

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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

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| 5. | FINAL PLAT OF J.W. OWENS
4633 Freund Street / Parcel ID 123HE018, Council District 1. | 12-SA-25-F |
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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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| 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 |
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| 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 |
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| 8. | ERIC FORRESTALL
0 Western Avenue / Parcel ID 094GH004, 005, Council District 6. Rezoning from C-G-1 (General Commercial) to C-G-3 (General Commercial). | 12-H-25-RZ |
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| 9. | DICKERSON LLC
1137 Simpson Street / Parcel ID 095OF015, Council District 1. | |
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| | A. SOUTH CITY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential), HP (Hillside Protection) to SWMUD II (South Waterfront Mixed Use, Type 2), HP (Hillside Protection). | 12-A-25-SP |
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| | B. REZONING
From RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay). | 12-K-25-RZ |
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| 10. | ALPHA RESIDENTIAL
250 Patton Street / Parcel ID 095HC013, Council District 6. Rezoning from I-MU (Industrial Mixed-Use) to DK-W (Downtown Knoxville, Warehouse Subdistrict). | 12-L-25-RZ |
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| 11. | JOSHUA SCHMITT
4407, 4411 Tippins Drive / Parcel ID 122LB011, 12 (partial), Council District 1. Rezoning from I-G (General Industrial) to RN-2 (Single-Family Residential Neighborhood). | 12-M-25-RZ |
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| 12. | SUSAN HANCOCK
1921 Old Callahan Drive / Parcel ID 067 238, Council District 3. Rezoning from C-H-2 (Highway Commercial), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay). | 12-O-25-RZ |
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| 13. AP

(30 Days) | QUALITY MACHINE AND WELDING CO., INC

1609, 1615, 1619, 1621, 1625 Ninth Avenue / Parcel ID 082HG020, 021, 022, 023, 024, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-G (General Industrial). | 12-P-25-RZ |
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CONCEPTS/SPECIAL USES

None

SPECIAL USES

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| 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 |
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| 15. | HANI JOSEPH

4136 McKamey Road / Parcel ID 092LA00201. Proposed use: Two-family dwelling subdivision in RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. | 10-B-25-SU |
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| 16. AP

(30 Days) | CHARLES PILGRIM

2812 Merchant Drive / Parcel ID 080JB01801. Proposed use: Reception Facility in AG (General Agricultural), HP (Hillside Protection Overlay) Districts. Council District 5. | 12-A-25-SU |
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| 17. | GRETA MEHLBERG

4600 Chambliss Avenue / Parcel ID 107KE011. Proposed use: Expansion of Animal Care Facility- Small Animal in the O (Office District). Council District 2. | 12-B-25-SU |
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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 |
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PLANNED DEVELOPMENT

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| 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 |
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OTHER BUSINESS

None

Knox County

FINAL SUBDIVISIONS

20.	FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION, PHASE III SECTION C 0 Sun Blossom Lane / Parcel ID 072 267, Commission District 8.	12-SB-25-F
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21.	FINAL PLAT OF PRICES POINT, UNIT 2 0 Painted Shoals Lane; 0 Juliette Elise Street / Parcel ID 111 03605, 058, Commission District 9.	12-SC-25-F
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STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

22.	DAVYD MARKEVYCH 0 Millertown Pike / Parcel ID 050 19702, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	12-A-25-RZ
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23.	DAVID KOONTZ 2818 Western Road / Parcel ID 037 19201, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	12-C-25-RZ
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| 24. | KARLA GOURLEY
7120 Ball Camp Pike / Parcel ID 092 048, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential). | 12-D-25-RZ |
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| 25. | WILLIAM DALE RHOTON
611 W Governor John Sevier Highway / Parcel ID 137 14401, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential). | 12-E-25-RZ |
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| 26. | NOAH HUDSON
7309 Hammer Road / Parcel ID 072 228, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential). | 12-F-25-RZ |
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| 27. | THE SH BUILD GROUP TEAM
0 Lovell Road / Parcel ID 118 01203, Commission District 3. Rezoning from CN(k) (Neighborhood Commercial), TO (Technology Overlay) to PC (Planned Commercial), TO (Technology Overlay). | 12-G-25-RZ |
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| 28. | DSSD DEVELOPMENT, LLC
7809 Heiskell Road / Parcel ID 046 23701, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. | 12-I-25-RZ |
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| 29. | ABDULRAHMAN QASEM
1402 Andes Road / Parcel ID 105 100, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential). | 12-J-25-RZ |
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30.	TIM WELLS 4229 Greenway Drive / Parcel ID 059JA039 (partial), Commission District 8. Rezoning from I (Industrial) to CA (General Business).	12-N-25-RZ
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31.	BENJAMIN C. MULLINS 9247 Floyd Lane; 9226, 9228, 9232 Dutchtown Road / Parcel ID 119 006, 119JA001, 002, 003, Commission District 3. Rezoning from CA (General Business), A (Agricultural) to OB (Office, Medical, and Related Services).	12-Q-25-RZ
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CONCEPTS/DEVELOPMENT PLANS

32.	THE COURTYARD AT WESTLAND	
	A. CONCEPT SUBDIVISION PLAN 0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4.	12-SA-25-C

	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 6 du/ac District.	12-C-25-DP
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33.	SHEPHERDS LANDING	
	A. CONCEPT SUBDIVISION PLAN 6806, 6812 E Emory Road / Parcel ID 020 117, 119, Commission District 8.	12-SB-25-C

	B. DEVELOPMENT PLAN Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac District.	12-D-25-DP
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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.

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

8. **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. (Tabled 11/13/2025)