

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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

<b>Item No.</b>			<b>File No.</b>
<b>1.</b>		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE	
<b>2.</b>	C	APPROVAL OF MARCH 5, 2026 AGENDA	
<b>3.</b>	C	APPROVAL OF FEBRUARY 12, 2026 MINUTES	
<b>4.</b>		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

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- 5.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    **3-A-26-OYP**  
2026 One Year Plan update for the City of Knoxville. All Council Districts.

## LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

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- 6.**    **W**                    **CHARLES BLALOCK**                    **2-A-26-HPA**  
3275 W Governor John Sevier Highway / Parcel ID 147 04101. Request to exceed the Hillside Protection disturbance budget by 22.08 acres in the O (Office) and RN-5 (General Residential Neighborhood) Districts. Council District 1.

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

## REZONINGS AND PLAN AMENDMENT/REZONINGS

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- 7.**                    **TIM WELLS /WELLS FAMILY TRUST**                    **3-E-26-RZ**  
5419 Jacksboro Pike / Parcel ID 058DB010, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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- |           |  |                  |
|-----------|--|------------------|
| <b>8.</b> | <b>JENNIFER BRADLEY</b><br>963 World's Fair Park Drive / Parcel ID 094MC023, Council District 6. Rezoning from OS (Parks and Open Space) to OS (Parks and Open Space), H (Historic Overlay). | <b>3-G-26-RZ</b> |
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CONCEPTS/SPECIAL USES

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- |           |   |                  |
|-----------|---|------------------|
| <b>9.</b> | <b>AP</b><br><b>W MARTIN MILL PIKE SUBDIVISION DEVELOPMENT</b><br>(30 Days) 4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1. | <b>3-SE-26-C</b> |
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SPECIAL USES

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|------------|---|------------------|
| <b>10.</b> | <b>MAINLAND MCA KNOXVILLE</b><br>962 N Gallaher View Road / Parcel ID 106PA037. Proposed use: Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 2. | <b>9-A-25-SU</b> |
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|------------|---|------------------|
| <b>11.</b> | <b>STEVE YOUNG</b><br>0, 1102 Maryville Pike; 4409 Sims Road / Parcel ID 122EE004, 005, 006. Proposed use: Gas station and convenience store with drive-through in C-G-1 (General Commercial) District. Council District 1. | <b>3-A-26-SU</b> |
|------------|---|------------------|

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- |            |   |                  |
|------------|---|------------------|
| <b>12.</b> | <b>TYLER STINNETT</b><br>102 Brandau Drive / Parcel ID 123KE006. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 1. | <b>3-B-26-SU</b> |
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## Knox County

### FINAL SUBDIVISIONS

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- 18.**                    **FINAL PLAT OF OAKS POINTE PHASE 2**                    3-SA-26-F  
0 Harvey Road / Parcel ID 169 00903, Commission District 5.
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- 19.**                    **FINAL PLAT OF EVERGREEN MANOR PHASE 1**                    3-SB-26-F  
10506 Bob Gray Road #CT / Parcel ID 118 071 (partial), Commission District 3.

### STREET NAME/SUBDIVISION NAME CHANGES

*None*

### PLANS, STUDIES, REPORTS

*None*

### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

### REZONINGS AND PLAN AMENDMENT/REZONINGS

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- 20.**                    **CLENT FLEMING**  
0, 3611 E Governor John Sevier Highway / Parcel ID 096 10002 (partial), 10003, Commission District 9.

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**A. COUNTY COMPREHENSIVE PLAN  
AMENDMENT**

**2-A-26-PA**

From BP (Business Park), TCMU (Town Center Mixed-Use), SP (Stream Protection) to MHI (Mining and Heavy Industrial), SP (Stream Protection).

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**B. REZONING**

**2-J-26-RZ**

From PC (Planned Commercial), CB (Business and Manufacturing), F (Floodway) to I (Industrial), F (Floodway).

