Planning
KNOXVILLE | KNOX COUNTY

September 10, 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AW.....Automatically Withdrawn
W.....Vote on to be Withdrawn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 SEPTEMBER 10, 2026 AGENDA	
3.	C	APPROVAL OF AUGUST 13, 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

5. BARNES CAPITAL MANAGEMENT, LLC — 9-A-26-HPA

810 Hollywood Road / Parcel ID 107FF02005. Request to exceed 2,137.9 sq ft of disturbance budget with 2,202 sq ft of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 6.

6. NESTBUILT DEVELOPMENT, LLC — 9-B-26-HPA

270, 274, 286 Richmond Avenue / Parcel ID 94HC01001, 01002, 002. Request to exceed 9,823.7 sq ft disturbance budget with 27,515.2 sq ft of total disturbance in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 3.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No. **File No.**

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. BEIT VENTURES — 9-B-26-RZ

1814, 1816 Kim Watt Drive; 1760 Millard Beets Road / Parcel ID 093NA034, 03401, 03402, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

8. MANUEL HUDSON — 9-C-26-RZ

1204 Sylvan Street / Parcel ID 083HH02202, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

9. JASON NEWKOOP — 9-D-26-RZ

6531 Vance Road / Parcel ID 092NB014, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

10. JOSHUA OXENDINE

5015 Sullivan Road / Parcel ID 079EA004, Council District 3.

A. OTHER BUSINESS — **9-A-26-OB**

Administrative removal of a previously approved (C) planned district designation.

B. REZONING — **9-E-26-RZ**

Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

11. NOAH HUDSON — 9-F-26-RZ

3221 Greenway Drive / Parcel ID 059ID01802, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

CONCEPTS/SPECIAL USES

12. P (60 Days) NICKLE ROAD SUBDIVISION — 9-SA-26-C

0 Nickle Road / Parcel ID 079EB005, Council District 3.

13. LOT 4 OF THE FINAL PLAT OF THE WOODS AT LONAS DRIVE — 9-SB-26-C

0 Yosemite Trail / Parcel ID 107BA018 (partial), Council District 2.

SPECIAL USES

14. 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.

15. P (30 Days) 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.

16. 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.

PLANNED DEVELOPMENT

None

OTHER BUSINESS

None

Knox County

FINAL SUBDIVISIONS

17. FINAL PLAT OF PRICES POINT UNIT 3 — 9-SA-26-F

0 Painted Shoals Lane / Parcel ID 111 058 , Commission District 9.

18. FINAL PLAT OF PROPERTY OF REID RHYNE & HOLLY RHYNE — 9-SB-26-F

8049 Beechtop Way / Parcel ID 41 01303 , Commission District 8.

STREET NAME/SUBDIVISION NAME CHANGES

19. BRAD ANDERS (KNOX COUNTY E-911) — 9-A-26-SNC

Change “Lobetti Road” to “Lobetti Ridge Lane” between Schaad Road and the terminus of Lobetti Road, north of railroad, Commission District 6.

PLANS, STUDIES, REPORTS

None

Item No. **File No.**

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. DANIEL HUMPHREYS — 8-G-26-RZ

0 Conner Road / Parcel ID 047 01007, 012, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

21. HOMESTEAD LAND HOLDINGS, LLC — 8-J-26-RZ

7741, 7753, 7805, 7809 Heiskell Road; 0 Granville Conner Rd / Parcel ID 046 237, 23701, 10402, 10403; 056 103. Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac, A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

22. FABIAN F PAREDES DIAZ — 9-G-26-RZ

0 Dutchtown Road / Parcel ID 119HG00401, Commission District 3. Rezoning from A (Agricultural) to RB (General Residential).

23. JENNY MIRANDA — 9-H-26-RZ

339 Fox Road / Parcel ID 131 152, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

CONCEPTS/DEVELOPMENT PLANS

24. AW GIBSON CONSTRUCTION ON SAYNE LANE

A. CONCEPT SUBDIVISION PLAN — **7-SH-26-C**

0 Tipton Station Road / Parcel ID 137 067 , Commission District 9.

B. DEVELOPMENT PLAN **7-H-26-DP**
Proposed use: 15 single-family detached lots in PR (Planned Residential) up to 2.3 du/ac (pending) District.

25. 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.

26. PRUITT FARMS

A. CONCEPT SUBDIVISION PLAN **8-SF-26-C**
7705 Sevierville Pike / Parcel ID 125 038, Commission District 9.

B. DEVELOPMENT PLAN **8-G-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac district.

27. 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.

28. BRIGGS STATION

A. CONCEPT SUBDIVISION PLAN **9-SD-26-C**
1928 Marietta Church Road / Parcel ID 129 128, Commission District 6.

B. DEVELOPMENT PLAN **9-C-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac district.

29. VINING MILL

A. CONCEPT SUBDIVISION PLAN **9-SE-26-C**
0 English Ivy Lane / Parcel ID 129 12601, Commission District 6.

B. DEVELOPMENT PLAN **9-D-26-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac district.

30. PRICES POINT CHURCH EXPANSION

A. CONCEPT SUBDIVISION PLAN **9-SF-26-C**
2131 E Governor John Sevier Highway; 0 Juliette Elise Street / Parcel ID 111 01602, 111BA010, Commission District 9.

B. DEVELOPMENT PLAN **9-E-26-DP**
Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 4.5 du/ac, PR(k) (Planned Residential with conditions) up to 3.9 du/ac, and PR(k) (Planned Residential with conditions) up to 5 du/ac districts.

Item No. **File No.**

DEVELOPMENT PLANS

31. P (90 Days) — IAN JAY — 6-C-26-DP

0, 8703, 8707 Joe Daniels Road; 0 W Emory Road / Parcel ID 076 009, 00901; 089 044, 193. Proposed use: Multi-dwelling and commercial development in PR(k) (Planned Residential with conditions) up to 3 du/ac district. Commission District 6.

32. — JARED STORY — 9-A-26-DP

9601 Shelby Leigh Lane / Parcel ID 100 02604. Proposed use: Detached single-family house in PR (Planned Residential) up to 2 du/ac district. Commission District 8.

USES ON REVIEW

33. AP (30 Days) — 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.

34. — HUNTER FORTNER — 9-B-26-UR

7513 Mary Lay Lane / Parcel ID 061 06504. Proposed use: Dog boarding facility in A (Agricultural) District. Commission District 8.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

35. — KNOXVILLE-KNOX COUNTY PLANNING COMMISSION — 8-J-26-OB

The Chair will appoint members of the Commission to the Executive Committee for the 2026-2027 term.

Adjournment

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. 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)

2. 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)

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)