

- 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 Vote on to be Withdrawn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 OCTOBER 6, 2022 AGENDA	
3.	C	APPROVAL OF SEPTEMBER 8, 2022 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.

File No.

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

- | | | | |
|-----------|-----------|---|-------------------|
| 5. | P | EAST TENNESSEE CHILDREN’S HOSPITAL | 10-A-22-SC |
| | (30 days) | Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1. | |

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

- | | | | |
|--|----------|--|----------------------|
| 6. | T | DKLEVY | |
| | | 0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. | |
|
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). | | | |

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).

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).

7. C TAYLOR D. FORRESTER
6318 Deane Hill Drive/ Parcel ID 121 A B 009, Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT **10-A-22-SP**
From O (Office) to GC (General Commercial).

B. ONE YEAR PLAN AMENDMENT **10-A-22-PA**
From O (Office) to GC (General Commercial).

C. REZONING **10-A-22-RZ**
From O (Office) to C-G-1 (General Commercial).

8. P CITY OF KNOXVILLE **10-C-22-RZ**
(30 days) 2742 Hancock Street / Parcel ID 081 C M 01903, 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).

9. C CITY OF KNOXVILLE **10-D-22-RZ**
3101 Lakemoor Station Way / Parcel ID 135 G A 009 (part of), Council District 1. Rezoning from No Zone to RN-5 (General Residential Neighborhood).

10. AP CITY OF KNOXVILLE

(30 days) 0 Hillwood Drive/ Parcel ID 095 O D 020, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT **10-C-22-SP**
From MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **10-B-22-PA**
From SWMUD-1 (South Waterfront Mixed Use District 1), and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2), and HP (Hillside Protection).

C. REZONING **10-F-22-RZ**
From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

11. C CHRIS BURKHART

0 Pelham Road / Parcel ID 071 I A 021 and 020, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT **10-D-22-SP**
From MDR (Medium Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **10-C-22-PA**
From MDR (Medium Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

-
- C. REZONING** **10-G-22-RZ**
From RN-1 (Single-Family Residential Neighborhood)
and HP (Hillside Protection Overlay) to I-G (General
Industrial) and HP (Hillside Protection Overlay).
-

12. C **PARKER BARTHOLOMEW**
2721 Whittle Springs Road / Parcel ID 070 P J 01701, Council
District 4.

- A. EAST CITY SECTOR PLAN AMENDMENT** **10-E-22-SP**
From NC (Neighborhood Commercial) to TDR
(Traditional Neighborhood Residential).
-

- B. ONE YEAR PLAN AMENDMENT** **10-D-22-PA**
From NC (Neighborhood Commercial) to TDR
(Traditional Neighborhood Residential).
-

- C. REZONING** **10-H-22-RZ**
From C-N (Neighborhood Commercial) and IH (Infill
Housing Overlay) to RN-4 (General Residential
Neighborhood) and IH (Infill Housing Overlay).
-

13. P **BENJAMIN C. MULLINS**
(30 days) 9956 Dutchtown Road and 950 Mabry Hood Road / Parcel
ID 118 164 and 177, Council District 2.

- A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT** **10-F-22-SP**
From LDR (Low Density Residential) and CI (Civic and
Institutional) to MU-SD, NWCO-2 (Mixed Use Special
District, Century Park).
-

- B. ONE YEAR PLAN AMENDMENT** **10-E-22-PA**
From LDR (Low Density Residential) and CI (Civic and
Institutional) to MU-SD, NWCO-2 (Mixed Use Special
District, Century Park).

-
- C. REZONING** **10-I-22-RZ**
From OP (Office Park) and AG (Agricultural) to C-G-3
(General Commercial).
-

14.

