Planning
KNOXVILLE | KNOX COUNTY

October 1, 2026
Planning Commission Meeting

Agenda

1:30 P.M. | Main Assembly Room | City County Building

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AW.....Automatically Withdrawn
W.....Vote on to be Withdrawn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 OCTOBER 1, 2026 AGENDA	
3.	C	APPROVAL OF SEPTEMBER 10, 2026 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

Knox County

FINAL SUBDIVISIONS

5. FINAL PLAT OF THE COURTYARD AT WESTLAND S/D — 10-SB-26-F

0, 860 S Gallaher View Road / Parcel ID 133 030, 042, Commission District 4.

6. FINAL PLAT OF BRITTANY AND TYLER EPPERLY PROPERTY — 10-SC-26-F

510 Loop Road / Parcel ID 143 059, Commission District 5.

STREET NAME/SUBDIVISION NAME CHANGES

7. KNOX COUNTY ENGINEERING AND PUBLIC WORKS — 10-A-26-SNC

Change “S. Gallaher View Road” to “Caboose Lane” from Lawnpark Drive to its southern terminus. Commission Districts 4 & 5.

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. JOSH ERHARD

0 Fort Sumter Road / Parcel ID 019 19401, 19402, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — **8-C-26-PA**
From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

B. REZONING — **8-H-26-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

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9. JOSH ERHARD
0 Fort Sumter Road / Parcel ID 019 195, 19502, 19506, Commission District 8.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT — **8-D-26-PA**
From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).

B. REZONING — **8-I-26-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

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10. HARDIN VALLEY FARM, LLC — 10-B-26-RZ
11636 Hardin Valley Road / Parcel ID 117 008 (partial), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

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11. GARRETT SHEA — 10-C-26-RZ
167, 171 Overton Lane / Parcel ID 057 02013, 02014, Commission District 7. Rezoning from A (Agricultural), F (Floodway) to RA (Low Density Residential), F (Floodway).

12. CHRISTY GEDELMAN — 10-F-26-RZ

7851 Morris Road / Parcel ID 037 171, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

13. WAYNE A KLINE — 10-G-26-RZ

0, 637 S Gallaher View Road / Parcel ID 133 010, 019, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 1 du/ac.

14. NICANOR GONZALES III — 10-J-26-RZ

721 Fox Road / Parcel ID 144 00713, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

15. CARTER VALLEY (FORMERLY KNOWN AS CARTER MILL, PHASE 9)

A. CONCEPT SUBDIVISION PLAN — **8-SB-26-C**

0 Carter Mill Drive / Parcel ID 074 00101 (partial), Commission District 8.

B. DEVELOPMENT PLAN — **8-B-26-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac district.

16. THE FIELDS

A. CONCEPT SUBDIVISION PLAN — **9-SC-26-C**

4114 W Beaver Creek Drive / Parcel ID 067 131, Commission District 6.

B. DEVELOPMENT PLAN **9-B-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac district.

DEVELOPMENT PLANS

17. TRACY SMITH 10-A-26-DP
1023 Smith School Road / Parcel ID 087 041. Proposed use: Single family house in PR (Planned Residential) up to 1 du/ac District. Commission District 8.

18. LANDMARK ENGINEERS SURVEYORS, LLC 10-B-26-DP
5737, 3739 Brown Gap Road / Parcel ID 029 065. Proposed use: Duplex in PR (Planned Residential) up to 5 du/ac District. Commission District 7.

19. T CARSON GRIBBLE 10-C-26-DP
400 W Governor John Sevier Highway / Parcel ID 137 25403. Proposed use: Multi-dwelling development in PR(k) (Planned Residential, with conditions) up to 7 du/ac and PR (Planned Residential) up to 3 du/ac Districts. Commission District 9.

USES ON REVIEW

20. JOHN HARPER 9-A-26-UR
5519 Cove Island Road / Parcel ID 146EA01801. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 4.

