

- 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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](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 submit your request.

Item No.	File No.
1.	ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
2.	C APPROVAL OF JANUARY 8, 2026 AGENDA
3.	C APPROVAL OF DECEMBER 11, 2025 MINUTES
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*

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**5.**

**ANDREW THOMAS**

1210 West Parkway Avenue / Parcel ID 069AD01101,  
Council District 5.

**A. NORTH CITY SECTOR PLAN AMENDMENT**

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

**7-G-24-SP**

**B. ONE YEAR PLAN AMENDMENT**

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

**7-G-24-PA**

**C. REZONING**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**7-P-24-RZ**

**6.**

**SAAD AL QARAGHOLI**

3109 Chapman Highway / Parcel ID 109HA025, Council District 1.

**A. ONE YEAR PLAN AMENDMENT**

From SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection Overlay) to MU-SD, SC-4 (Mixed Use Special District, Chapman Highway, Downtown to Martin Mill Pike), HP (Hillside Protection Overlay).

**1-B-26-PA**

**B. 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**

---

**7. C**      **QUALITY MACHINE AND WELDING CO., INC**      **12-P-25-RZ**  
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).

---

**8.**      **TT OF KNOXVILLE**  
4101 Clinton Highway / Parcel ID 081AA001 (partial), Council District 5.

---

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**      **1-A-26-SP**  
From GC (General Commercial) to RS (Regional Commercial).

---

**B. ONE YEAR PLAN AMENDMENT**      **1-A-26-PA**  
From GC (General Commercial) to RS (Regional Commercial).

---

**C. REZONING**      **1-C-26-RZ**  
From C-H-1 (Highway Commercial) to I-MU (Industrial Mixed-Use).

---

**9. C**      **TAYLOR D. FORRESTER**      **1-H-26-RZ**  
400, 410 Georgia Street; 0, 222 Patton Street / Parcel ID 095HC016, 017, 018, 021, Council District 6. Rezoning from I-MU (Industrial Mixed-Use) to C-G-2 (General Commercial).

---

**10. C**      **HEYOH ARCHITECTURE**

2802 N Broadway; 0 Bill Williams Avenue / Parcel ID 081DE005, 001 (partial). Council District 4.

---

**A. EAST CITY SECTOR PLAN AMENDMENT**  
From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

**1-B-26-SP**

---

**B. ONE YEAR PLAN AMENDMENT**  
From TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

**1-C-26-PA**

---

**C. REZONING**  
From C-G-2 (General Commercial), O (Office), IH (Infill Housing Overlay) to RN-5 (General Residential Neighborhood), IH (Infill Housing Overlay).

**1-I-26-RZ**

**CONCEPTS/SPECIAL USES**

*None*

**SPECIAL USES**

---

**11. C**      **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**

---

**12.**      **CARECUTS**

5200 Clinton Highway / Parcel ID 068NE01201. Proposed use: Social services provider in C-H-1 (Highway Commercial) District. Council District 5.

**1-A-26-SU**

---

<b>13. C</b>	<b>ALLEN SIGN COMPANY</b> 801 Vanosdale Rd; 7350 Middlebrook Pike; 705, 713, 719, 720 Clubhouse Way; 0, 7303, 7308, 7312, 7314, 7318, 7322, 7326, 7330, 7331, 7334, 7335, 7338, 7339, 7341, 7342, 7346, 7347, 7350, 7351, 7355, 7356, 7357, 7362, 7363, 7366, 7370 Manderly Way; 0, 7400, 7401, 7405, 7408, 7409, 7413, 7414, 7417, 7418, 7421, 7424, 7425, 7429, 7433, 7434, 7436, 7437, 7440, 7443, 7444, 7445, 7446, 7447, 7449, 7452, 7453, 7458 Somerset Rd / Parcel ID 106OB01301, 01304, 01401-01431, 01443-01452 . Proposed use: master sign plan for senior living community in RN-2 (Single-Family Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 2.	<b>1-B-26-SU</b>
--------------	--	------------------

