

- 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 Vote on to be Withdrawn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 NOVEMBER 9, 2023 AGENDA</b>	
<b>3.</b>	<b>C</b>	<b>APPROVAL OF OCTOBER 5, 2023 MINUTES</b>	
<b>4.</b>		<b>POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON</b>	

# City of Knoxville

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

*None*

### ALLEY OR STREET CLOSURES

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|-----------|----------|--|-------------------|
| <b>5.</b> | <b>C</b> | <b>ANDREW BYRD</b><br>Request closure of Unnamed Street between Richmond Avenue and Joseph Schofield Street, Council District 3. | <b>11-A-23-SC</b> |
|-----------|----------|--|-------------------|

### STREET NAME CHANGES

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- |           |          |   |                    |
|-----------|----------|---|--------------------|
| <b>6.</b> | <b>C</b> | <b>CITY OF KNOXVILLE</b><br>Change Pelham Road to Rock Pointe Drive between Rutledge Pike and west terminus of Rock Pointe Drive, Council District 6. | <b>11-A-23-SNC</b> |
|-----------|----------|---|--------------------|

### 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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|-----------|----------|---|-------------------|
| <b>7.</b> | <b>W</b> | <b>JAN MULLINS</b><br>0 and 5030 Sullivan Road / Parcel ID 080 H F 02202 and 02103, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay). | <b>11-C-23-RZ</b> |
|-----------|----------|---|-------------------|

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**8. C**      **NORTHSHORE CONSTRUCTION, INC.**      **11-D-23-RZ**  
4501 Lonas Drive / Parcel ID 107 C B 035, Council District 6.  
Rezoning from RN-1 (Single-Family Residential  
Neighborhood) to RN-2 (Single-Family Residential  
Neighborhood).

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**9. C**      **SERGIO ALMENDARO**      **11-E-23-RZ**  
2414 Robinson Road / Parcel ID 106 A A 00502, Council  
District 3. Rezoning from AG (General Agricultural) to RN-  
1 (Single-Family Residential Neighborhood).

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**10.**      **KEITH FOSTER**      **11-F-23-RZ**  
1124, 1126, 1128 and 1130 Trigg Street / Parcel ID 095 CD  
015, 014, 013 and 012, Council District 6. Rezoning from RN-  
2 (Single-Family Residential Neighborhood) and HP (Hillside  
Protection Overlay) to RN-4 (General Residential  
Neighborhood) and HP (Hillside Protection Overlay).

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**CONCEPTS/SPECIAL USES**

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**11. T**      **MILLERTOWN VILLAS**      **9-SA-23-C**  
4602 Millertown Pike / Parcel ID 059 M E 005, Council  
District 4.

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**12.**      **MIDDLEBROOK GROVE**      **10-SA-23-C**  
1817 and 0 Francis Road, 0 Helmbolt Road and 0 Old  
Amherst Road / Parcel ID 106 C A 004, 00401, 02301, 001,  
Council District 3.

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<b>13.</b>	<b>C</b>	<b>THE HIGHLANDS AT CLEAR SPRING - UNIT 1</b>	
		<b>A. CONCEPT SUBDIVISION PLAN</b>	<b>11-SD-23-C</b>
		0 Autumn Creek Drive / Parcel ID 060 H E 109, Council District 4.	
		<b>B. SPECIAL USE</b>	<b>11-C-23-SU</b>
		Proposed use: Removal of the condition to extend Parasol Lane to Autumn Creek Drive in RN-2 (C) (Single-Family Residential Neighborhood) District.	

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<b>14.</b>		<b>WESTERN HEIGHTS - PHASE 2</b>	<b>11-SE-23-C</b>
		1500 Fort Promise Drive, 1101, 1203 and 1331 W Oldham Avenue / Parcel ID 094 B C 002, 00201, 003, 004, Council District 6.	

**SPECIAL USES**

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<b>15.</b>	<b>C</b>	<b>DANNY HEIDLE</b>	<b>8-C-23-SU</b>
		5852 Washington Pike / Parcel ID 049 09208. Proposed use: Special use request for the addition of four self-service storage buildings in C-G-1 (General Commercial) District. Council District 4.	

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<b>16.</b>	<b>C</b>	<b>SHANNON HARPER</b>	<b>11-A-23-SU</b>
		0 Parkside Drive / Parcel ID 131 J A 00102. Proposed use: 118-space parking lot in C-H-2 (Highway Commercial) District. Council District 2.	

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<b>17.</b>	<b>C</b>	<b>JAY PATEL</b>	<b>11-B-23-SU</b>
		0 Lonas Drive / Parcel ID 093 N C 009. Proposed use: Gas station with convenience store in C-N (Neighborhood Commercial) and HP (Hillside Protection Overlay) District. Council District 2.	

