

# Preliminary 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 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 any agenda item, please visit our web site at [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 JUNE 12, 2025 AGENDA
<b>3.</b>	C	<b>APPROVAL OF MAY 8, 2025 MINUTES</b>
<b>4.</b>		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

**Item No.**

**File No.**

# City of Knoxville

## ORDINANCE AMENDMENTS

*None*

## FINAL SUBDIVISIONS

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**5.**

### **FINAL PLAT OF THE HIGHLINE AT WASHINGTON PIKE PHASE 2 UNIT 3**

**6-SA-25-F**

0 Fripp Place Way / Parcel ID 049 08801 (part of), Council District 4.

## 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**

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**6. AW**      **STEFAN CLAAR-1222 DEVELOPMENT**

4817, 4823 Rutledge Pike / Parcel ID 071HA004, 005,  
Council District 4.

**A. EAST CITY SECTOR PLAN AMENDMENT**      **4-A-25-SP**  
From LI (Light Industrial) to HI (Heavy Industrial).

**B. ONE YEAR PLAN AMENDMENT**      **4-A-25-PA**  
From LI (Light Industrial) to HI (Heavy Industrial).

**C. REZONING**      **4-A-25-RZ**  
From I-G (General Industrial) to I-H (Heavy Industrial).

**7.**      **REGINALD BELL**

3309 Boyds Bridge Pike / Parcel ID 082LG001, Council  
District 6.

**A. EAST CITY SECTOR PLAN AMENDMENT**      **4-F-25-SP**  
From LDR (Low Density Residential), HP (Hillside  
Protection) to MDR (Medium Density Residential), HP  
(Hillside Protection).

**B. ONE YEAR PLAN AMENDMENT**      **4-F-25-PA**  
From LDR (Low Density Residential), HP (Hillside  
Protection) to MDR (Medium Density Residential), HP  
(Hillside Protection).

**C. REZONING**      **4-U-25-RZ**  
From RN-1 (Single-Family Residential Neighborhood),  
HP (Hillside Protection Overlay) to RN-3 (General  
Residential Neighborhood), HP (Hillside Protection  
Overlay).

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

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| <b>8.</b> | <b>KNOXVILLE REAL ESTATE MANAGEMENT LLC</b><br>0 Keck Road / Parcel ID 068 04504, Council District 3. Rezoning from AG (General Agricultural), HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay). | 6-E-25-RZ |
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**CONCEPTS/SPECIAL USES**


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| <b>9.</b> | <b>FOREST VILLAGE</b><br>6715 Forest Village Way / Parcel ID 121PC02309, Council District 2. | 6-SA-25-C |
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**SPECIAL USES**


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| <b>10.</b> | <b>SHAILESH PATEL / THE 9 GROUP</b><br>0, 6110, 6200 Papermill Drive / Parcel ID 107PC008, 007, 005 (part of). Proposed use: Parking lot in C-G-3 (General Commercial) District. Council District 2. | 3-H-25-SU |
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|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>11.</b> | <b>CONGLOMCO</b><br>0, 1301 Dutch Valley Drive / Parcel ID 069JB043, 04301. Proposed use: Two two-family dwellings in RN-1 (Single-Family Residential Neighborhood) District. Council District 5. | 6-A-25-SU |
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| <b>12.</b> | <b>JAYSIN JEFFERSON</b><br>7419 Middlebrook Pike / Parcel ID 106JD033. Proposed use: Body modification establishment in C-N (Neighborhood Commercial) District. Council District 3. | 6-B-25-SU |
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| <b>13.</b> | <b>TIGER VENTURES LLC</b><br>0 Avenue C / Parcel ID 123HN003. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 6-C-25-SU |
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**Item No.**

**File No.**

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**19.**

**KNOXVILLE-KNOX COUNTY  
PLANNING**

**6-D-25-OB**

Consideration of an amendment to the Knoxville-Knox  
County Planning Schedule of Fees.

