

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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

Item No.			File No.
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
2.	C	APPROVAL OF MAY 14, 2026 AGENDA	
3.	C	APPROVAL OF APRIL 9, 2026 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

City of Knoxville

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

- 5.** **RESUBDIVISION OF DEAN HILL
ADDITION PART OF LOT 18** **5-SB-26-F**
7157 Cheshire Drive / Parcel ID 120EG027 (partial), 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

- 6.** **P** **L. D. GASS**
(90 Days) 7504 Granda Drive / Parcel ID 106JB012, Council District 3.

- 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

From LDR (Low Density Residential) to MDR (Medium Density Residential).

4-C-25-PA

C. REZONING

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

4-P-25-RZ

7. C

RALPH SMITH, PLS

3225 Joyce Avenue / Parcel ID 0941A003, Council District 3.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

5-D-26-RZ

8.

HMFIC PROPERTY GROUP, LLC

732, 734, 740, 742, 748, 750, 756, 758 Hialeah Drive / Parcel ID 123HE020, 02001, 02002, 02003, Council District 1.
Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

5-K-26-RZ

CONCEPTS/SPECIAL USES

9. C

RESIDENTIAL DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN

4325 Pinehurst Drive / Parcel ID 059NC00101, Council District 4.

5-SA-26-C

B. SPECIAL USE

Proposed use: Parking lot for a place of worship in RN-4 (General Residential Neighborhood) District.

5-D-26-SU

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

10. C **CLAY POWERS** **5-A-26-SU**
 329 Avenue B / Parcel ID 123HP026. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

11. C **WEST END CHURCH OF CHRIST** **5-B-26-SU**
 8301 East Walker Springs Lane / Parcel ID 120HB018. Proposed use: Parking lot expansion for a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

12. C **STUART ANDERSON, AIA** **5-C-26-SU**
 1925 Town Center Boulevard / Parcel ID 154 09820. Proposed use: Medical office building under the former PC-1(k) district standards in C-R-2 (Regional Commercial), (C) (Previously Approved Plan District) District. Council District 2.

PLANNED DEVELOPMENT*None***OTHER BUSINESS**

13. **RYAN ROBERTSON** **4-A-26-OB**
 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.

14. C **CITY OF KNOXVILLE** **5-B-26-OB**
 Consideration of the FY 2027-2032 Knoxville Capital Improvements Program including the FY 2027 Capital Improvements Budget.

Knox County

FINAL SUBDIVISIONS

- | | | |
|--------------------------------|--|-----------|
| 15. C | FINAL PLAT OF MILL BRANCH RIDGE SUBDIVISION (FORMERLY KNOWN AS MILL BRANCH SUBDIVISION)
7933 Maynardville Pike / Parcel ID 029 001 (partial),
Commission District 7. | 4-SD-26-F |
| 16. | FINAL PLAT OF DIANA MCMILLAN PROPERTY
8421 Greenwell Road / Parcel ID 037 129, Commission
District 7. | 5-SA-26-F |
| 17. C | FINAL PLAT OF POPLAR FARMS SUBDIVISION, PHASE II
0 Poplar Farms Lane / Parcel ID 076 021, 018 (partial),
Commission District 6. | 5-SC-26-F |
| 18. C | FINAL PLAT OF WHISPER RIDGE SUBDIVISION UNIT 2
0 Shadow Branch Lane; 0 McNeely Road / Parcel ID 030
20811, 20812 030KB045, 030KB046, 030KB047, 030KB048,
030KB049, 030KB050, 030KB051, 030KB052, Commission
District 8. | 5-SD-26-F |
| 19. AP

(30 Days) | FINAL PLAT OF MORNING RIDGE SUBDIVISION
0 Ball Road / Parcel ID 091 07701 (partial), Commission
District 6. | 5-SE-26-F |

20. C **FINAL PLAT OF EMORY GREEN TOWNHOMES** 5-SF-26-F
8930 Keenberg Lane; 0 Emory Green Street / Parcel ID 077 08304, 077NE062, Commission District 6.

21. C **FINAL PLAT OF MCANNALLY VIEW SUBDIVISION (FORMERLY KNOWN AS 7514 MILLERTOWN PIKE)** 5-SG-26-F
7514 Millertown Pike / Parcel ID 050 199, Commission District 8.

22. C **FINAL PLAT OF TIPTON PLACE (FORMERLY KNOWN AS TIPTON STATION SUBDIVISION)** 5-SH-26-F
1413 Tipton Station Road / Parcel ID 137 053, Commission District 9.

23. **FINAL PLAT OF BEVERLY TURNER AND CATHY L BENTLEY PROPERTY** 5-SI-26-F
1920 Whirlwind Way / Parcel ID 042 19576, Commission District 8.

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

24. T **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.

25. **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.

26. **WESLEY GIBSON CONSTRUCTION**
INC (REVISED) **4-L-26-RZ**
 0 Tipton Station Road / Parcel ID 137 067, Commission
 District 9. Rezoning from A (Agricultural) to PR (Planned
 Residential) up to 2.3 du/ac.

27. C **0328, LLC**
 10019 Rutledge Pike / Parcel ID 032 016 (partial),
 Commission District 8.

A. COUNTY COMPREHENSIVE PLAN
AMENDMENT **5-A-26-PA**
 From RL (Rural Living) to RCC (Rural Crossroads
 Commercial).

B. REZONING **5-A-26-RZ**
 From A (Agricultural), CA (General Business) to CR (Rural
 Commercial).

28. C **DAVID TOMLIANOVICH** **5-B-26-RZ**
 6500 Keck Road / Parcel ID 068HB016, Commission District
 7. Rezoning from A (Agricultural) to RA (Low Density
 Residential).

