

- 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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](http://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](http://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to sign up.

<b>Item No.</b>		<b>File No.</b>
<b>1.</b>	ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
<b>2.</b>	C APPROVAL OF APRIL 9, 2026 AGENDA	
<b>3.</b>	C APPROVAL OF MARCH 5, 2026 MINUTES	
<b>4.</b>	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 3 UNIT 4**      2-SA-26-F  
0 Yonah Place Way / Parcel ID 049NF089, Council District 4.

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**6. C**      **FINAL PLAT OF LONAS CREEK SUBDIVISION**      4-SG-26-F  
5117 Lonas Drive / Parcel ID 107GB006, Council District 2.

## 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

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**7. C**      **MOHAMMAD REZA BASIRI**      4-A-26-RZ  
2011, 2013 Highland Ave / Parcel ID 094NP032, Council District 1. Rezoning from RN-5 (General Residential Neighborhood), O (Office) to RN-7 (Multi-Family Residential Neighborhood).

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**8. C**      **AMY SHERRILL**      **4-C-26-RZ**  
1119 Dutch Valley Drive / Parcel ID 069JB046, Council District 5. Rezoning from O (Office) to RN-3 (General Residential Neighborhood).

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**9.**      **MATCO AFFORDABLE HOUSING**  
4524, 4528, 4534 Nora Road / Parcel ID 059PC038 & 070AA004, 005, Council District 4.

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**A. EAST CITY SECTOR PLAN AMENDMENT**      **4-A-26-SP**  
From OS (Other Open Space), HP (Hillside Ridgetop Protection) to MDR (Medium Density Residential), HP (Hillside Ridgetop Protection).

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**B. ONE YEAR PLAN AMENDMENT**      **4-A-26-PA**  
From OS (Other Open Space), HP (Hillside Ridgetop Protection) to MDR (Medium Density Residential), HP (Hillside Ridgetop Protection).

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**C. REZONING**      **4-E-26-RZ**  
From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay).

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**10. C**      **CHRISTY GEDELMAN**      **4-H-26-RZ**  
2018 Flagler Road / Parcel ID 080KB019, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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**11. C**      **OHM ADVISORS**  
1019 E Emerald Avenue / Parcel ID 081EB010, Council District 5.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT** **4-B-26-SP**  
From MU-SD / MU-CC8 (Mixed Use-Special District,  
Medical Center) to CI (Civic and Institutional).

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**B. ONE YEAR PLAN AMENDMENT** **4-B-26-PA**  
From MU-SD / MU-CC8 (Mixed Use-Special District,  
Medical Center) to CI (Civic and Institutional).

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**C. REZONING** **4-I-26-RZ**  
From O (Office) to INST (Institutional).

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**12. C** **HALEY MCLAUGHLIN**  
0 Richmond Avenue / Parcel ID 094HA00601, Council  
District 3.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT** **4-C-26-SP**  
From LI (Light Industrial), HP (Hillside Ridgetop  
Protection) to TDR (Traditional Neighborhood  
Residential), HP (Hillside Ridgetop Protection).

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**B. ONE YEAR PLAN AMENDMENT** **4-C-26-PA**  
From LI (Light Industrial), HP (Hillside Ridgetop  
Protection) to TDR (Traditional Neighborhood  
Residential), HP (Hillside and Ridgetop Protection).

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**C. REZONING** **4-N-26-RZ**  
From I-G (General Industrial), HP (Hillside Protection  
Overlay) to RN-2 (Single-Family Residential  
Neighborhood), HP (Hillside Protection Overlay).

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**13.** **JOHN BRITTON**  
1307 Galway Street / Parcel ID 082GK01203, Council District  
6. Rezoning from I-G (General Industrial) to I-H (Heavy  
Industrial).

**4-O-26-RZ**

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**14. C**      **TAYLOR SKULE**

0 Ailor Avenue, 2035 Sutherland Ave / Parcel ID 094OB013,  
021, Council District 6.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT**      **4-D-26-SP**  
From LI (Light Industrial), SP (Stream Protection) to HI  
(Heavy Industrial), SP (Stream Protection).

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**B. ONE YEAR PLAN AMENDMENT**      **4-D-26-PA**  
From LI (Light Industrial), SP (Stream Protection) to HI  
(Heavy Industrial), SP (Stream Protection).

