

- 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 Vote on to be Withdrawn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](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>		<b>ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE</b>	
<b>2.</b>	<b>C</b>	<b>APPROVAL OF DECEMBER 8, 2022 AGENDA</b>	
<b>3.</b>	<b>C</b>	<b>APPROVAL OF NOVEMBER 10, 2022 MINUTES</b>	
<b>4.</b>		<b>POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON</b>	

**Item No.**

**File No.**

**City of Knoxville**

**LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

*None*

**ALLEY OR STREET CLOSURES**

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**5.**                      **EAST TENNESSEE CHILDREN’S HOSPITAL**                      **10-A-22-SC**  
 Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1.

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**6.**    **C**                      **JON CLARK**                      **12-A-22-AC**  
 Request closure of Java Alley between the southeast corner of parcel 094EG013 and its terminus in the southeast corner of parcel 094EG01201, Council District 6.

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**7.**    **C**                      **HOUSE TO HOME RENOVATION AND CONSTRUCTION, LLC**                      **12-A-22-SC**  
 Request closure of Boggs Ave. between Atchley Street and Sam Houston Street, Council District 1.

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**8.**    **C**                      **JOSEPH PARKS ON BEHALF OF SAINT PAUL DEV PARTNERS LLC**                      **12-B-22-SC**  
 Request closure of a sliver of West Blount Avenue between the southwest corner of the intersection with Saint Paul Street to the southeast corner of parcel 109AA005 as shown on proposed plat, Council District 1.

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**Item No.**

**File No.**

**LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**9. C JASON BALES AND EDDIE BALES (REVISED) 10-C-22-RZ**

2742 Hancock Street and 302 North Avenue / Parcel ID 081CM01903 and 081CM01902, Council District 5. Rezoning from I-G (General Industrial) and IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay).

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**10. RICH DADS, INC. 12-B-22-RZ**

901 Metler Drive / Parcel ID 068JB023, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

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**11. C TYLER WOLFE 12-F-22-RZ**

6310 Foote Mineral Lane / Parcel ID 092 066, Council District 3. Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).

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**12. C ANTONIO HUTCHINSON 12-G-22-RZ**

2909 Brooks Avenue / Parcel ID 082MB028, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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|------------|--|-------------------|
| <b>13.</b> | <b>CAFE INTERNATIONAL LLC</b><br>2990 Rifle Range Drive / Parcel ID 048 K A 018 (part of),<br>Council District 4. Rezoning from RN-1 (Single-Family<br>Residential Neighborhood) and HP (Hillside Protection<br>Overlay) to RN-2 (Single-Family Residential Neighborhood)<br>and HP (Hillside Protection Overlay). | <b>12-K-22-RZ</b> |
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**CONCEPT PLANS**

*None*

**SPECIAL USES**

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|------------|----------|--|-------------------|
| <b>14.</b> | <b>C</b> | <b>MARK FARLEY</b><br>6900 Seaver Drive / Parcel ID 106 C C 01301. Proposed use:<br>Duplex in RN-1 (Single-Family Residential Neighborhood)<br>District. Council District 3. | <b>12-A-22-SU</b> |
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| <b>15.</b> | <b>C</b> | <b>DAYDRED VASQUEZ</b><br>1115 and 1117 Henrietta Drive / Parcel ID 069 A E 022.<br>Proposed use: Duplex in RN-1 (Single-Family Residential<br>Neighborhood) District. Council District 5. | <b>12-B-22-SU</b> |
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| <b>16.</b> | <b>C</b> | <b>MIKE STEVENS HOMES, INC</b><br>9433 and 9437 Horizon Drive / Parcel ID 154 F C 028, 029.<br>Proposed use: Increase maximum lot size from 4,500 SF to<br>6,099 SF for lots 163 and 164 in RN-3(c) (General Residential<br>Neighborhood) and HP (Hillside Protection Overlay) District.<br>Council District 2. | <b>12-C-22-SU</b> |
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**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

*None*

ORDINANCE AMENDMENTS

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- 17. C**      **KNOXVILLE-KNOX COUNTY PLANNING**      12-A-22-OA
- Consideration of amendments to the Knoxville City Code, Appendix B - Zoning Code, Article 15, Section 15.2 (A) and Table 15-2, and Article 16, Section 16.12(A)(4)(a)(i), to add to the notice provisions a requirement to post signs for notice of variance applications as well as appeals of the Zoning Administrator's interpretations and decisions to be heard by the Board of Zoning Appeals.