R. BENTLEY MARLOW

1101 University Avenue / Parcel ID 094 F Q 009, Council
District 6.

- A. CENTRAL CITY SECTOR PLAN AMENDMENT** **10-G-22-SP**
From TDR (Traditional Neighborhood Residential) to NC
(Neighborhood Commercial).
-

- B. ONE YEAR PLAN AMENDMENT** **10-F-22-PA**
From TDR (Traditional Neighborhood Residential) to NC
(Neighborhood Commercial).
-

- C. REZONING** **10-K-22-RZ**
From RN-2 (Single-Family Residential Neighborhood) to
C-N (Neighborhood Commercial).
-

15. AP
(30 days)

RIVERS EDGE II, LLC

0 Hillwood Drive / Parcel ID 095 O D 019, Council District 1.

- A. SOUTH CITY SECTOR PLAN AMENDMENT** **10-H-22-SP**
From MU-SD SC-1 (Mixed Use Special District, South
Waterfront) and HP (Hillside Protection) to MDR
Medium Density Residential) and HP (Hillside
Protection).
-

- B. ONE YEAR PLAN AMENDMENT** **10-G-22-PA**
From SWMUD-1 (South Waterfront Mixed Use District
1) and HP (Hillside Protection) to SWMUD-2 (South
Waterfront Mixed Use District 2) and HP (Hillside
Protection).

-
- C. REZONING** **10-M-22-RZ**
From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
-

16.

RYAN LYNCH

3411 Garden Drive/Parcel ID 048 M H 022, Council District 4

- A. NORTH CITY SECTOR PLAN AMENDMENT** **10-J-22-SP**
From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).
-

- B. ONE YEAR PLAN AMENDMENT** **10-H-22-PA**
From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).
-

- C. REZONING** **10-Q-22-RZ**
From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
-

CONCEPT PLANS

- 17. C** **JOSHUA HAUN / KERNS PROPERTY** **10-SC-22-C**
520 Panorama Drive / Parcel ID 109 M C 007, Council District 1.
-

SPECIAL USES

- 18. C** **TYLER BONTS** **10-A-22-SU**
6055 Tennyson Drive / Parcel ID 092 O C 029. Proposed use: Addition to existing dwelling in a former planned district in RN-1 (Single-Family Residential Neighborhood) District. Council District 3.

19. C SHORELINE CHURCH / COREY MAYFIELD 10-B-22-SU
9635 Westland Drive / Parcel ID 144 03014. Proposed use:
Expansion of existing church in RN-1(C) (Single-Family Residential Neighborhood), District. Council District 2.

20. C BAILEY ROSE 10-C-22-SU
624 Dry Gap Pike / Parcel ID 57 M A 020. Proposed use:
Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

FINAL SUBDIVISIONS
None

PLANNED DEVELOPMENT

21. C DOUG KIRCHHOFER 10-A-22-PD
501 Willow Avenue / Parcel ID 95 H B 002 Proposed use:
Minor modifications to the Planned Development that was approved in 2021, in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), and F (Floodplain Overlay) Districts. Council District 6.

ORDINANCE AMENDMENTS

22. 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

23. C KNOXVILLE-KNOX COUNTY PLANNING 10-A-22-OB
Consideration of Minor amendments to the Subdivision Regulations.

Item No.

File No.

Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

24.	C	JEFF GRISSOM (REVISED) 6612 Brackett Road / Parcel ID 020 10412, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).	8-E-22-RZ
------------	----------	---	------------------

25.	P (30 days)	CHARLES PRUITT 326 W Ford Valley Road / Parcel ID 123 M E 008 (part of), Commission District 9.	
------------	-----------------------	---	--

A. SOUTH COUNTY SECTOR PLAN AMENDMENT	10-B-22-SP
From AG (Agricultural) to LDR (Low Density Residential).	

B. REZONING	10-B-22-RZ
From A (Agricultural) to PR (Planned Residential).	

26.	C	JIMMY DANCE 8518 and 8516 Foust Drive / Parcel ID 051 D C 002, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-E-22-RZ
------------	----------	---	-------------------

27. C BRANDON WHITE 10-J-22-RZ
7507 Draeger Lane / Parcel ID 125 I A 01201, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

28. C NICHOLE HODGE 10-L-22-RZ
0 Mascot Road / Parcel ID 042 110, Commission District 8. Rezoning from I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