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**C. REZONING**      **4-P-26-RZ**  
From I-G (General Industrial) to I-H (Heavy Industrial).

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**15. C**      **SHAWN SMITH**

4601, 4605 Western Avenue / Parcel ID 093BB035, 036,  
Council District 3.

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**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**      **4-E-26-SP**  
From MDR (Medium Density Residential), HP (Hillside  
Ridgetop Protection) to GC (General Commercial), HP  
(Hillside Ridgetop Protection).

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**B. ONE YEAR PLAN AMENDMENT**      **4-E-26-PA**  
From MDR (Medium Density Residential), HP (Hillside  
Ridgetop Protection) to GC (General Commercial), HP  
(Hillside Ridgetop Protection).

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**C. REZONING**      **4-S-26-RZ**  
From RN-1 (Single-Family Residential Neighborhood),  
HP (Hillside Protection Overlay) to C-H-1 (Highway  
Commercial), HP (Hillside Protection Overlay).

**Item No.**

**File No.**

CONCEPTS/SPECIAL USES

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- |            |                                                                                                                        |                  |
|------------|------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>16.</b> | <b>W MARTIN MILL PIKE SUBDIVISION DEVELOPMENT</b><br>4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1. | <b>3-SE-26-C</b> |
|------------|------------------------------------------------------------------------------------------------------------------------|------------------|

SPECIAL USES

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|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>17. P</b><br><br>(90 Days) | <b>INGLESIA DE DIOS EL SHADDAI (FORMERLY MARK FREEMAN, AIA)</b><br>4306 Washington Pike / Parcel ID 070CE007. Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood) District. Council District 4. | <b>4-B-26-SU</b> |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

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|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>18. C</b> | <b>BEN HUDGINS</b><br>1914 Huron Street / Parcel ID 081EH006. Proposed use: Townhouses in RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay) Districts. Council District 5. | <b>4-C-26-SU</b> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

PLANNED DEVELOPMENT

*None*

OTHER BUSINESS

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- |                                |                                                                                                                                                                                                                        |                  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>19. AP</b><br><br>(30 Days) | <b>RYAN ROBERTSON</b><br>315 Kerbela 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. | <b>4-A-26-OB</b> |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

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|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>20. C</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING</b><br>2000-2061 Country Hill Lane / Parcel ID 106AC001 – 106AC02201. Proposed administrative map error correction and modification to the official Zoning Map to remove the previously approved planned district (C) designation. | <b>4-E-26-OB</b> |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|



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**27. C**      **FINAL PLAT OF CARDINAL LANDING**      4-SE-26-F  
0 Bakertown Road / Parcel ID 091 25608 (partial),  
Commission District 6.

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**28. C**      **FINAL PLAT OF HARVEST MEADOW,  
UNIT 3 RESUBDIVISION OF OS-4 OF  
HARVEST MEADOW UNIT 1**      4-SF-26-F  
0 Harris Road, 6532 Spotted Orchid Lane / Parcel ID 050  
174 (partial), 050FB096, Commission District 8.

**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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**29.**      **CLENT FLEMING (REVISED)**  
0, 3611 E Governor John Sevier Highway / Parcel ID 096  
10002 (partial), 10003, Commission District 9.

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**A. COUNTY COMPREHENSIVE PLAN  
AMENDMENT**      **2-A-26-PA**  
From BP (Business Park), TCMU (Town Center Mixed-  
Use), SP (Stream Protection) to BP (Business Park), MHI  
(Mining and Heavy Industrial), SP (Stream Protection).

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**B. REZONING**

**2-J-26-RZ**

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

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**30. P**  
(30 Days)

**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.

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**31. AP**  
(30 Days)

**HOMESTEAD LAND HOLDINGS, LLC**

**4-B-26-RZ**

8934 Pleasant Hill Road / Parcel ID 062LB017, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

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**32.**

**NEAL W PARKMAN**

**4-D-26-RZ**

3230 George Light Road / Parcel ID 089KA003, Commission District 6. Rezoning from RA (Low Density Residential), TO (Technology Overlay) to PR (Planned Residential) up to 6 du/ac, TO (Technology Overlay).

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**33. C**

**BILLY R HENSLEY**

**4-F-26-RZ**

8616, 8618 Mascot Road / Parcel ID 051DB016, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**34. P**  
(60 Days)

**WALTER KENNETH SEAMAN II**

**4-G-26-RZ**

7508, 7510 Yount Road / Parcel ID 078 014, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3.2 du/ac.

