

Agenda

1:30 P.M. | Main Assembly Room
City County Building

- 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 Vote on to be Withdrawn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 FEBRUARY 9, 2023 AGENDA	
3.	C	APPROVAL OF JANUARY 12, 2023 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. W** **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.

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.** **HUBER PROPERTIES, LLC (REVISED)** **10-R-21-RZ**
 0 and 1817 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

- 7. P** **VICTOR JERNIGAN** **1-D-23-RZ**
 (30 days) 4614 Washington Pike / Parcel ID 070 C D 023, Council District 4. 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).

8. P **VICTOR JERNIGAN** **1-E-23-RZ**
(30 days) 4628 Washington Pike / Parcel ID 070 C D 025, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

9. C **SETH SCHWEITZER** **2-A-23-RZ**
308 South Gay Street / Parcel ID 095 I A 044, Council District 6. Rezoning from DK-H (Downtown Knoxville, Historic Core Subdistrict) to DK-G (Downtown Knoxville, Grid Subdistrict).

CONCEPT PLANS AND SPECIAL USES

10. AP **BUFFAT MILL ESTATES**
(30 days)

A. CONCEPT SUBDIVISION PLAN **2-SB-23-C**
5233 Mcintyre Road and O Monte Vista Road / Parcel ID 060 P A 025 and 02501, Council District 4.

B. SPECIAL USE **2-C-23-SU**
Proposed use: Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District.

SPECIAL USES

11. C **AMY SHERRILL** **2-A-23-SU**
428 East Scott Avenue / Parcel ID 081 L Q 01501. Proposed use: Neighborhood nonresidential re-use for office and personal services uses in RN-5 (General Residential Neighborhood), H (Historic Overlay) Districts. Council District 4.

12. C **BYRON GILMORE** 2-B-23-SU
3840 Skyline Drive / Parcel ID 083 A F 024. Proposed use:
Request to build a duplex in RN-2 (Single-Family Residential
Neighborhood), HP (Hillside Protection Overlay) District.
Council District 6.

13. C **SETH SCHWEITZER** 2-D-23-SU
600 and 610 Lamar Street / Parcel ID 094 D K 009 and 010.
Proposed use: Vehicle wrapping, support spaces, and
business office in C-G-2 (General Commercial) District.
Council District 4.

FINAL SUBDIVISIONS

14. C **RESUBDIVISION OF HAZENS
ADDITION BLOCK 19 PART OF LOTS
164 AND 165** 2-SB-23-F
2323 East Glenwood Avenue / Parcel ID 082 J W 013,
Council District 6.

PLANNED DEVELOPMENT

15. **LOGAN HIGGINS** 2-A-23-PD
4333 Galbraith School Road / Parcel ID 109 K G 023
Proposed use: Planned Development - Preliminary plan in
RN-1 (Single-Family Residential Neighborhood) District.
Council District 1

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

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

16. C

ROBERT T. WHITEHEAD

2-B-23-RZ

5913 Nature Lane / Parcel ID 057 M A 016, Commission District 7. Rezoning from PR (Planned Residential and A (Agricultural)) to RA (Low Density Residential).

17.

GRAHAM CORPORATION

0 and 2430 Callahan Drive, 6580 and 6600 Clinton Highway and 1829 Cherrybrook Drive / Parcel ID 067 26105, 067LB00903, 067 26103, 067LB00902 and 067LA105. Commission District 7.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

2-A-23-SP

From MDR/O (Medium Density Residential/Office), CC (Community Commercial) and LDR (Low Density Residential) to CC (Community Commercial).

B. REZONING

2-C-23-RZ

From PC (Planned Commercial), C-H-2 (Highway Commercial), PR (Planned Residential), RB (General Residential) and CA (General Business) to CA (General Business).

18.

ABIT USA, INC.

9700 and 9710 Thorn Grove Pike / Parcel ID 074 109 and 110 (part of), Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT

2-B-23-SP

From GC (General Commercial) and HP (Hillside Protection) to BP-1 (Business Park Type 1) and HP (Hillside Protection).

B. REZONING

2-D-23-RZ

From A (Agricultural) to EC (Employment Center).

