

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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

Item No.			File No.
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
2.	C	APPROVAL OF JUNE 11, 2026 AGENDA	
3.	C	APPROVAL OF MAY 14, 2026 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

REZONINGS AND PLAN AMENDMENT/REZONINGS

- | | | |
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| 5. | VIOREL (VIO) ROTAR
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). | 6-B-26-RZ |
| <hr/> | | |
| 6. | AP RALPH SMITH, PLS
(30 Days) 1325 Francis Road / Parcel ID 106GC007, Council District 3. Rezoning from AG (General Agricultural) to RN-2 (Single-Family Residential Neighborhood). | 6-E-26-RZ |

Item No.

File No.

CONCEPTS/SPECIAL USES

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

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| 8. | <p>VIOREL (VIO) ROTAR
 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.</p> | 6-A-26-SU |
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| 9. | <p>MICHAEL SEEMER
 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.</p> | 6-B-26-SU |
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| 10. | <p>AMY SHERRILL / BENEFIELD RICHTERS COMPANY
 4300, 4302 Asheville Highway / Parcel ID 071PB002, 01601. Proposed use: Wholesale Establishment in C-H-2 (Highway Commercial) District. Council District 6.</p> | 6-C-26-SU |
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| 11. AP
(30 Days) | <p>BERRY FUNERAL HOMES
 3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.</p> | 6-D-26-SU |
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PLANNED DEVELOPMENT

None

Item No.

File No.

OTHER BUSINESS

- | | | |
|------------|---|------------------|
| 12. | <p>RYAN ROBERTSON
 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> | 4-A-26-OB |
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Knox County

FINAL SUBDIVISIONS

- | | | |
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| 13. | <p>FINAL PLAT OF MORNING RIDGE SUBDIVISION
 0 Ball Road / Parcel ID 091 07701 (partial), Commission District 6.</p> | 5-SE-26-F |
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| 14. | <p>FINAL PLAT OF STRAWBERRY VALLEY
 0 Asheville Highway / Parcel ID 062 02308, 02309, Commission District 8.</p> | 6-SA-26-F |
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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.
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- 16.** **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).
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- 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.
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- 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).
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- 19.** **GULF PARK INC** **6-C-26-RZ**
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.****OTHER BUSINESS**

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| 29. | 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 |
| 30. | KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION
Election of Planning Commission Officers for the 2026-2027
term. | 6-A-26-OB |
| 31. | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of the FY 2027 Operating Budget for
Knoxville-Knox County Planning. | 6-B-26-OB |

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. 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)

- 2. 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)

- 3. 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. (Tabled 5/14/2026)

- 4. 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. (Tabled 5/14/2026)