technology Overlay) Districts. Commission District 6.	11-E-25-DP
----------------------------	---	-------------------

35. C	MARK WRIGHT 0 Arcadia Peninsula Way / Parcel ID 163 02878. Proposed use: Reduction of previously approved front setback from 30 ft to 25 ft in PR (Planned Residential) up to 3 du/ac, F (Floodway) Districts. Commission District 5.	11-F-25-DP
--------------	---	-------------------

USES ON REVIEW

36.	YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC 0, 10205, 10211 WESTLAND DR / Parcel ID 153DA02701, 02702, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.	6-A-24-UR
------------	---	------------------

37. C	WALKER ENTERPRISES, LLC 0 Mont Richer Avenue / Parcel ID 049 00906. Proposed use: Reduce the front setback from 35 ft to 25 ft in RB (General Residential) District. Commission District 8.	11-A-25-UR
--------------	---	-------------------

38.	NILS HAY 4925 E Emory Road / Parcel ID 029 030. Proposed use: 4-lot duplex subdivision in RA (Low Density Residential) District. Commission District 7.	11-B-25-UR
------------	---	-------------------

39.	C	SHANNON SCHNEIDER 120, 122 Kimberlin Heights Road / Parcel ID 137DC00201, 00202. Proposed use: 3-lot duplex subdivision in RA (Low Density Residential) District. Commission District 9.	11-D-25-UR
------------	----------	--	-------------------

40.	C	DK LEVY - DANIEL LEVY 8623 Walbrook Drive / Parcel ID 119LA00301. Proposed use: Multifamily development (96 units) in CA (General Business) District. Commission District 3.	11-E-25-UR
------------	----------	--	-------------------

USES ON REVIEW/DEVELOPMENT PLANS

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

A. USE ON REVIEW Proposed use: Multi-family Development in OB(k) (Office, Medical, and Related Services, with conditions) District.	11-C-25-UR
---	-------------------

B. DEVELOPMENT PLAN 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.	11-D-25-DP
---	-------------------

PLANNED DEVELOPMENT
None

Item No.

File No.

ORDINANCE AMENDMENTS

42. C

**KNOXVILLE-KNOX COUNTY
PLANNING**

11-A-25-OA

Consideration of proposed amendments to the Knox County Zoning Code, Article 6, revising Sections 6.10, 6.30, 6.40, and 6.50, and adding new section 6.90 pertaining to vested rights, following recent legislative actions and the adoption of the Knox County Comprehensive Plan.

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.

- | | | |
|-------|---|------------------|
| 1. | 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 |
| <hr/> | | |
| 2. | 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 |
| <hr/> | | |
| 3. | 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 |
| <hr/> | | |
| 4. | LINDA GASS
7504 Granda Drive / Parcel ID 106JB012, Council District 3. (Tabled 5/8/2025) | |
| <hr/> | | |
| | A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR (Medium Density Residential). | 4-B-25-SP |
| <hr/> | | |
| | B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR (Medium Density Residential). | 4-C-25-PA |

C. REZONING

4-P-25-RZ

From RN-1 (Single-Family Residential Neighborhood) to
RN-4 (General Residential Neighborhood).

5.

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)

6.

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)

7.

MATTHEW L TINKHAM, JR

9123 S Northshore Drive / Parcel ID 155 00302,
Commission District 4. (Tabled 9/11/2025)

**A. COUNTY COMPREHENSIVE PLAN
AMENDMENT**

5-C-25-PA

From SR (Suburban Residential), HP (Hillside Protection)
to CC (Corridor Commercial), HP (Hillside Protection).

B. REZONING

5-E-25-RZ

From A (Agricultural) to CA (General Business).