

- 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 Vote on to be Withdrawn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>		ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
<b>2.</b>	C	APPROVAL OF JANUARY 12, 2023 AGENDA	
<b>3.</b>	C	APPROVAL OF DECEMBER 8, 2022 MINUTES	
<b>4.</b>		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

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- 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

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- 6. CHRIS AND RENEE HARWELL**  
 102 Stonewall Drive / Parcel ID 123 F A 014, Council District 1.
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- A. SOUTH CITY SECTOR PLAN AMENDMENT** **1-A-23-SP**  
 From LDR (Low Density Residential) and HP (Hillside Protection) to O (Office) and HP (Hillside Protection).
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- B. ONE YEAR PLAN AMENDMENT** **1-A-23-PA**  
 From LDR (Low Density Residential) and HP (Hillside Protection) to O (Office) and HP (Hillside Protection).

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**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to O (Office) and HP (Hillside Protection Overlay).

**1-A-23-RZ**

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**7. C**

**DEIDRA MESSINGER**

910 Zoe Way / Parcel ID 107 I B 013, Council District 2.

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**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

**1-B-23-SP**

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**B. ONE YEAR PLAN AMENDMENT**

From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

**1-B-23-PA**

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**C. REZONING**

From OP (Office Park) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

**1-B-23-RZ**

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**8. AP**  
(30 days)

**VICTOR JERNIGAN**

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).

**1-D-23-RZ**

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**9. AP**  
(30 days)

**VICTOR JERNIGAN**

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).

**1-E-23-RZ**

**10. C**

**MARIO ROSS**

3418, 3424, and 3434 Linden Avenue. / Parcel ID 082 D S 02703, 02702, and 028, Council District 6.

**A. EAST CITY SECTOR PLAN AMENDMENT**

From PP (Public Parks and Refuges) to MDR/O (Medium Density Residential/Office).

**1-C-23-SP**

**B. ONE YEAR PLAN AMENDMENT**

From PP (Public Parks and Refuges) to MDR/O (Medium Density Residential/Office).

**1-C-23-PA**

**C. REZONING**

From RN-4 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

**1-J-23-RZ**

**11.**

**GREEN RIVER HOLDINGS / SCOTT SMITH**

0 Cross Park Drive / Parcel ID 119 03313 (part of), Council District 2.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From O (Office) and SP (Stream Protection) to CC (Community Commercial) and SP (Stream Protection).

**1-E-23-SP**

**B. ONE YEAR PLAN AMENDMENT**

From O (Office) and SP (Stream Protection) to CC (Community Commercial) and SP (Stream Protection).

**1-D-23-PA**

**C. REZONING**

From O (Office) to C-H-2 (Highway Commercial).

**1-N-23-RZ**

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**12. C**      **DESHONDA AND ANTONIO MITCHELL**

2337 Money Place / Parcel ID 070 PK 020, Council District 4.

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**A. EAST CITY SECTOR PLAN AMENDMENT**      **1-F-23-SP**  
From NC (Neighborhood Commercial) to TDR  
(Traditional Neighborhood Residential).

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**B. ONE YEAR PLAN AMENDMENT**      **1-E-23-PA**  
From NC (Neighborhood Commercial) to TDR  
(Traditional Neighborhood Residential).

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**C. REZONING**      **1-O-23-RZ**  
From C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) to RN-2 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay).

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**13. C**      **CMC STEEL US, LLC**

1542 New York Avenue / Parcel ID 081 PK 03501, Council District 5.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT**      **1-H-23-SP**  
From TDR (Traditional Neighborhood Residential) to HI (Heavy Industrial) for a portion of the parcel.

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**B. ONE YEAR PLAN AMENDMENT**      **1-F-23-PA**  
From TDR (Traditional Neighborhood Residential) to HI (Heavy Industrial) for a portion of the parcel.

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**C. REZONING**      **1-Q-23-RZ**  
From RN-1 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay) to I-H (Heavy Industrial) and IH (Infill Housing Overlay).

