

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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 AUGUST 13, 2026 AGENDA	
3.	C APPROVAL OF JULY 9, 2026 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED	

Knox County

FINAL SUBDIVISIONS

5.	C	FINAL PLAT OF CYPRESS VALLEY SUBDIVISION 717 W Governor John Sevier Highway / Parcel ID 137 013, Commission District 9.	8-SA-26-F
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6.	C	FINAL PLAT OF CARTER RIDGE PHASE 6 9124 Carter Mill Drive / Parcel ID 074 002 (partial), Commission District 8.	8-SB-26-F
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7.	C	FINAL PLAT OF PICKENS RIDGE SUBDIVISION UNIT 1 0 Pickens Gap Road / Parcel ID 150 04402, 04403, 04404, 04405, 04406, 04407, 04408, 04409, 04410, Commission District 9.	8-SC-26-F
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8.	C	FINAL PLAT OF HICKORY VIEW SUBDIVISION PHASE 2 0, 2304, 2300 West Gallaher Ferry Road; 0 Hickory Creek Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, Commission District 6.	8-SD-26-F
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9.		RESUBDIVISION OF PART OF LOT 1, HAMMOND AND OKAIN PROPERTY 6909 Weaver Road / Parcel ID 078 132, Commission District 6.	8-SE-26-F
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STREET NAME/SUBDIVISION NAME CHANGES

None

Item No.**File No.****PLANS, STUDIES, REPORTS***None***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

10. P (90 Days)	KRISTIAN ALIY 1006 Newcomb Lane / Parcel ID 130 104, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2.25 du/ac.	7-A-26-RZ
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11. AW	HOMESTEAD LAND HOLDINGS, LLC 0 Granville Conner Road / Parcel ID 056 103, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	7-G-26-RZ
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12.	RHONDA VINEYARD 4628 Crippen Road / Parcel ID 039 024 (partial), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.	7-O-26-RZ
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13.	R. PAUL WALLACE 7729 Strawberry Plains Pike / Parcel ID 073 01403, Commission District 8.	
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A. COUNTY COMPREHENSIVE PLAN AMENDMENT From SR (Suburban Residential), HP (Hillside Protection) to RCC (Rural Crossroads Commercial), HP (Hillside Protection).	
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8-A-26-PA

B. REZONING

From A (Agricultural) to CR (Rural Commercial).

8-A-26-RZ

14. C

RANDALL BUCKNER

5317, 5501, 5507 E Emory Road; 0 Quarry Road / Parcel ID 029 02302, 02309, 098, 106, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

8-B-26-RZ

15. C

CHRISTY GEDELMAN

6427 McFall Road / Parcel ID 039 067, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

8-C-26-RZ

16. C

WILLIAM DAVID HURST

0 E Raccoon Valley Drive / Parcel ID 026 076 (partial), Commission District 7.

**A. COUNTY COMPREHENSIVE PLAN
AMENDMENT**

From CC (Corridor Commercial), HP (Hillside Protection) to BP (Business Park), HP (Hillside Protection).

8-B-26-PA

B. REZONING

From CA (General Business) to LI (Light Industrial).

8-E-26-RZ

17. C

RELIANCE DEVELOPMENT

6806, 6812 E EMORY RD / Parcel ID 020 117, 119, Commission District 8. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 5.25 du/ac.

8-F-26-RZ

18.	DANIEL HUMPHREYS 0 Conner Road / Parcel ID 047 01007, 012, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	8-G-26-RZ
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19. P	JOSH ERHARD 0 Fort Sumter Road / Parcel ID 019 19401, 19402, Commission District 8.	
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	A. COUNTY COMPREHENSIVE PLAN AMENDMENT From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).	8-C-26-PA
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	B. REZONING From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.	8-H-26-RZ
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20. P	JOSH ERHARD 0 Fort Sumter Road / Parcel ID 019 195, 19502, 19506, Commission District 8.	
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	A. COUNTY COMPREHENSIVE PLAN AMENDMENT From RL (Rural Living), HP (Hillside Protection) to RC (Rural Conservation), HP (Hillside Protection).	8-D-26-PA
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	B. REZONING From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.	8-I-26-RZ
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| 21. AP
(30 Days) | HOMESTEAD LAND HOLDINGS, LLC
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 5 du/ac. | 8-J-26-RZ |
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| 22. | WEST BEARDEN PARK, LLC
(Removed from agenda- duplicate item. See item #37) | 8-K-26-RZ |
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CONCEPTS/DEVELOPMENT PLANS

