

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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

<b>Item No.</b>	<b>File No.</b>	
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
2.	C	APPROVAL OF JUNE 11, 2026 AGENDA
3.	C	<a href="#">APPROVAL OF MAY 14, 2026 MINUTES</a>
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

---

- |           |  |                  |
|-----------|--|------------------|
| <b>5.</b> | <b>VIOREL (VIO) ROTAR</b><br>0, 3223 Valley View Drive / Parcel ID 070AB015, 016 (partial), 018 (partial), Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District). | <b>6-B-26-RZ</b> |
| <hr/>     |  |                  |
| <b>6.</b> | <b>AP RALPH SMITH, PLS</b><br>(30 Days) 1325 Francis Road / Parcel ID 106GC007, Council District 3. Rezoning from AG (General Agricultural) to RN-2 (Single-Family Residential Neighborhood).  | <b>6-E-26-RZ</b> |

**Item No.**

**File No.**

**CONCEPTS/SPECIAL USES**

---

- |           |  |                  |
|-----------|--|------------------|
| <b>7.</b> | <b>THE WOODS AT PARKDALE</b><br>0, 5800 Parkdale Road / Parcel ID 058IG00901, 010, Council District 4. | <b>6-SA-26-C</b> |
|-----------|--|------------------|

**SPECIAL USES**

---

- |           |   |                  |
|-----------|---|------------------|
| <b>8.</b> | <b>C</b> <b>VIOREL (VIO) ROTAR</b><br>0, 3223 Valley View Drive / Parcel ID 070AB015, 016, 018. Proposed use: Removal of a previously approved Planned District designation (C) in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 4. | <b>6-A-26-SU</b> |
|-----------|---|------------------|

- |           |  |                  |
|-----------|--|------------------|
| <b>9.</b> | <b>MICHAEL SEEMER</b><br>510, 520 Yarnell Avenue; 2409 Atchley Street / Parcel ID 109AF005, 006, 018. Proposed use: Neighborhood Nonresidential Reuse (Office) in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 1. | <b>6-B-26-SU</b> |
|-----------|--|------------------|

- |            |  |                  |
|------------|--|------------------|
| <b>10.</b> | <b>C</b> <b>AMY SHERRILL / BENEFIELD RICHTERS COMPANY</b><br>4300, 4302 Asheville Highway / Parcel ID 071PB002, 01601. Proposed use: Wholesale Establishment in C-H-2 (Highway Commercial) District. Council District 6. | <b>6-C-26-SU</b> |
|------------|--|------------------|

- |            |   |                  |
|------------|---|------------------|
| <b>11.</b> | <b>AP</b><br>(30 Days) <b>BERRY FUNERAL HOMES</b><br>3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1. | <b>6-D-26-SU</b> |
|------------|---|------------------|

**PLANNED DEVELOPMENT**

*None*

**Item No.**

**File No.**

**OTHER BUSINESS**

---

- |            |   |                  |
|------------|---|------------------|
| <b>12.</b> | <p><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.</p> | <b>4-A-26-OB</b> |
|------------|---|------------------|

**Knox County**

**FINAL SUBDIVISIONS**

---

- |              |  |                  |
|--------------|--|------------------|
| <b>13. C</b> | <p><b>FINAL PLAT OF MORNING RIDGE SUBDIVISION</b><br/>                 0 Ball Road / Parcel ID 091 07701 (partial), Commission District 6.</p> | <b>5-SE-26-F</b> |
|--------------|--|------------------|

- |              |   |                  |
|--------------|---|------------------|
| <b>14. C</b> | <p><b>FINAL PLAT OF STRAWBERRY VALLEY</b><br/>                 0 Asheville Highway / Parcel ID 062 02308, 02309, Commission District 8.</p> | <b>6-SA-26-F</b> |
|--------------|---|------------------|

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**15. AW**      **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.

---

**16. C**      **PARKER FEAGINS**  
 0, 7801 Strawberry Plains Pike / Parcel ID 062 05402 (partial), 05405, Commission District 8.

---

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**      **5-E-26-PA**  
 From RC (Rural Conservation), SR (suburban Residential), HP (Hillside Protection) to RCC (Rural Crossroads Commercial), HP (Hillside Protection).

---

**B. REZONING**      **5-L-26-RZ**  
 From A (Agricultural) to CR (Rural Commercial).

---

**17.**      **JAMES JENKINS**      **5-N-26-RZ**  
 0 Pine Grove Road / Parcel ID 084CA02001, 02103, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

---

**18. AP**      **LEMAY AND ASSOCIATES**      **6-A-26-RZ**  
 (30 Days) 0 Harbor Crest Way / Parcel ID 162 05815, Commission District 5. Rezoning from A (Agricultural), PR (Planned Residential) up to 3 du/ac to RA (Low Density Residential).