**Item No.**

**File No.**

# Knox County

## FINAL SUBDIVISIONS

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| <b>20.</b> | <b>FINAL PLAT OF STRAWBERRY HILLS<br/>SUBDIVISION PHASE III, SECTION B</b><br>521 Brakebill Road / Parcel ID 072 267 (part of),<br>Commission District 8. | 4-SH-25-F |
| <hr/>      |                                                                                                                                                           |           |
| <b>21.</b> | <b>FINAL PLAT OF DUNCAN FARM<br/>SUBDIVISION</b><br>0 Duncan Farm Way / Parcel ID 146 01801, Commission<br>District 4.                                    | 5-SA-25-F |
| <hr/>      |                                                                                                                                                           |           |
| <b>22.</b> | <b>RESUBDIVISION OF LOTS FROM A<br/>SURVEY FOR JAMES DOYLE</b><br>10124, 10125 Doyle Lane / Parcel ID 143 11003, 002 (part<br>of), Commission District 5. | 6-SB-25-F |
| <hr/>      |                                                                                                                                                           |           |
| <b>23.</b> | <b>FINAL PLAT OF FOXBOROUGH HILLS</b><br>0, 504 Fox Road/ Parcel ID 143 112, 11201, Commission<br>District 3.                                             | 6-SC-25-F |
| <hr/>      |                                                                                                                                                           |           |
| <b>24.</b> | <b>FINAL PLAT OF HICKORY VIEW<br/>SUBDIVISION</b><br>2205 West Gallaher Ferry Road / Parcel ID 129 035,<br>Commission District 6.                         | 6-SD-25-F |
| <hr/>      |                                                                                                                                                           |           |
| <b>25.</b> | <b>FINAL PLAT OF THE FOUNDRY<br/>SUBDIVISION</b><br>12044 Hardin Valley Road / Parcel ID 129 12604,<br>Commission District 6.                             | 6-SE-25-F |





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

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- 34.**                    **NILS HAY**  
4925 E Emory Road / Parcel ID 029 030, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 35.**                    **JOSE J HERRERA**  
3175 Byington Solway Road; 9905 Coward Mill Road / Parcel ID 090 064, 065, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.
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- 36.**                    **GRAHAM CORPORATION**  
504, 520 W Emory Road / Parcel ID 056 12301, 12201, Commission District 7. Rezoning to remove a previously approved condition in the CA(k) (General Business), F (Floodway) districts.
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- 37.**                    **TY CALVIN HERRELL**  
0 Cate Road / Parcel ID 066 08704, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 38.**                    **1222 DEVELOPMENT LLC**  
8007 Ball Camp Pike / Parcel ID 091 206, Commission District 6. Rezoning from I (Industrial) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 9 du/ac.
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- 39.**                    **PRIYANKA PATEL**  
8535 Asheville Highway / Parcel ID 062 21101 (part of), Commission District 8. Rezoning from OB (Office, Medical, and Related Services) to CA (General Business).



**43.****GALLAHER FERRY SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****6-SC-25-C**

0, 2300, 2304 W Gallaher Ferry Road; 0 Hickory Creek Road; 2001 Marietta Church Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, 03702 (part of), Commission District 6.

**B. DEVELOPMENT PLAN****6-H-25-DP**

Proposed use: Single-Family Residential Subdivision in PR(k) (Planned Residential) up to 3.5 du/ac District.

**44.****2720 CUNNINGHAM ROAD****A. CONCEPT SUBDIVISION PLAN****6-SD-25-C**

2720 Cunningham Road; 6930 Shady Lane / Parcel ID 048 027, 02802, Commission District 7.

**B. DEVELOPMENT PLAN****6-J-25-DP**

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential) up to 3 du/ac District.

**45.****SHERRILL BUSINESS PARK  
RESUBDIVISION OF PARCEL 207****6-SE-25-C**

437 Sellers Lane; 10049 Sherrill Boulevard / Parcel ID 118 207, 215, Commission District 3.

**CONCEPTS/USES ON REVIEW***None*







**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. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC** **6-A-24-UR**  
 0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024)

**2. LEAH METCALF** **5-C-24-SU**  
 0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024)

**3. KNOXVILLE-KNOX COUNTY PLANNING** **8-A-24-CP**  
 Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)

**4. ANDREW THOMAS**  
 1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)

**A. NORTH CITY SECTOR PLAN AMENDMENT** **7-G-24-SP**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

**B. ONE YEAR PLAN AMENDMENT** **7-G-24-PA**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

**Item No.****File No.****C. REZONING**

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

**7-P-24-RZ****7.****CAR CONNEXION COMPLETE AUTO REPAIR**

0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1. (Tabled 12/12/2024)

**9-A-24-SU****8.****FINAL PLAT OF ISABEL ESTATES, PHASE 2**

0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8. (Tabled 1/9/2025)

**12-SA-24-F****9.****DONALD EPPERLY, JDK PROPERTIES**

0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)

**10-A-24-UR****10.****IURA BORDEI**

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.

**2-A-25-SU**