OTHER BUSINESS  
*None*

**Knox County**

STREET NAME CHANGES  
*None*

PLANS, STUDIES, REPORTS  
*Heard with City requests.*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)  
*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

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- 18.**      **JOHN BOLTON**
- 0, 6702, and 6706 Ridgeview Road / Parcel ID 030 15201, 15307 and 15308, Commission District 8.
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- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**      12-D-22-SP
- From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).
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- B. REZONING**      12-A-22-RZ
- From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

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**19. C DENNIS BAGGETT 12-C-22-RZ**  
4710 Messer Lane / Parcel ID 078 11203, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**20. KENNETH W. CANTRELL**  
0 Tazewell Pike / Parcel ID 039 201, Commission District 8.

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**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT 12-A-22-SP**  
From AG (Agricultural) and SP (Stream Protection) to NC (Neighborhood Commercial) and SP (Stream Protection).

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**B. REZONING 12-D-22-RZ**  
From A (Agricultural) to CN (Neighborhood Commercial).

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**21. AP BENJAMIN C. MULLINS 12-E-22-RZ**  
(30 days) 1461, 1481 & 1501 Maryville Pike / Parcel ID 122 L A 001, 003, 002, Commission District 9. Rezoning from CB (Business and Manufacturing) to T (Transition).

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**22. C BENJAMIN MULLINS 12-H-22-RZ**  
0 North Gallaher View Road / Parcel ID 119 L A 00116, Commission District 3. Rezoning from CA (General Business) to CB (Business and Manufacturing).

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**23. BENJAMIN MULLINS 12-I-22-RZ**  
2110 Keller Bend Road / Parcel ID 155 00901, Commission District 4. Rezoning from F (Floodway) and OA (Office Park) to F (Floodway), OB (Office, Medical, and Related Services) and OB/F (Office, Medical, and Related Services/Floodway).

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- 24. C BO CROSS**  
1100 North Campbell Station Road / Parcel ID 130 088,  
Commission District 6.
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- A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** **12-B-22-SP**  
From AG (Agricultural) to LDR (Low Density Residential).
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- B. REZONING** **12-J-22-RZ**  
From A (Agricultural) to RA (Low Density Residential).
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- 25. DAVID CHEBAN** **12-L-22-RZ**  
7701 Jenkins Road / Parcel ID 105 142, Commission District  
3. Rezoning from A (Agricultural) and RA (Low Density  
Residential) to PR (Planned Residential) up to 5 du/ac.
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- 26. C MESANA INVESTMENTS, LLC** **12-M-22-RZ**  
504 Fox Road / Parcel ID 143 11201, Commission District 3.  
Rezoning from A (Agricultural) to PR (Planned Residential)  
up to 4 du/ac.
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- 27. C DANIEL LEVY**  
9502 and 9432 Middlebrook Pike / Parcel ID 104 21301,  
105 047, Commission District 3.
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- A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** **12-C-22-SP**  
From LDR (Low Density Residential) and HP (Hillside  
Protection) to MDR (Medium Density Residential) and  
HP (Hillside Protection).
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- B. REZONING** **12-N-22-RZ**  
From A (Agricultural) and PR (Planned Residential) up to  
4 du/ac to PR (Planned Residential) up to 12 du/ac.

**Item No.**

**File No.**

**28. P** **JOEL A CANNON III** **12-O-22-RZ**  
 (30 days) 8308 Pedigo Road / Parcel ID 037 10202 (part of),  
 Commission District 7. Rezoning from A (Agricultural) to RA  
 (Low Density Residential).

**29. SHAWN SMITH** **12-P-22-RZ**  
 0 High Meadow Drive / Parcel ID 118 I F 00201, Commission  
 District 3. Rezoning from RA (Low Density Residential), TO  
 (Technology Overlay), and PC (Planned Commercial) to PR  
 (Planned Residential) up to 4 du/ac and TO (Technology  
 Overlay).

**CONCEPT AND DEVELOPMENT PLANS**

**30. FAIRVIEW ROAD SUBDIVISION**  
**(REVISED)**

**A. CONCEPT SUBDIVISION PLAN** **11-SA-22-C**  
 0 Fairview Road and 0 Beeler Road / Parcel ID 021  
 04603 (part of) and 021 18803, Commission District 8.

**B. DEVELOPMENT PLAN** **11-A-22-DP**  
 Proposed use: Detached residential subdivision in PR  
 (Planned Residential) and F (Floodway) Districts.

**31. P** **SCOTT CAMPBELL SUBDIVISION**  
 (30 days)

**A. CONCEPT SUBDIVISION PLAN** **12-SA-22-C**  
 0 East Governor John Sevier Highway / Parcel ID 124 M  
 A 010, Commission District 9.