29. B&B BUILDERS
0 and 6527 Central Avenue Pike / Parcel ID 068 073 and 074, Commission District 7.

A. NORTH CITY SECTOR PLAN AMENDMENT 10-I-22-SP
From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to O (Office), HP (Hillside Protection), and SP (Stream Protection) for parcel 068 073 only;

B. REZONING 10-N-22-RZ
From A (Agricultural) to OB (Office, Medical and Related Services) for parcel 068 073;

From PC (Planned Commercial), A (Agricultural) and T (Transition) to OB (Office, Medical and Related Services) for parcel 068 074.

30. C NICHOLE HODGE 10-O-22-RZ
0 Mascot Road / Parcel ID 052 007, Commission District 8. Rezoning from A (Agricultural), I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

-
- 31.** **WILSON CONSTRUCTION AND PROPERTIES, INC.** **10-P-22-RZ**
4605 Tazewell Pike / Parcel ID 049 02403, Commission District 8, Commission District 2. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac.

CONCEPT AND DEVELOPMENT PLANS

- 32. W** **PRICE-TOOLE SUBDIVISION**
- A. CONCEPT SUBDIVISION PLAN** **9-SA-22-C**
0 E. Governor John Sevier Highway / Parcel ID 111 058 and 03605, Commission District 9.

- B. DEVELOPMENT PLAN** **9-A-22-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

-
- 33. C** **DUNCAN FARM** **9-SB-22-C**
0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

-
- 34.** **GONDOLA DRIVE SUBDIVISION**
- A. CONCEPT SUBDIVISION PLAN** **10-SA-22-C**
0 Sevierville Pike / Parcel ID 124 192, Commission District 9.

- B. DEVELOPMENT PLAN** **10-A-22-DP**
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District.

-
- 35. W** **DODSON SUBDIVISION**
- A. CONCEPT SUBDIVISION PLAN** **10-SB-22-C**
11316 and 0 Hardin Valley Road / Parcel ID 117 033,
03402, and 034 (part of), Commission District 6.
-
- B. DEVELOPMENT PLAN** **10-B-22-DP**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

-
- 36. C** **WIMBERLY TRUST** **10-C-22-DP**
1701 Chandler Road / Parcel ID 163 02801 Proposed use:
Single family detached dwelling in PR (Planned Residential)
District. Commission District 5.

USES ON REVIEW

-
- 37.** **ARMOR OUTDOORS, LLC DBA
PREDATOR ARMORY** **10-A-22-UR**
2925 Williams Road / Parcel ID 102 002. Proposed use:
Outdoor paintball and airsoft range in A (Agricultural)
District. Commission District 6.

FINAL SUBDIVISIONS

-
- 38. W** **FINAL SUBDIVISION OF THE FRED
BLANKENSHIP II AND KELLY
BLANKENSHIP** **10-SA-22-F**
2424 Diggs Road / Parcel ID 129 04702, Commission
District 6.

- 39. P** **FINAL SUBDIVISION OF THE GARY
AND CATERHINE CALHOUN
PROPERTY**

(30 days) 10750 Mountain Road / Parcel ID 007 L A 015, Commission
District 8.

10-SB-22-F

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS

- 40. C** **ANTONIA & ANDRES FLETCHER**
Consideration of a similar use determination for an event
center in the SC (Shopping Center) zone. Commission
District 9.

10-B-22-OB

Adjournment

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

Actions to untable items are heard under Agenda Item 4.

-
1. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.
-
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **12-A-21-SP**
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)
-
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)
-
3. **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)
-
4. **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)

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

10-L-21-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

10-I-21-PA

C. REZONING

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

10-R-21-RZ

5. **5117 LONAS DRIVE SUBDIVISION**

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)

4-SB-22-C

6. **TERRY E. ROMANS**

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From AG (Agricultural) to RR (Rural Residential).

5-A-22-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

5-A-22-RZ

7. **FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3**

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)

7-SE-22-F