**PLANNED DEVELOPMENT**

*None*

**OTHER BUSINESS**

*None*

## Knox County

### FINAL SUBDIVISIONS

---

- |            |                            |  |                  |
|------------|----------------------------|--|------------------|
| <b>14.</b> | <b>C</b>                   | <b>FINAL PLAT OF THOMPSON CREEK<br/>(FORMERLY KNOWN AS THOMPSON<br/>CREEK PHASE 1)</b><br>7921 Thompson School Road / Parcel ID 12 209 (partial),<br>Commission District 8.              | <b>1-SA-26-F</b> |
| <b>15.</b> | <b>C</b>                   | <b>FINAL PLAT FOR HICKORY POINTE<br/>SUBDIVISION</b><br>0 Ellistown Road / Parcel ID 040 16601, Commission District<br>8.  | <b>1-SB-26-F</b> |
| <b>16.</b> | <b>C</b>                   | <b>FINAL PLAT OF THE MEADOWS AT<br/>PEBBLEPASS PHASE 1 (FORMERLY<br/>KNOWN AS THE MEADOWS PHASE<br/>1)</b><br>9922 W Emory Road / Parcel ID 076 031 (partial),<br>Commission District 6. | <b>1-SC-26-F</b> |
| <b>17.</b> | <b>C</b>                   | <b>THE HAVEN AT HARDIN VALLEY<br/>PHASE 2B</b><br>12202 Couch Mill Road / Parcel ID 117 00812 (partial),<br>Commission District 6.   | <b>1-SD-26-F</b> |
| <b>18.</b> | <b>AP</b><br><br>(30 Days) | <b>RE-SUBDIVISION OF LOT 10 AND P/O<br/>LOT 9 OF SUN-OTT ESTATES</b><br>1122 Wooddale Church Road / Parcel ID 073 13604,<br>Commission District 8.                                       | <b>1-SE-26-F</b> |

**Item No.**

**File No.**

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**19. AW      UNIQUE CONSTRUCT, LLC      10-J-25-RZ**  
 0 Prism Lane / Parcel ID 092 033, Commission District 3.  
 Rezoning from A (Agricultural) to RA (Low Density Residential).

---

**20. W      DSSD DEVELOPMENT, LLC      12-I-25-RZ**  
 7809 Heiskell Road / Parcel ID 046 23701, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

---

**21. C      GEORGE EWART      1-B-26-RZ**  
 0 Riverside Drive / Parcel ID 095 00203, Commission District 1. Rezoning from RB (General Residential) to RP (Rural Preservation).

---

**22.      KEVIN GRIFFIN/CLEAN SLATE REALTY LLC      1-D-26-RZ**  
 9717 Ball Camp School Road / Parcel ID 104 026, Commission District 6. Rezoning from PR (Planned Residential) up to 2.5 du/ac to PR (Planned Residential) up to 5 du/ac.

---

**23. C**      **SMART HOSPITALITY, LLC**      1-E-26-RZ  
1215 Everett Road / Parcel ID 141 04114 (partial),  
Commission District 6. Rezoning from PR (Planned  
Residential) up to 5 du/ac to PR (Planned Residential) up to  
12 du/ac.

---

**24. C**      **HIGHLAND PROPER LLC**      1-F-26-RZ  
0 McCloud Road / Parcel ID 019 20206, Commission District  
7. Rezoning from A (Agricultural) to RA (Low Density  
Residential).

---

**25.**      **MESANA INVESTMENTS, LLC**      1-G-26-RZ  
7716 Strawberry Plains Pike / Parcel ID 073 01401,  
Commission District 8. Rezoning from A (Agricultural) to PR  
(Planned Residential) up to 9 du/ac.

