

- 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 DECEMBER 11, 2025 AGENDA
3.	C APPROVAL OF NOVEMBER 13, 2025 MINUTES
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

City of Knoxville

ORDINANCE AMENDMENTS

None

FINAL SUBDIVISIONS

- | | | |
|-----------|---|-------------------|
| 5. | FINAL PLAT OF J.W. OWENS
4633 Freund Street / Parcel ID 123HE018, Council District 1. | 12-SA-25-F |
|-----------|---|-------------------|

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. | SALAMANCA GILBERTO CORTES
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-K-25-RZ |
|-----------|--|-------------------|

- | | | |
|-----------|---|-------------------|
| 7. | AP SAAD AL QARAGHOLI
(30 Days) 3109 Chapman Highway / Parcel ID 109HA025, Council District 1. Rezoning from C-G-2 (General Commercial), HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial), HP (Hillside Protection Overlay). | 12-B-25-RZ |
|-----------|---|-------------------|

Item No.**File No.**

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- | | | |
|------------|---|-------------------|
| 18. | PINNACLE LAND SURVEYING, INC.
9838, 9844 Clingmans Dome Drive / Parcel ID 154FG016, 017. Proposed use: Increase the maximum lot area of a Type 1 house lot in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) Districts. Council District 2. | 12-C-25-SU |
|------------|---|-------------------|

PLANNED DEVELOPMENT

- | | | |
|------------|---|-------------------|
| 19. | BRAD SALSURY
406 Willow Avenue / Parcel ID 095HB00801. Final plan for a restaurant in the boundary of the multi-use stadium/mixed use planned development (9-A-21-PD) in I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay) Districts. Council District 6. | 12-A-25-PD |
|------------|---|-------------------|

OTHER BUSINESS*None*

Knox County

FINAL SUBDIVISIONS

20. **FINAL PLAT OF STRAWBERRY HILLS
SUBDIVISION, PHASE III SECTION C** 12-SB-25-F
0 Sun Blossom Lane / Parcel ID 072 267, Commission
District 8.

21. **FINAL PLAT OF PRICES POINT, UNIT 2** 12-SC-25-F
0 Painted Shoals Lane; 0 Juliette Elise Street / Parcel ID 111
03605, 058, Commission District 9.

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

22. **DAVYD MARKEYCH** 12-A-25-RZ
0 Millertown Pike / Parcel ID 050 19702, Commission
District 8. Rezoning from A (Agricultural) to RA (Low Density
Residential).

23. **DAVID KOONTZ** 12-C-25-RZ
2818 Western Road / Parcel ID 037 19201, Commission
District 7. Rezoning from A (Agricultural) to RA (Low Density
Residential).

Item No.**File No.****CONCEPTS/USES ON REVIEW***None***DEVELOPMENT PLANS**

34. WILLIAM FRANCIS GRAY 11-E-25-DP

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.

35. VICTORIA COLBERT 12-B-25-DP

6131 Jim Luttrell Lane / Parcel ID 039 27002. Proposed use:
Single-family dwelling in PR(k) (Planned Residential with
conditions) up to 12 du/ac District. Commission District 8.

USES ON REVIEW

36. RELIANCE DEVELOPMENT, LLC 12-A-25-UR

2718 Shipetown Road / Parcel ID 042 056. Proposed use:
Fueling service station with convenience store, restaurant,
and drive-through facility in CN (Neighborhood Commercial)
District. Commission District 8.

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

37. KNOXVILLE-KNOX COUNTY PLANNING 12-A-25-OB

Consideration of amendments to the Knoxville-Knox County
Subdivision Regulations pertaining to access standards for
single-family attached dwellings and alternative access
standards.

38.

**KNOXVILLE-KNOX COUNTY
PLANNING**

12-B-25-OB

Consideration of amendments to the Knoxville-Knox County
Planning Commission Administrative Rules and Procedures,
Section 4, Public Notice, Planning Website.

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. | W | 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)

- | | | | |
|----|--|---------------------------------------|------------|
| 2. | | 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)

- | | | | |
|----|--|--------------------|-----------|
| 3. | | 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)

- | | | | |
|----|--|-------------------|--|
| 4. | | 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

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

4-P-25-RZ

5.

TRACY SMITH

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)

5-D-25-DP

6.

HEYOH DESIGN & DEVELOPMENT

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)

12-A-24-PD

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

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

5-C-25-PA

B. REZONING

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

5-E-25-RZ

8.

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