

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- 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 Vote on to be Withdrawn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 Untabled
- 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. 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 Thursday at 9:00 a.m. before the meeting to submit your request.

Item No.			File No.
1.		ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
2.	C	APPROVAL OF AUGUST 11, 2022 AGENDA	
3.	C	APPROVAL OF JULY 14, 2022 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.

File No.

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

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

5.

CASTILLO HOMES, LLC

0 Karla Drive / Parcel ID 137 D A 010 and 22502,
Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) to LDR (Low Density Residential)

8-G-22-SP

B. REZONING

From CA (k) (General Business) to RA (Low Density Residential)

7-F-22-RZ

6. W

RANDY GUIGNARD

3003 Rifle Range Drive / Parcel ID 048 07001, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

7-J-22-RZ

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- 7.** **RANDY GUIGNARD**
7600 Ridgeview Road / Parcel ID 021 159, Commission District 8.
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- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT** **7-E-22-SP**
From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).
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- B. REZONING** **7-K-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.
-
- 8. C JOE PETRE** **7-M-22-RZ**
516 and 520 West Vine Avenue / Parcel ID 094 L C 003 and 002, Council District 6. Rezoning from DK-G (Downtown Knoxville Grid Subdistrict)) to DK-B (Downtown Knoxville Boulevards Subdistrict).
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- 9. AP MARIEL WILLIAMSON** **8-A-22-RZ**
(30 days) 2302 Ridgecrest Drive / Parcel ID 058 G F 013, 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).
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- 10. C MILES E. MORRISON** **8-B-22-RZ**
4260 Cabbage Drive / Parcel ID 28 11206, Commission District 7. Rezoning from PR (Planned Residential) up to 3 du/ac to A (Agricultural).

11. P
(30 days)

BENJAMIN C. MULLINS

0 Palestine Lane / Parcel ID 141 079 (part of), Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

8-A-22-SP

B. REZONING

From PC (k) (Planned Commercial) to PR (Planned Residential) up to 12 du/ac.

8-C-22-RZ

12.

TURNER HOMES, LLC

0 Jim Jones Lane / Parcel ID 076 007, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) to MDR (Medium Density Residential).

8-B-22-SP

B. REZONING

From PC (Planned Commercial) to PR (Planned Residential) up to 7.5 du/ac.

8-D-22-RZ

13.

JEFF GRISSOM

6612 Brackett Road / Parcel ID 020 10412, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to GC (General Commercial).

8-C-22-SP

B. REZONING

From RA (Low Density Residential) to CA (General Business).

8-E-22-RZ

14. C

COURTNEY SMITH

305 and 311 Corum Road / Parcel ID 073 09602 and 09601, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

8-F-22-RZ

15.

HR DAVIS

1316 Lovell Road / Parcel ID 118 H C 005, Commission District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection).

8-D-22-SP

B. REZONING

From A (Agricultural) / TO (Technology Overlay) to RB (General Residential) / TO (Technology Overlay).

8-G-22-RZ

16. C **THE HALL-FISHER FAMILY TRUST** **8-H-22-RZ**
4721 Messer Lane / Parcel ID 078 105 (part of),
Commission District 6. Rezoning from A (Agricultural) to RA
(Low Density Residential).

17. W **VICTOR JERNIGAN** **8-I-22-RZ**
0, 4544, 4606 and 4612 Buffat Mill Road and 2425 Spring
Hill Road / Parcel ID 070 D A 00404, 00405, 00403, 004 and
00401. 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).

18. C **BENCHMARK ASSOCIATES, INC.** **8-J-22-RZ**
1809 Thompson Road / Parcel ID 104 13001, Commission
District 3. Rezoning from A (Agricultural) / TO (Technology
Overlay) to RA (Low Density Residential) / TO (Technology
Overlay).

19. W **WILLIAM DALE RHOTON**
116 Kimberlin Heights Road / Parcel ID 137 D C 001,
Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN
AMENDMENT** **8-E-22-SP**
From AG (Agricultural), GC (General Commercial) and
HP (Hillside Protection) to GC (General Commercial) and
HP (Hillside Protection).

B. REZONING **8-K-22-RZ**
From A (Agricultural) and CA (General Business) to CA
(General Business).

20.

ISAAC PANNELL

1501, 1481 and 1461 Maryville Pike / Parcel ID 122 L A 003, 002 and 001, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

8-F-22-SP

B. REZONING

From RA (Low Density Residential) to CB (Business and Manufacturing)

8-L-22-RZ

CONCEPT AND DEVELOPMENT PLANS

21. C

8415 BALL CAMP PIKE

A. CONCEPT SUBDIVISION PLAN

8415 Ball Camp Pike / Parcel ID 091 109, Commission District 6.

8-SA-22-C

B. DEVELOPMENT PLAN

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

8-A-22-DP

22. C

LINDA HOWARD SUBDIVISION

5315, 5327 and 5339 Salem Church Road, / Parcel ID 011 10507, 10510 and 10511, Commission District 8.

8-SB-22-C

23. AP ZENITH HOMES ON RIFLE RANGE DRIVE

(30 days)

A. CONCEPT SUBDIVISION PLAN

3009 and 3003 Rifle Range Drive / Parcel ID 048 070 and 07001, Commission District 7.

8-SC-22-C

B. DEVELOPMENT PLAN

Proposed use: Attached residential subdivision in PR (Planned Residential) (Pending) District.