---

**19. P**      **GULF PARK INC**      **6-C-26-RZ**  
 (30 Days) 0 Dutchtown Road / Parcel ID 119HG004, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.



**Item No.****File No.**

- 
- 24.**                    **SMART HOSPITALITY, LLC**                    **6-A-26-DP**  
 1215 Everett Road / Parcel ID 141 04114. Proposed use:  
 Multi-Family Development: Apartments, Townhomes,  
 Clubhouse in CB (Business and Manufacturing), PR(k)  
 (Planned Residential with conditions) up to 10 du/ac  
 Districts. Commission District 6.
- 
- 25. C**                    **BRANDON GIBSON**                    **6-B-26-DP**  
 4224 Cabbage Drive / Parcel ID 028 11204. Proposed use:  
 Single-Family Dwelling in PR (Planned Residential) up to 3  
 du/ac District. Commission District 7.
- 
- 26. P**                    **IAN JAY**                    **6-C-26-DP**  
 (90 Days)                    0, 8703, 8707 Joe Daniels Road; 0 W Emory Road / Parcel ID  
 076 009, 00901; 089 044; 089 193. Proposed use: Multi-  
 dwelling and commercial development in PR(k) (Planned  
 Residential with conditions) up to 3 du/ac District.  
 Commission District 6.
- 
- 27.**                    **ETHAN I. PHILLIPS**                    **6-D-26-DP**  
 1315 Andes Road / Parcel ID 105 042. Proposed use: 1 new  
 lot for existing house in PR (Planned Residential) up to 3  
 du/ac District. Commission District 6.

**USES ON REVIEW**

- 
- 28. C**                    **1222 DEVELOPMENT LLC**                    **6-A-26-UR**  
 0 Asheville Highway / Parcel ID 062 049. Proposed use:  
 Outdoor Self-Storage Units in CA (General Business) District.  
 Commission District 8.

**PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None*

**Item No.****File No.****OTHER BUSINESS**

---

- |              |   |                  |
|--------------|---|------------------|
| <b>29. C</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING</b><br>Consideration of amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations pertaining to the vesting period of concept plan. | <b>5-A-26-OB</b> |
| <b>30.</b>   | <b>KNOXVILLE-KNOX COUNTY PLANNING COMMISSION</b><br>Election of Planning Commission Officers for the 2026-2027 term.  | <b>6-A-26-OB</b> |
| <b>31. C</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING</b><br>Consideration of the FY 2027 Operating Budget for Knoxville-Knox County Planning.  | <b>6-B-26-OB</b> |

**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.    | <p><b>HEYOH DESIGN &amp; DEVELOPMENT</b><br/>         2805 Delrose Drive; 0 Riverside Road / Parcel ID<br/>         082MC02603, 037. Proposed use: Preliminary plan for a<br/>         residential development in RN- 1 (Single-Family Residential<br/>         Neighborhood), RN-4 (General Residential Neighborhood),<br/>         HP (Hillside Protection Overlay) Districts. Council District 6.<br/>         (Tabled 7/10/2025)</p> | 12-A-24-PD |
| <hr/> |  |            |
| 2.    | <p><b>STEVEN W ABBOTT JR</b><br/>         8216 Norris Freeway / Parcel ID 028 01702. Proposed use:<br/>         4-lot subdivision of detached single-family dwellings in PR(k)<br/>         (Planned Residential with conditions) up to 2 du/ac District.<br/>         Commission District 8. (Tabled 11/13/2025)</p>  | 9-E-25-DP  |
| <hr/> |  |            |
| 3.    | <p><b>BENJAMIN C. MULLINS</b><br/>         6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101<br/>         (partial), Commission District 8. Reduction of an H<br/>         (Historical Overlay) in the CA (General Business) District.<br/>         (Tabled 5/14/2026)</p>  | 3-H-26-RZ  |
| <hr/> |  |            |
| 4.    | <p><b>ARCIP HOLOBET</b><br/>         10506 Bob Gray Road / Parcel ID 118 071. Proposed use:<br/>         Single-family attached subdivision in PR(k) (Planned<br/>         Residential, with conditions) up to 10 du/ac, TO (Technology<br/>         Overlay) District. Commission District 3. (Tabled 5/14/2026)</p>  | 5-D-26-DP  |