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**21.**

**BENJAMIN C MULLINS**

**2-L-26-RZ**

0 Fox Road / Parcel ID 131 158, 159, Commission District 5. Rezoning from OB (Office, Medical, and Related Services) to PC (Planned Commercial).

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**22.**

**1222 DEVELOPMENT LLC**

**3-A-26-RZ**

8005 Millertown Pike / Parcel ID 051 016 (partial), Commission District 8. Rezoning from A (Agricultural) to CR (Rural Commercial).

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**23.**

**STEVEN AND LINDA GORDON**

**3-B-26-RZ**

509, 511 Kimberlin Heights Road / Parcel ID 124 209, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**24.**

**ANDREW JONES**

**3-C-26-RZ**

1117 Granville Conner Road / Parcel ID 056FE003, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**25.**

**MARTY BRANUM**

**3-D-26-RZ**

7704 Blacks Ferry Road / Parcel ID 066 063 (partial), Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**26.**                    **TAYLOR D. FORRESTER**                    **3-F-26-RZ**  
2131 E Governor John Sevier Highway / Parcel ID 111 01602  
(partial), Commission District 9. Rezoning from A  
(Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**27. P**                    **BENJAMIN C. MULLINS**                    **3-H-26-RZ**  
(30 Days)                    6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101  
(partial), Commission District 8. Reduction of an H  
(Historical Overlay) district in the CA (General Business)  
District.

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**CONCEPTS/DEVELOPMENT PLANS**

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**28.**                    **LEONARD DEVELOPMENT ON WINKLE RD**

**A. CONCEPT SUBDIVISION PLAN**                    **3-SA-26-C**  
0 Winkle Lane / Parcel ID 137 04804, Commission  
District 9.

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**B. DEVELOPMENT PLAN**                    **3-D-26-DP**  
Proposed use: Attached residential subdivision in PR(k)  
(Planned Residential with conditions) up to 5 du/ac  
District.

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**29.**                    **EMORY GREEN TOWNHOMES**

**A. CONCEPT SUBDIVISION PLAN**                    **3-SB-26-C**  
8930 Keenberg Lane / Parcel ID 077 08304, Commission  
District 6.

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**B. DEVELOPMENT PLAN**                    **3-F-26-DP**  
Proposed use: Attached residential subdivision in PR  
(Planned Residential) up to 5 du/ac District.

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**30.** **BUTTERMILK ROAD**

**A. CONCEPT SUBDIVISION PLAN** **3-SC-26-C**  
12412, 12434 Buttermilk Road / Parcel ID 129 096, 103,  
Commission District 6.

**B. DEVELOPMENT PLAN** **3-G-26-DP**  
Proposed use: Detached residential subdivision. Eight  
additional lots (95 total) to previously approved  
development plan (2-D-26-DP) in PR(k) (Planned  
Residential with conditions) up to 2 du/ac District.

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**31.** **GONDOLA DRIVE SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN** **3-SD-26-C**  
0 Sevierville Pike / Parcel ID 124 192, Commission  
District 9.

**B. DEVELOPMENT PLAN** **3-I-26-DP**  
Proposed use: 60-lot attached and detached residential  
subdivision in PR (Planned Residential) up to 2 du/ac  
District.

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**32.** **8014 ASHEVILLE HIGHWAY**

**A. CONCEPT SUBDIVISION PLAN** **3-SF-26-C**  
7920, 8014 Asheville Highway; 0, 8003 Strawberry  
Plains Pike / Parcel ID 062 164 (partial), 165; 073  
08003, 008, Commission District 8.

**B. DEVELOPMENT PLAN** **3-L-26-DP**  
Proposed use: Attached single family dwellings in OA  
(Office Park), PR (Planned Residential) up to 5 du/ac  
District (parcel 062 164 rezoning pending; 2-E-26-RZ).