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**35.**

**LINDA SHOWN**

**4-J-26-RZ**

1515 Tipton Station Road / Parcel ID 137 059 (partial), Commission District 9. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).



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**42. C**      **NATALIA EFREMENKO**      **4-U-26-RZ**  
768 S Gallaher View Road / Parcel ID 133 01801,  
Commission District 4. Rezoning from A (Agricultural) to RA  
(Low Density Residential).

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**43. C**      **BENJAMIN C. MULLINS**      **4-V-26-RZ**  
6612 Clinton Highway / Parcel ID 067LB011, Commission  
District 7. Rezoning from PC (Planned Commercial) to CA  
(General Business).

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CONCEPTS/DEVELOPMENT PLANS

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**44. C**      **ARCADIA PHASE 4C**

**A. CONCEPT SUBDIVISION PLAN**      **4-SA-26-C**  
2482 Arcadia Peninsula Way / Parcel ID 163 02805  
(partial), Commission District 5.

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**B. DEVELOPMENT PLAN**      **4-A-26-DP**  
Proposed use: 4 Single-family lots in PR (Planned  
Residential) up to 3 du/ac, F (Floodway) Districts.

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**45.**      **HAYDEN FARM**

**A. CONCEPT SUBDIVISION PLAN**      **4-SB-26-C**  
11503 Barkley Knoll Lane / Parcel ID 103 072,  
Commission District 6.

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**B. DEVELOPMENT PLAN**      **4-D-26-DP**  
Proposed use: 42 single-family lots in PR (Planned  
Residential) up to 3 du/ac, F (Floodway) Districts.

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**46.** **3110 GRAY HENDRIX ROAD**

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**A. CONCEPT SUBDIVISION PLAN** **4-SC-26-C**  
0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019 ,  
Commission District 6.

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**B. DEVELOPMENT PLAN** **4-E-26-DP**  
Proposed use: Attached residential subdivision in PR(k)  
(Planned Residential) up to 10 du/ac, A (Agricultural)  
Districts.

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**47.** **NATIVE SUN LLC, ON MIDDLEBROOK  
PIKE**

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**AW** **A. CONCEPT SUBDIVISION PLAN** **4-SD-26-C**  
1155, 1161 Copperwood Lane / Parcel ID 105OC023,  
02401, Commission District 3.

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**AP** **B. DEVELOPMENT PLAN** **4-F-26-DP**  
(30 Days)  
Proposed use: Townhouse development in F  
(Floodway), PR(k) (Planned Residential with conditions)  
up to 11 du/ac Districts.

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**48.** **ORANGE KNOXVILLE, LLC**

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**A. CONCEPT SUBDIVISION PLAN** **4-SE-26-C**  
0 Bakertown Road / Parcel ID 091 25604, Commission  
District 6.

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**B. DEVELOPMENT PLAN** **4-C-26-DP**  
Proposed use: Commercial development in PC(k)  
(Planned Commercial) District.



**Item No.**

**File No.**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

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- |              |                                                                                                                                                   |                  |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>55. P</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b>                                                                                                         | <b>3-A-26-OA</b> |
| (90 Days)    | Consideration of amendments to the Knox County Code, Appendix B, Zoning Code to align public noticing requirements with recent state law changes. |                  |

**OTHER BUSINESS**

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- |              |                                                                                                                                                                       |                  |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>56. C</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b>                                                                                                                             | <b>4-B-26-OB</b> |
|              | Consideration of Amendments to the Knoxville-Knox County Planning Administrative Rules and Procedures, Article I, Section 1, Public Notice, Newspaper Advertisements. |                  |

- |            |                                                                                                        |                  |
|------------|--------------------------------------------------------------------------------------------------------|------------------|
| <b>57.</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b>                                                              | <b>4-D-26-OB</b> |
|            | The chair will appoint a nominating committee for Planning Commission officers for the 2026-2027 term. |                  |

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

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

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  - B. ONE YEAR PLAN AMENDMENT**      **4-C-25-PA**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

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  - C. REZONING**      **4-P-25-RZ**  
 From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).
  
- 2.**      **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)

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- 3.**      **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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- 4. W**      **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**

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

**5-C-25-PA**

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**B. REZONING**

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

**5-E-25-RZ**

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**5.**

**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**