**Item No.**

**File No.**

**CONCEPT PLANS**

*None*

**SPECIAL USES**

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**14. C**

**AMY SHERRILL**

**1-A-23-SU**

428 East Scott Avenue / Parcel ID 081 L Q 01501. Proposed use: Remove previously approved planned district designation (C) in RN-5 (General Residential Neighborhood), H (Historic Overlay) District. Council District 4.

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

*None*

**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**

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<b>15. C</b>	<b>BENJAMIN C. MULLINS</b> 1461, 1481 and 1501 Maryville Pike / Parcel ID 122 L A 001, 003, 002, Commission District 9. Rezoning from CB (Business and Manufacturing) to T (Transition).	<b>12-E-22-RZ</b>
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<b>16.</b>	<b>JOEL A CANNON III</b> 8308 Pedigo Road / Parcel ID 037 10202 (part of), Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>12-O-22-RZ</b>
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<b>17. C</b>	<b>WILLIAM SAWALHAH</b> 442 Fox Road / Parcel ID 143 111, Commission District 3. Rezoning from PR (Planned Residential) at 1 to 3 du/ac and RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.	<b>1-C-23-RZ</b>
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<b>18. C</b>	<b>IGOR CHEBAN</b> 0 Ball Road / Parcel ID 091 16101, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	<b>1-F-23-RZ</b>
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<b>19.</b>	<b>KEITH STEWART</b> 1633 Dry Gap Pike / Parcel ID 047 236, Commission District 7. Rezoning from CA (General Business) to CB (Business and Manufacturing).	<b>1-G-23-RZ</b>
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<b>20.</b>	<b>BRONZIE HARRIS</b> 6010 and 6011 Clayberry Drive / Parcel ID 078 07201 and 072, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.	<b>1-H-23-RZ</b>
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<b>21.</b>	<b>ALEKSANDR CHEKHOVSKYY</b> 7614 Washington Pike / Parcel ID 31 04502, Commission District 8.
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<b>A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT</b> From AG (Agricultural) to RR (Rural Residential).	<b>1-D-23-SP</b>
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<b>B. REZONING</b> From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.	<b>1-K-23-RZ</b>
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<b>22.</b>	<b>ALEKSANDR CHEKHOVSKYY</b> 0 Cavalier Drive / Parcel ID 092 091, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>1-L-23-RZ</b>
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<b>23. C</b>	<b>ADAM WILSON</b> 9817 Dutchtown Road / Parcel ID 118 156, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	<b>1-M-23-RZ</b>
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<b>24.</b>	<b>KISHOR TAILOR</b> 0 Crenshaw Road / Parcel ID 147 109, Commission District 9.	
	<b>A. SOUTH COUNTY SECTOR PLAN AMENDMENT</b> From NC (Neighborhood Commercial) to MDR (Medium Density Residential).	<b>1-G-23-SP</b>
	<b>B. REZONING</b> From CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac.	<b>1-P-23-RZ</b>
<b>25. C</b>	<b>NED FERGUSON</b> 7509 West Emory Road / Parcel ID 077 142, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>1-R-23-RZ</b>
<b>26. C</b>	<b>NED FERGUSON</b> 0, 7428, and 7430 Pelleaux Road / Parcel ID 038 050, 049, and 04901, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>1-S-23-RZ</b>

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27.

**AZIZ A. KHERANI**

5500 Strawberry Plains Pike / Parcel ID 083 082,  
Commission District 9.

**A. EAST COUNTY SECTOR PLAN AMENDMENT**

From MDR (Medium Density Residential), LI (Light Industrial), LDR (Low Density Residential), and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

**1-I-23-SP**

**B. REZONING**

From A (Agricultural) and F (Floodway) to CA (General Business), RB (General Residential) and F (Floodway) .

**1-T-23-RZ**

28. C

**TIMOTHY ZACHARY**

9018 Hillside Avenue / Parcel ID 042 G B 00204, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1-U-23-RZ**

29.