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

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- 33.**                    **CHRIS SLATE, PE STERLING ENGINEERING, INC**                    **3-A-26-DP**  
609 Vintage Hills Way / Parcel ID 141 050 (partial).  
Proposed use: Multifamily development in PR (Planned Residential) up to 5 du/ac District. Commission District 6.
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- 34.**                    **RILEY GAINES LYONS**                    **3-B-26-DP**  
3324, 3328 Barbury Lane / Parcel ID 090AC008, 009.  
Proposed use: Creation of a new lot for a single family dwelling in PR (Planned Residential) District. Commission District 6.
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- 35.**                    **AMY SHERRILL**                    **3-C-26-DP**  
0 Legg Creek Lane / Parcel ID 050LD072 (partial). Proposed use: Amenity Building and Swimming Pool in PR (Planned Residential) up to 4 du/ac District. Commission District 8.
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- 36.**                    **DAVID CHEBAN**                    **3-E-26-DP**  
7701 Jenkins Road / Parcel ID 105 142. Proposed use: Reduce the peripheral setback from 35 ft to 25 ft on northern and eastern property lines in PR(k) (Planned Residential with conditions) up to 4.2 du/ac District. Commission District 3.
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- 37.**                    **6125 RIVERVIEW, LLC**                    **3-H-26-DP**  
6125 Riverview Crossing Drive; 0, 6401 Asheville Highway / Parcel ID 071 001; 072 001, 002. Proposed use: Parking facility in PC (Planned Commercial), CA (General Business) District. Commission District 8.
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- 38.**                    **ADELAIDA JUAREZ**                    **3-J-26-DP**  
3147 Harris Road / Parcel ID 050 13301. Proposed use: Single-family house in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

**Item No.****File No.**

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- |            |   |                  |
|------------|---|------------------|
| <b>39.</b> | <p><b>MARK C TUCKER</b><br/>         3505, 3511 Duck Pond Way / Parcel ID 050IB03101, 03102.<br/>         Proposed use: Single-family dwelling in PR (Planned Residential) up to 4 du/ac District. Commission District 8.</p> | <b>3-K-26-DP</b> |
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**USES ON REVIEW**

- |            |  |                  |
|------------|--|------------------|
| <b>40.</b> | <p><b>DANIEL LEVY</b><br/>         1615 Choto Road / Parcel ID 162MC019. Proposed use:<br/>         Restaurant in CN (Neighborhood Commercial) District.<br/>         Commission District 5.</p> | <b>3-A-26-UR</b> |
|------------|--|------------------|

**PLANNED DEVELOPMENT***None*


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**ORDINANCE AMENDMENTS**

- |               |   |                  |
|---------------|---|------------------|
| <b>41. AP</b> | <p><b>KNOXVILLE-KNOX COUNTY PLANNING</b><br/>         Consideration of amendments to the Knox County Code, Appendix B, Zoning Code to align public noticing requirements with recent state law changes.</p> | <b>3-A-26-OA</b> |
| (30 Days)     |   |                  |

**OTHER BUSINESS***None***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 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)

**2. 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).

**3. 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)

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4. **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)

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5. **MATTHEW L TINKHAM, JR**  
9123 S Northshore Drive / Parcel ID 155 00302,  
Commission District 4. (Tabled 9/11/2025)

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**A. COUNTY COMPREHENSIVE PLAN  
AMENDMENT** 5-C-25-PA  
From SR (Suburban Residential), HP (Hillside Protection)  
to CC (Corridor Commercial), HP (Hillside Protection).

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**B. REZONING** 5-E-25-RZ  
From A (Agricultural) to CA (General Business).

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6. **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)

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7. **W MILLER VALENTINE** 2-A-26-SU  
305 Callahan Drive / Parcel ID 057PB005. Proposed use:  
Self-storage facility - enclosed and outdoor in C-H-2  
(Highway Commercial) District. Council District 3. (Tabled  
2/12/2026)