21. JOSEPH BEELER 10-A-26-UR
0 E Governor John Sevier Highway / Parcel ID 111 03606. Proposed use: Self-storage facility in CN (Neighborhood Commercial) District. Commission District 9.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

City of Knoxville

ORDINANCE AMENDMENTS

22. CITY OF KNOXVILLE — 10-A-26-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 14.10, to amend the number of members on the Knoxville Board of Zoning Appeals.

FINAL SUBDIVISIONS

23. RESUBDIVISION OF SCOTT'S OAK HILL ADDITION LOT 7 AND PART OF LOT 8 — 10-SA-26-F

523 E Oak Hill Avenue / Parcel ID 081FE016, Council District 5.

24. FINAL PLAT OF CAMELIA WEDDING VENUE SUBDIVISION — 10-SD-26-F

2812 Merchant Drive / Parcel ID 080JB01801, Council District 5.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

25. BLD PROPERTIES, LLC — 10-A-26-HPA

0 Nickle Road / Parcel ID 079EB005. Proposed use: Request to exceed 6.45-acre disturbance budget with 7.35 acres of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

26. ROBERT MARLINO

0 Rudy Street / Parcel ID 081HE008 (partial), Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT — **10-A-26-SP**
From LI (Light Industrial) to GC (General Commercial).

B. ONE YEAR PLAN AMENDMENT — **10-A-26-PA**
From LI (Light Industrial) to GC (General Commercial).

C. REZONING — **10-A-26-RZ**
From I-MU (Industrial Mixed-Use), IH (Infill Housing Overlay) to C-G-1 (General Commercial), IH (Infill Housing Overlay).

27. PETER KOMERZAN — 10-D-26-RZ

2631 Woods-Smith Road / Parcel ID 079NA01302, Council District 3. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

28. DAVID AND DENA MORGAN — 10-E-26-RZ

337, 339, 341, 355 Nash Road / Parcel ID 071IA004, 005, 006, 007, Council District 6. Rezoning from I-G (General Industrial), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

29. LOGAN BREWSTER

324, 334 E Moody Avenue / Parcel ID 109JF012, 013, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT — **10-B-26-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

B. ONE YEAR PLAN AMENDMENT — **10-B-26-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

C. REZONING — **10-H-26-RZ**
From RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

30. HEYOH ARCHITECTURE

0, 1625 Clinch Ave; 1634 Laurel Ave / Parcel ID 094NH00201, 002, 006, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT — **10-C-26-SP**
From MDR (Medium Density Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT — **10-C-26-PA**
From MDR (Medium Density Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **10-I-26-RZ**

From RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay) to RN-6 (Multi-Family Residential Neighborhood), NC (Neighborhood Conservation Overlay).

CONCEPTS/SPECIAL USES

None

SPECIAL USES

31. IGLESIA DE SOL EL SHADDIA (FORMERLY MARK FREEMAN, AIA) 4-B-26-SU

4306 Washington Pike / Parcel ID 070CE007. Proposed use: Expansion of a church in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

32. BERRY FUNERAL HOMES 6-D-26-SU

3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.

33. NESTBUILT DEVELOPMENT, LLC 8-B-26-SU

270, 274, 286 Richmond Avenue / Parcel ID 094HC01001, 01002, 002. Proposed use: (2) Two-family in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

34. T JESSE ALARCON 9-A-26-SU

3407, 3413 Savoy Street / Parcel ID 080ME009, 010. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), IH (Infill Housing Overlay) districts. Council District 3.

35. CHARLES PILGRIM — 10-A-26-SU

3711 Buffat Mill Road / Parcel ID 070FA012. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 4.

36. AP (30 Days) PETR FESYUK — 10-B-26-SU

6155 Lacy Road / Parcel ID 068IC01801. Proposed use: Place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3.

PLANNED DEVELOPMENT

None

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.

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1. ## 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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2. U ## 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)

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3. ## 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)