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| 23. | SHIPE RD. SUBDIVISION | |
| | A. CONCEPT SUBDIVISION PLAN
4923 Shipe Road / Parcel ID 040 166, Commission
District 8. | 7-SE-26-C |
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| | B. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR
(Planned Residential) up to 2.5 du/ac District. | 7-E-26-DP |
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| 24. P
(30 Days) | GIBSON CONSTRUCTION ON SAYNE
LANE | |
| | A. CONCEPT SUBDIVISION PLAN
0 Tipton Station Road / Parcel ID 137 067 , Commission
District 9. | 7-SH-26-C |
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| | B. DEVELOPMENT PLAN
Proposed use: 15 single-family detached lots in PR
(Planned Residential) up to 2.3 du/ac (pending) District. | 7-H-26-DP |
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25. **EBENEZER ROAD TOWNHOMES**

A. CONCEPT SUBDIVISION PLAN

8-SA-26-C

1439, 1445, 1447 Ebenezer Road / Parcel ID 144 095,
096, 097, Commission District 4.

B. DEVELOPMENT PLAN

8-A-26-DP

Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with conditions) up to 10 du/ac
district.

26. **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.

27. **0 GLEASON DRIVE**

A. CONCEPT SUBDIVISION PLAN

8-SC-26-C

0 Gleason Drive / Parcel ID 132 061, Commission
District 3.

B. DEVELOPMENT PLAN

8-C-26-DP

Proposed use: Attached residential subdivision in PR
(Planned Residential) up to 4 du/ac district.

28. AW **3110 GRAY HENDRIX ROAD**

A. CONCEPT SUBDIVISION PLAN

8-SD-26-C

0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019,
Commission District 6.

B. DEVELOPMENT PLAN

8-E-26-DP

Proposed use: Attached residential subdivision in PR(k)
(Planned Residential with conditions) up to 10 du/ac, A
(Agricultural) districts.

29. P **PRUITT FARMS**
(30 Days)

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.

30. **0 MARYVILLE PIKE**

A. CONCEPT SUBDIVISION PLAN

8-SG-26-C

0 Maryville Pike, 0 Goff Road, 0 Berry Road / Parcel ID
135 02202, 02212, 04602, Commission District 9.

B. DEVELOPMENT PLAN

8-F-26-DP

Proposed use: 257-unit multi-dwelling development in
PR(k) (Planned Residential with conditions) up to 2
du/ac, PR (Planned Residential) up to 4 du/ac districts.

Item No.**File No.****DEVELOPMENT PLANS***None***USES ON REVIEW**

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| 31. | THOMAS M. HALE
0, 1624 Graybeal Road / Parcel ID 129 080 (partial), 08001.
Proposed use: Mining and mineral extraction (quarry)
expansion in A (Agricultural) district. Commission District 6. | 7-B-26-UR |
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| 32. | UNION BAPTIST CHURCH
6701 Washington Pike / Parcel ID 040 10901. Proposed use:
Sports playing fields in A (Agricultural) district. Commission
District 8. | 8-A-26-UR |
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PLANNED DEVELOPMENT*None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS**

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| 33. C | DAVID HARBIN
0 Ball Road / Parcel ID 091 16101. Proposed extension of a
previously approved concept plan. | 8-A-26-OB |
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| 34. | KNOX COUNTY COMMISSION
Consideration of a resolution of the Knox County
Commission, approving and authorizing a moratorium on
data centers in Knox County. | 8-B-26-OB |
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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

35.

L. D. GASS

7504 Granda Drive / Parcel ID 106JB012, Council District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) to MDR (Medium
Density Residential).

4-B-25-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium
Density Residential).