8-H-22-DP

24. C IRWIN ACRES

0 E. Emory Road / Parcel ID 021 066, Commission District 8.

8-SD-22-C

25. C LOY FARMS

12320 S. Northshore Drive / Parcel ID 162 062, Commission District 5.

8-SE-22-C

26. C FARRIS PROPERTY SUBDIVISION

1736 Choto Road / Parcel ID 162 06201, Commission District 5.

A. CONCEPT SUBDIVISION PLAN

1736 Choto Road / Parcel ID 162 06201, Commission District 5.

8-SF-22-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision PR (Planned Residential) District.

8-G-22-DP

27. C **TAYLOR D. FORRESTER** **8-B-22-DP**
10542 Murdock Drive / Parcel ID 118 17315 Proposed use: Certified Collision Center in PC (Planned Commercial) (Pending) / TO (Technology Overlay) District. Commission District 3.

28. C **RON HODGE** **8-C-22-DP**
837 Murray Drive / Parcel ID 068 J A 010 Proposed use: Townhomes in PR (Planned Residential) District. Commission District 7.

29. C **DAMON FALCONNIER** **8-D-22-DP**
0 Valley Vista Road / Parcel ID 103 12011 Proposed use: Church in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

30. C **TAYLOR FORRESTER** **8-E-22-DP**
7343 Lawgiver Circle / Parcel ID 021 A D 032 Proposed use: Community center for Woodbury Crossing subdivision in PR (Planned Residential) District. Commission District 8.

31. C **TYLER WYSONG** **8-F-22-DP**
0 Crosswood Boulevard / Parcel ID 072 274 Proposed use: New truck services and warehouse facility in PC (Planned Commercial) District. Commission District 8.

USES ON REVIEW

32. C **IGOR CHEBAN** **8-C-22-UR**
1418 Chert Pit Road / Parcel ID 105 113. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 3.

Item No.

File No.

SPECIAL USES

33. C **ISAAC PANNELL** **8-A-22-SU**
 5036 Obarr Drive / Parcel ID 071 A A 014. Proposed use:
 Non-residential neighborhood use for office use in RN-1
 (Single-Family Residential Neighborhood) District. Council
 District 4.

34. C **BERNARDO HOLDINGS, LLC** **8-B-22-SU**
 3200 Knoxville Center Drive / Parcel ID 059 02611.
 Proposed use: Removal of the previously approved planned
 district "C" designation (PC-2, Planned Commercial) in I-MU
 (Industrial Mixed-Use) District. Council District 4.

35. C **THOMAS R. GASS / ANDY'S FROZEN
CUSTARD** **8-C-22-SU**
 6217 Kingston Pike / Parcel ID 121 A A 023. Proposed use:
 Drive-through facility in C-G-1 (General Commercial) / HP
 (Hillside Protection Overlay) District. Council District 2.

FINAL SUBDIVISIONS

36. T **FINAL PLAT OF FORD SUBDIVISION,
RESUBDIVISION OF LOT 3R3 AND
PART OF 3** **7-SE-22-F**
 326 and 324 West Ford Valley Road / Parcel ID 123 M D 003
 and 123 M E 008, Commission District 9 and City Council
 District 1.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

- 37.** **KNOXVILLE-KNOX COUNTY PLANNING** **8-A-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts.

OTHER BUSINESS

- 38. C** **KNOXVILLE-KNOX COUNTY PLANNING** **8-A-22-OB**

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations, Article 1.03, to comply with Public Chapter 1128.

- 39. C** **KNOXVILLE-KNOX COUNTY PLANNING** **8-B-22-OB**

Consideration of minor amendments to the Knoxville-Knox County Planning Commission bylaws.

Adjournment

T A B L E D I T E M S

Actions to untable items are heard under Agenda Item 4.

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- | | | | |
|-------|-----------|---|-------------------|
| 1. | W | VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021) | 8-SA-21-F |
| <hr/> | | | |
| 2. | | ROBERT W. MONDAY
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. | |
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| | A. | SOUTH COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022) | 12-A-21-SP |
| <hr/> | | | |
| | B. | REZONING
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022) | 12-G-21-RZ |
| <hr/> | | | |
| 3. | | WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
| <hr/> | | | |
| 4. | | THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | 12-SC-21-F |

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5. **HUBER PROPERTIES, LLC**
1817 and 0 Francis Road, 0 Old Amherst Road and 0
Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and
001, Council District 3. (Tabled date 3/10/2022)
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- A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT** **10-L-21-SP**
From LDR (Low Density Residential) to MDR/O
(Medium Density Residential/Office).
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- B. ONE YEAR PLAN AMENDMENT** **10-I-21-PA**
From LDR (Low Density Residential) to MDR/O (Medium
Density Residential/Office).
-
- C. REZONING** **10-R-21-RZ**
From AG (Agricultural) to RN-5 (General Residential
Neighborhood).
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6. **5117 LONAS DRIVE SUBDIVISION** **4-SB-22-C**
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.
(Tabled date 6/9/2022)
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7. **TERRY E. ROMANS**
0 Swaggerty Road / Parcel ID 126 13602, Commission
District 9. (Tabled date 7/14/2022)
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- A. SOUTH COUNTY SECTOR PLAN
AMENDMENT** **5-A-22-SP**
From AG (Agricultural) to RR (Rural Residential).
-
- B. REZONING** **5-A-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3
du/ac.