19. C

LEO COOPER

2-E-23-RZ

0 Brown Gap Road / Parcel ID 039 03015, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

CONCEPT AND DEVELOPMENT PLANS

20. C

SCOTT CAMPBELL SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

12-SA-22-C

0 East Governor John Sevier Highway / Parcel ID 124 M A 010, Commission District 9.

B. DEVELOPMENT PLAN

12-A-22-DP

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

21. **THE PRESERVE AT WHITES CREEK**

A. CONCEPT SUBDIVISION PLAN **12-SC-22-C**
4760 Beverly Road and 0 New Beverly Baptist Church
Road / Parcel ID 059 00201 and 002, Commission
District 8.

B. DEVELOPMENT PLAN **12-C-22-DP**
Proposed use: Attached and detached residential
subdivision in PR (Planned Residential) and F (Floodway)
District.

22. P **BEELER ROAD SUBDIVISION**
(30 days)

A. CONCEPT SUBDIVISION PLAN **1-SF-23-C**
0 Beeler Road / Parcel ID 029 18803, Commission
District 8.

B. DEVELOPMENT PLAN **1-E-23-DP**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

23. **THOMPSON CREEK (FKA THOMPSON
MEADOWS)**

A. CONCEPT SUBDIVISION PLAN **1-SG-23-C**
7921 and 7923 Thompson School Road / Parcel ID 012
209, Commission District 8.

B. DEVELOPMENT PLAN **1-F-23-DP**
Proposed use: Attached and detached residential
subdivision in PR (Planned Residential) District.

24.	C	CARTER RIDGE SUBDIVISION (PHASE VI – VIII)	
		A. CONCEPT SUBDIVISION PLAN 9124 Carter Mill Road / Parcel ID 074 002, Commission District 8.	1-SH-23-C
		B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential) District.	1-G-23-DP
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25.	C	DAVID CHEBAN SUBDIVISION - JENKINS ROAD	
		A. CONCEPT SUBDIVISION PLAN 7701 Jenkins Road / Parcel ID 105 142, Commission District 3.	2-SA-23-C
		B. DEVELOPMENT PLAN Proposed use: Attached and detached residential subdivision in A (Agricultural) and RA (Low Density Residential) Districts.	2-A-23-DP
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26.	C	LOY FARMS	
		A. CONCEPT SUBDIVISION PLAN 12320 South Northshore Drive / Parcel ID 162 062, Commission District 5.	2-SC-23-C
		B. DEVELOPMENT PLAN Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District.	2-B-23-DP

Item No.

File No.

DEVELOPMENT PLANS

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|--------------|---|------------------|
| 27. W | GISELE BAAKLINI
10710 Virginia Pine Way / Parcel ID 103 12014 Proposed use: New office-warehouse building in an existing office development in PC(k) (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6. | 2-C-23-DP |
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USES ON REVIEW

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| 28. P
(30 days) | TAYLOR D. FORRESTER
0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun/ rifle shooting range in A (Agricultural) District. Commission District 9. | 1-A-23-UR |
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FINAL SUBDIVISIONS

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|--------------|--|------------------|
| 29. C | FINAL PLAT OF ARCADIA PENINSULA - PHASE 3B
0 Arcadia Peninsula Way / Parcel ID 163 02869 and 02872, Commission District 5. | 2-SA-23-F |
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| 30. C | RESUBDIVISION OF THE TRACY AND JANET HAYES PROPERTY
1306 North East End Road / Parcel ID 053 10404, Commission District 8. | 2-SC-23-F |
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PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.

File No.

OTHER BUSINESS

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| 31. | AP | KNOXVILLE-KNOX COUNTY PLANNING | 2-A-23-OB |
| | (30 days) | Consideration of a minor amendment to the Knoxville-Knox County Subdivision Regulations. | |
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| 32. | C | KNOXVILLE-KNOX COUNTY PLANNING | 2-B-23-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. | 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/> | | | |
| 2. | W | THE BECKHAM PROPERTY | 12-SC-21-F |
| | | 1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | |
| <hr/> | | | |
| 3. | 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 |

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4. **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).
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- B. REZONING** **5-A-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.
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5. **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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6. **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).

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.

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)