4-C-25-PA

C. REZONING

4-P-25-RZ

From RN-1 (Single-Family Residential Neighborhood) to
RN-4 (General Residential Neighborhood).

36. C

JEDIDIAH ROWLETT

8-D-26-RZ

5307 Ballard Drive / Parcel ID 058CA013, Council District 4.
Rezoning from RN-1 (Single-Family Residential
Neighborhood) to RN-2 (Single-Family Residential
Neighborhood).

37. C

WEST BEARDEN PARK, LLC

8-K-26-RZ

318 Nancy Lynn Lane / Parcel ID 121HA00224, Council
District 2. Rezoning from I-G (General Industrial), F
(Floodplain Overlay) to I-RD (Research and Development), F
(Floodplain Overlay).

CONCEPTS/SPECIAL USES

38.

LOVES CREEK LOFTS

A. CONCEPT SUBDIVISION PLAN

8-SE-26-C

1717 Loves Creek Road / Parcel ID 060IC002, Council
District 4.

B. SPECIAL USE

8-C-26-SU

Proposed use: 5-lot subdivision for multifamily
development in RN-4 (General Residential
Neighborhood) district.

SPECIAL USES

39. 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.

40. C	PETE EBY 808 Winona Stret / Parcel ID 082PF024. Proposed use: Nonresidential reuse for an eating and drinking establishment in RN-4 (General Residential Neighborhood), H (Historic Zoning Overlay) districts. Council District 6.	8-A-26-SU
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41. P (60 Days)	NESTBUILT DEVELOPMENT, LLC 270, 274, 286 Richmond Avenue / Parcel ID 094HC01001, 01002, 002. Proposed use: 2 two-family dwellings on 3 lots to be resubdivided in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) districts. Council District 3.	8-B-26-SU
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42. C	YURI BORDEI 3407 Valley View Drive / Parcel ID 070AB007.	
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A. OTHER BUSINESS Administrative removal of a previously approved (C) planned district designation.	8-E-26-OB
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B. SPECIAL USE Proposed use: townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) districts. Council District 4.	8-D-26-SU
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43.	YURI BORDEI 4722 Rohar Road / Parcel ID 079LE003. Proposed use: Two- family dwellings in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 3.	8-E-26-SU
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PLANNED DEVELOPMENT

None

Item No.**File No.****OTHER BUSINESS**

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| 44. | 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. | 4-A-26-OB |
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| 45. C | KNOXVILLE-KNOX COUNTY PLANNING
1500 Phillip Fulmer Way; 1610 Lake Loudoun Blvd. Administrative correction of a zoning map error. | 8-C-26-OB |
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| 46. C | KNOXVILLE-KNOX COUNTY PLANNING
7805 Middlebrook Pike. Administrative removal of a previously approved (C) planned district designation. | 8-D-26-OB |
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| 47. C | KNOXVILLE-KNOX COUNTY PLANNING
1903 Piney Grove Church Rd; 6520 Pine Bluff Blvd. Administrative removal of a previously approved (C) planned district designation. | 8-F-26-OB |
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| 48. C | KNOXVILLE-KNOX COUNTY PLANNING
4724, 4728, 4732, 4737-4799 Brierley Drive; 4600-4662 Woodbridge Lane. Administrative removal of a previously approved (C) planned district designation. | 8-G-26-OB |
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| 49. | R. BENTLEY MARLOW
1415 Fifth Avenue / Parcel ID 094FC021. Appeal of an administrative determination for a Middle Housing application. | 8-H-26-OB |

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| 50. | R. BENTLEY MARLOW
1409 Fifth Avenue / Parcel ID 094FC020. Appeal of an administrative determination for a Middle Housing application. | 8-I-26-OB |
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| 51. | KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
The Chair will appoint members of the Commission to the Executive Committee for the 2026-2027 term. | 8-J-26-OB |
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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.

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| 1. | STEVEN W ABBOTT JR
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) | 9-E-25-DP |
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| 2. | BENJAMIN C. MULLINS
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-H-26-RZ |
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| 3. | ARCIP HOLOBET
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) | 5-D-26-DP |
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