29. AW HOMESTEAD LAND HOLDINGS LLC 5-C-26-RZ
0 S Northshore Drive / Parcel ID 133LB026, Commission District 4. Rezoning from CN (Neighborhood Commercial) to OB (Office, Medical, and Related Services).

30. C SHARON E BOYCE & A. JACK WOODALL
9520 Westland Drive / Parcel ID 144 03706 (partial) (formerly 9598 Westland Drive / Parcel ID 144 03501), Commission District 5.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT 5-B-26-PA
From CMU (Corridor Mixed-use) to POS (Parks and Open Space).

B. REZONING 5-E-26-RZ
From CA (General Business) to A (Agricultural).

31. C MP DEVELOPMENT GROUP LLC 5-F-26-RZ
0 Bishop Road / Parcel ID 047 062, Commission District 7. Rezoning from PR (Planned Residential) up to 4.5 du/ac to PR (Planned Residential) up to 4.7 du/ac.

32. JUAN RODRIGUEZ 5-G-26-RZ
0 Konda Drive; 0 Michaels Lane / Parcel ID 137DA008, 009, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

33. C ANDERSON BAKER
0 Crosslane Road / Parcel ID 090 135, Commission District 6.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

5-C-26-PA

From SMR (Suburban Mixed Residential), SP (Stream Protection) to BP (Business Park), SP (Stream Protection).

B. REZONING

5-H-26-RZ

From RA (Low Density Residential) to LI (Light Industrial).

34.

MIKE DEDMAN

7601, 7619, 7625 Heiskell Road; 119 W Emory Road / Parcel ID 056 115, 116, 117, 057, 001, Commission District 7.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

5-D-26-PA

From SMR (Suburban Mixed Residential), SR (Suburban Residential) to CMU (Corridor Mixed-use).

B. REZONING

5-I-26-RZ

From CA (General Business), A (Agricultural) to SC (Shopping Center).

35.

CMH HOMES, INC

5-J-26-RZ

7611 Sycamore Breeze Road; 7616-7653 Sycamore Breeze Road; 7700-7731 Crimson Hawk Street; 7704-7776 Cumberland Rose Lane; 0-6995 Magnolia Meadows Avenue; 0-2176 Redwood Ridge Avenue; 2116 & 2120 Tipton Station Road / Parcel ID 148CJ001, 148CJ002 - 148CJ075, Commission District 9. Rezoning from PR (Planned Residential) up to 3.7 du/ac to PR (Planned Residential) up to 4 du/ac.

36.

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 CMU (Corridor Mixed-use),
HP (Hillside Protection).

B. REZONING

5-L-26-RZ

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

37.

JONATHAN STEVENS

5-M-26-RZ

5712 Burnett Creek Road / Parcel ID 110 046, Commission
District 9. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 2 du/ac.

38.

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.

39.

NOAH HUDSON

5-O-26-RZ

2312 Belt Road / Parcel ID 122OF025, Commission District 9.
Rezoning from A (Agricultural) to RA (Low Density
Residential).

40. W

ANTHONY YANNIELLO

5-P-26-RZ

7313 Majestic Lane / Parcel ID 038GB008, Commission
District 7. Rezoning from A (Agricultural) to OB (Office,
Medical, and Related Services).

41. C

JOHN LAMB

5-Q-26-RZ

123 Cash Road / Parcel ID 062 02303 (partial), Commission
District 8. Rezoning from A (Agricultural) to RA (Low Density
Residential).

46. C **DARREN F. GREEN** **5-A-26-DP**
7335 Green Estates Way / Parcel ID 047 183. Proposed use:
Attached residential development in PR (Planned
Residential) up to 8 du/ac District. Commission District 7.

47. **ALEX HAMILTON** **5-B-26-DP**
1908 Schaeffer Road / Parcel ID 104 10702 (partial).
Proposed use: 2 dwelling units (1 single family lot and 1
accessory dwelling unit) in PR (Planned Residential) up to 3
du/ac, TO (Technology Overlay) Districts. Commission
District 3.

48. C **1308 KNOX CREEK LLC** **5-C-26-DP**
11469 Goldenview Lane / Parcel ID 130EN01201. Proposed
use: Creation of a new lot for a single-family dwelling in PR
(Planned Residential) up to 3.5 du/ac District. Commission
District 6.

49. T **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.

50. C **BLAKE MCDAVID** **5-G-26-DP**
330 N Cedar Bluff Road / Parcel ID 119 02101. Proposed
use: Restaurant with drive-through window in PC (Planned
Commercial), C-H-2 (Highway Commercial) Districts.
Commission District 3.

USES ON REVIEW

51. C **TYLER STINNETT** **5-A-26-UR**
3098, 3096, 3094, 3092, 3090 E Governor John Sevier
Highway / Parcel ID 096EA006. Proposed use: 5-unit
attached dwelling development in RB (General Residential)
District. Commission District 9.

Item No.**File No.**

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| 52. C | RICK HARBIN/HARBIN CDS
7620 Rio Grande Drive / Parcel ID 066EB029. Proposed use:
Duplex in RA (Low Density Residential) District. Commission
District 6. | 5-B-26-UR |
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PLANNED DEVELOPMENT*None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS**

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|-------------------------------|---|------------------|
| 53. P

(30 Days) | KNOXVILLE-KNOX COUNTY
PLANNING

Consideration of amendments to Section 2.07.F of the
Knoxville-Knox County Subdivision Regulations pertaining to
the vesting period of concept plan. | 5-A-26-OB |
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- | | | |
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| 54. | KNOXVILLE-KNOX COUNTY
PLANNING

Presentation of the Nominating Committee's slate of
officers for the Knoxville-Knox County Planning Commission
for the 2026-2027 term. | 5-C-26-OB |
|------------|---|------------------|

Adjournment