CONCEPTS/DEVELOPMENT PLANS

---

**26.**      **0 EAST MEADECREST DRIVE**

**A. CONCEPT SUBDIVISION PLAN**      1-SA-26-C  
0 E Meadecrest Drive / Parcel ID 119EC01902,  
Commission District 3.

---

**B. DEVELOPMENT PLAN**      1-B-26-DP  
Proposed use: 9-lot subdivision for detached single  
family dwelling in PR (Planned Residential) up to 7.5  
du/ac District.

---

**27.**      **RAUHUFF SUBDIVISION**      1-SB-26-C  
0 Tipton Station Road / Parcel ID 137 09807, 09809-09812,  
Commission District 9.

---

**28. C**      **BELLTOWN COMMONS**      **1-SC-26-C**  
4720 W Emory Road; 4561 Market Bell Way / Parcel ID 066  
122, 12201, Commission District 6.

---

**29. AP**      **ELITE CONSTRUCTION ON BAKERTOWN ROAD**  
(30 Days)

---

**A. CONCEPT SUBDIVISION PLAN**      **1-SD-26-C**  
2924 Bakertown Road / Parcel ID 091 248, Commission  
District 3.

---

**B. DEVELOPMENT PLAN**      **1-E-26-DP**  
Proposed use: Detached residential subdivision in PR(k)  
(Planned Residential with conditions) up to 2 du/ac  
District.

---

**30.**      **HUNTERS GROVE**

---

**A. CONCEPT SUBDIVISION PLAN**      **1-SE-26-C**  
0 Ball Road / Parcel ID 078 254, Commission District 6.

---

**B. DEVELOPMENT PLAN**      **1-F-26-DP**  
Proposed use: Attached residential subdivision in PR(k)  
(Planned Residential with conditions) up to 1.7 du/ac  
District.

**Item No.****File No.****DEVELOPMENT PLANS**

---

**31. C**      **NED FERGUSON**      **1-A-26-DP**  
 8709, 8715 Joe Daniels Road / Parcel ID 089 19307, 12.  
 Proposed use: 2 single-family lots in PR (Planned Residential) District. Commission District 6.

**32. C**      **DARLENE PARRISH**      **1-C-26-DP**  
 8224 Elm Hill Circle / Parcel ID 133JE009. Proposed use:  
 Reduce front and side setbacks in PR (Planned Residential)  
 up to 3 du/ac District. Commission District 4.

**33. C**      **EXECUTION LLC**      **1-D-26-DP**  
 3604 Neal Drive / Parcel ID 038NB00201. Proposed use:  
 Office-warehouse in PC (Planned Commercial) District.  
 Commission District 7.

**USES ON REVIEW**

---

**34. P**      **RELIANCE DEVELOPMENT, LLC**      **12-A-25-UR**  
 (30 Days)      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.

**35.**      **MICHAEL SEEMER**      **1-A-26-UR**  
 9501 East Aiken Lane / Parcel ID 132JD029. Proposed use:  
 Garage apartment in RA (Low Density Residential) District.  
 Commission District 3.

**PLANNED DEVELOPMENT**

---

**36. C**      **BELLTOWN**      **1-A-26-PD**  
 4510, 4561 Market Bell Way / Parcel ID 066 121 (partial),  
 122. Proposed use: Modification to the landscape plan for  
 Belltown Commons in A (Agricultural), PD (Planned  
 Development), F (Floodway) Districts. Commission District  
 6.

**Item No.**

**File No.**

ORDINANCE AMENDMENTS

*None*

OTHER BUSINESS

---

**37. C**

**KNOXVILLE-KNOX COUNTY  
PLANNING**

**1-A-26-OB**

Consideration of amendments to the Knoxville-Knox County  
Planning FY 2025-2026 Budget.

**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. 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)

**2. 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)

**3. 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** **4-P-25-RZ**  
 From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**4. 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)

- 
5. **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)
- 
6. **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).
- 
7. **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)