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- B. DEVELOPMENT PLAN** **12-A-22-DP**  
Proposed use: Attached residential subdivision in PR (Planned Residential) District.
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**32. FOX ROAD SUBDIVISION**

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- A. CONCEPT SUBDIVISION PLAN** **12-SB-22-C**  
0 and 504 Fox Rd / Parcel ID 143 112, and 11201, Commission District 3.
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- B. DEVELOPMENT PLAN** **12-B-22-DP**  
Proposed use: Detached residential subdivision in A (Agricultural) and PR (Planned Residential) Districts.
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**33. THE PRESERVE AT WHITES CREEK**

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- A. CONCEPT SUBDIVISION PLAN** **12-SC-22-C**  
4760 Beverly Road and 0 New Beverly Baptist Church Road / Parcel ID 0 59 00201 and 002, Commission District 8.
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- B. DEVELOPMENT PLAN** **12-C-22-DP**  
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) and F (Floodway) District.
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**34. C COPPER BRANCH PLACE**

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- A. CONCEPT SUBDIVISION PLAN** **12-SD-22-C**  
0 Greenwell Drive / Parcel ID 047 057, Commission District 7.
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- B. DEVELOPMENT PLAN** **12-D-22-DP**  
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

**Item No.**

**File No.**

**USES ON REVIEW**

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**35. C GARY BEST** **12-A-22-UR**  
 7521 Thunder Lane / Parcel ID 47 J A 003. Proposed use:  
 Allowance to exceed the maximum height standard in the  
 OB zone in OB (Office, Medical, and Related Services)  
 District. Commission District 7.

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**36. C DANIEL LEVY** **12-B-22-UR**  
 875 Cornerstone Drive / Parcel ID 131 069. Proposed use:  
 Multi-dwelling development in OB (Office, Medical, and  
 Related Services) and TO (Technology Overlay) Districts.  
 Commission District 3.

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

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**37. SMITHBILT HOMES** **11-A-22-PD**  
 4515, 4714 and 4720 West Emory Road / Parcel ID 066  
 121, 122 and 12201. Proposed use: Planned development  
 with residential and non-residential uses in A (Agricultural)  
 and F (Floodway) Districts. Commission District 6.

**ORDINANCE AMENDMENTS**

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**38. P KNOXVILLE-KNOX COUNTY PLANNING** **11-C-22-OA**  
 (30 days) Consideration of an amendment to the Knox County Code,  
 Appendix A, Zoning Code, Articles 5.31 and 5.32, to add  
 drive-through facilities and arts and fitness studios as  
 permissible uses in the CA (General Commercial) and CB  
 (Business and Manufacturing) zones, and add multifamily  
 developments, townhouses, and above ground dwellings to  
 be permissible as uses on review in the CA and CB zones.

**OTHER BUSINESS**

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- 39. C KNOXVILLE-KNOX COUNTY PLANNING** **12-A-22-OB**  
 Consideration of an amendment to the FY 22-23 Knoxville-Knox County Planning budget.

**Adjournment**

**TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY IN ORDER OF Tabled DATE**

Actions to untable items are heard under Agenda Item 4.

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- 1. W ROBERT W. MONDAY** **12-A-21-SP**  
 0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.
- 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)
- B. REZONING** **12-G-21-RZ**  
 From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)
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- 2. WESLEY HICKS** **1-F-22-UR**  
 7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)
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- 3. THE BECKHAM PROPERTY** **12-SC-21-F**  
 1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)



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7. **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. (Tabled date 8/11/2022)
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8. **DKLEVY**  
0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council  
District 2. (Tabled date 10/6/2022)
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- A. NORTHWEST CITY SECTOR PLAN  
AMENDMENT** **7-H-22-SP**  
From LDR (Low Density Residential), HP (Hillside  
Protection) and SP (Stream Protection) to MDR  
(Medium Density Residential) / O (Office), HP (Hillside  
Protection) and SP (Stream Protection).
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- B. ONE YEAR PLAN AMENDMENT** **7-C-22-PA**  
From LDR (Low Density Residential), HP (Hillside  
Protection) and SP (Stream Protection) to MDR  
(Medium Density Residential) / O (Office), HP (Hillside  
Protection) and SP (Stream Protection).
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- C. REZONING** **7-P-22-RZ**  
From AG (Agricultural), HP (Hillside Protection Overlay)  
and F (Floodplain Overlay) to RN-5 (General Residential  
Neighborhood), HP (Hillside Protection Overlay) and F  
(Floodplain Overlay).
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9. **GABRIEL W. RATCLIFFE** **11-A-22-RZ**  
2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A  
00902, Council District 3. Rezoning from RN-1 (Single-  
Family Residential Neighborhood) to AG (Agricultural).  
(Tabled date 11/10/2022)