**TAYLOR D. FORRESTER**

9510 Thorn Grove Pike / Parcel ID 074 104, Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

**1-V-23-RZ**

**30.**

**REBECCA WALLS**

0 and 9841 West Emory Road / Parcel ID 076 018 and 021,  
Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

From AG (Agricultural), HP (Hillside Protection), and SP  
(Stream Protection) to RR (Rural Residential), HP  
(Hillside Protection), and SP (Stream Protection).

**1-J-23-SP**

**B. REZONING**

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

**1-W-23-RZ**

**31. C**

**TAYLOR D. FORRESTER**

9505 Heiskell Road / Parcel ID 036 028 (part of),  
Commission District 7.

**A. NORTH COUNTY SECTOR PLAN  
AMENDMENT**

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

**1-K-23-SP**

**B. REZONING**

From A (Agricultural) to CA (General Business).

**1-X-23-RZ**

**Item No.**

**File No.**

CONCEPT AND DEVELOPMENT PLANS

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**32. 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.

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

**33. C**      **DORCHESTER**      **1-SA-23-C**  
 7509 Carpenter Road / Parcel ID 078 035, Commission  
 District 6.

**34.**      **THE MEADOWS AT SHANNON  
 VALLEY (PHASE II)**

**A. CONCEPT SUBDIVISION PLAN**      **1-SB-23-C**  
 0 Stoneyhurst Lane / Parcel ID 049 067, Commission  
 District 8.

**B. DEVELOPMENT PLAN**      **1-A-23-DP**  
 Proposed use: Detached residential subdivision in RB  
 (General Residential) and PR (Planned Residential)  
 Districts.

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**35. PARKER’S FOREST**

**A. CONCEPT SUBDIVISION PLAN** **1-SC-23-C**  
0 Greenwell Road / Parcel ID 037 14215, Commission District 7.

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

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**36. C FOX ROAD DEVELOPMENT**

**A. CONCEPT SUBDIVISION PLAN** **1-SD-23-C**  
0 and 504 Fox Road / Parcel ID 143 11201 and 112 (part of), Commission District 3.

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

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**37. C O.T. TINDELL FARM SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN** **1-SE-23-C**  
1108 East Beaver Creek Drive / Parcel ID 047 233, Commission District 7.

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

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**38.** **BEELER ROAD SUBDIVISION**

**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.

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**39. AP** **THOMPSON MEADOWS**  
(30 days)

**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.

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**40. AP** **CARTER RIDGE SUBDIVISION (PHASE VI – VIII)**  
(30 days)

**A. CONCEPT SUBDIVISION PLAN** **1-SH-23-C**  
9124 Carter Mill Road / Parcel ID 074 002, Commission District 8.

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

**Item No.**

**File No.**

**DEVELOPMENT PLANS**

*None*

**USES ON REVIEW**

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|--------------|---|------------------|
| <b>41. P</b> | <b>TAYLOR D. FORRESTER</b>  | <b>1-A-23-UR</b> |
| (30 days)    | 0 and 5285 French Road / Parcel ID 111 04602 and 04603.<br>Proposed use: Private gun/ rifle shooting range in A (Agricultural) District. Commission District 9. |                  |

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

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|------------|---|-------------------|
| <b>42.</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING (REVISED)</b>   | <b>11-C-22-OA</b> |
|            | Consideration of amendments to the Knox County Code, Appendix A, Zoning Code, Articles 5.31 and 5.32, pertaining to drive-through facilities, multifamily developments, townhouses, and above ground dwellings in the CA and CB zones, and an amendment to Appendix A, Zoning Code, Article 4, adding Section 4.108 to create standards for drive-through facilities. A reference statement citing the new Section 4.108 will be added to the CN, CR, and TC zones where drive-through facilities are currently allowed as a permitted use on review. |                   |

**OTHER BUSINESS**

*None*

# 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** 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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2. **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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3. **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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**W 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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**W B. ONE YEAR PLAN AMENDMENT** **10-I-21-PA**  
 From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

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**U C. REZONING** **10-R-21-RZ**  
 From AG (Agricultural) to RN-5 (General Residential Neighborhood).

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4. **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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5. **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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6. **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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7. **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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**8.**

**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)