**Item No.**

**File No.**

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

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|------------|----------|--|-------------------|
| <b>18.</b> | <b>C</b> | <b>DAVID COCKRILL</b><br>1834 Beech Street / Parcel ID 109 C D 032 Proposed use:<br>Multi-family dwellings in RN-2 (Single-Family Residential<br>Neighborhood) District. Council District 1. | <b>11-A-23-PD</b> |
|------------|----------|--|-------------------|

**ORDINANCE AMENDMENTS**

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|------------|----------|--|------------------|
| <b>19.</b> | <b>T</b> | <b>R. BENTLEY MARLOW (REVISED)</b><br>Consideration of an amendment to the Knoxville City Code,<br>Appendix B, Zoning Code, Article 12.2.A Landscape Plan<br>Required, to amend language regarding required landscape<br>plans; Article 12.2.B, Content of Landscape Plan, adding<br>language regarding the requirement for landscape plans to<br>specify the exact species of plantings for residential lots<br>with a disturbed area of less than 10,000 sf; and Article 12.8<br>Buffer Yards, to amend or remove language regarding<br>buffer yards. All Council Districts. | <b>8-E-23-OA</b> |
|------------|----------|--|------------------|

**OTHER BUSINESS**

*None*

## Knox County

STREET NAME CHANGES  
*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)  
*None*

### REZONINGS AND PLAN AMENDMENT/REZONINGS

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**20. T**      **DALE AKINS**      9-I-23-RZ  
0 Ebenezer Road / Parcel ID 132 09801, Commission District 5. Rezoning from A (Agricultural), F (Floodway) and I (Industrial) to PR (Planned Residential) up to 12 du/ac and F (Floodway).

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**21.**      **BB INVESTMENT PROPERTIES, LLC**      10-K-23-RZ  
2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

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**22.**      **JOHN SEVIER JOINT VENTURE AND RED DOOR HOMES**      11-A-23-RZ  
0 E Governor John Sevier Highway / Parcel ID 124 20002 and 20003, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**23. C**      **ZIGGURAT DEVELOPMENT LLC / JANET PLONT**      11-B-23-RZ  
3710 Neal Drive / Parcel ID 038 N B 006, Commission District 7. Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).

24.

**SYNERGY GOLF GROUP, LLC AND  
RON WATKINS**

0 and 913 Gettysvue Drive / Parcel ID 144CC02201 and 144  
B A 049, Commission District 5.

**A. SOUTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

**11-A-23-SP**

From OS (Other Open Space), LDR (Low Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).

**B. REZONING**

**11-G-23-RZ**

From PR (Planned Residential) at 1-3 du/ac to PR (Planned Residential) up to 18 du/ac.

25. C

**NED FERGUSON**

**11-H-23-RZ**

112 Verton Drive / Parcel ID 057 H A 003, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**26. C**      **NATURE'S BEST ORGANICS OF TN  
LLC / BRIAN DEVELOPMENT, LLC**

0 W Emory Road, 8707, 8703, and 0 Joe Daniels Road /  
Parcel ID 076 00901 and 009, 089 193 and 044,  
Commission District 6.

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**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

From RC (Rural Commercial), RR (Rural Residential), AG  
(Agricultural) and HP (Hillside Protection) to RR (Rural  
Residential) and HP (Hillside Protection).

**11-B-23-SP**

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**B. REZONING**

From A (Agricultural), CR (Rural Commercial) and PC  
(Planned Commercial) to PR (Planned Residential) up to  
3 du/ac.

**11-I-23-RZ**

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**27. C**      **RON WORLEY**

6925 Ball Road / Parcel ID 091 077, Commission District 6.  
Rezoning from RA (Low Density Residential) to PR (Planned  
Residential) up to 4 du/ac.

**11-J-23-RZ**

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**CONCEPTS/DEVELOPMENT PLANS**

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**28. C**      **HARVEST MEADOW SUBDIVISION  
(FKA BABELAY S/D)**

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**A. CONCEPT SUBDIVISION PLAN**

6513 and 0 Babelay Road / Parcel ID 050 174, 178 and  
171, Commission District 8.

**11-SA-23-C**

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**B. DEVELOPMENT PLAN**

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

**11-B-23-DP**



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**29. C**      **ARCADIA**

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**A. CONCEPT SUBDIVISION PLAN**      **11-SB-23-C**  
2482 Arcadia Peninsula Way / Parcel ID 163 02805  
(part of), Commission District 5.

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**B. DEVELOPMENT PLAN**      **11-C-23-DP**  
Proposed use: Detached residential subdivision in F  
(Floodway) and PR (Planned Residential) Districts.

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**30. C**      **ELLA'S PLACE**

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**A. CONCEPT SUBDIVISION PLAN**      **11-SC-23-C**  
4900 E Emory Road / Parcel ID 029 05701, Commission  
District 7.

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**B. DEVELOPMENT PLAN**      **11-D-23-DP**  
Proposed use: Attached residential subdivision in PR  
(Planned Residential) (pending) District.

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**31.**      **BROWNVUE ROAD DEVELOPMENT**      **11-SG-23-C**  
0 Brownvue Road / Parcel ID 091 014, Commission District  
6.

**Item No.**

**File No.**

**CONCEPTS/USES ON REVIEW**

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- 32. C**      **DUTCHTOWN WEST 2**
- A. CONCEPT SUBDIVISION PLAN**      **11-SF-23-C**  
 9805, 9813 and 9821 Dutchtown Overlook Way, 811 and 817 Bob Kirby Road / Parcel ID 118 122, 12201, 12202, 12102 and 12101, Commission District 3.
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- B. USE ON REVIEW**      **11-A-23-UR**  
 Proposed use: Duplexes in RA (Low Density Residential) District.

**DEVELOPMENT PLANS**

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- 33. C**      **DAVID HURST**      **11-A-23-DP**  
 9900 and 9902 George Williams Road Parcel ID 144 00715 and 00714. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 5.
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- 34. C**      **RETREAT AT HARDIN VALLEY**      **11-E-23-DP**  
 2122 Schaeffer Road / Parcel ID 104 093 Proposed use: Multi-family development in PC (Planned Commercial), PR(k) (Planned Residential) and TO (Technology Overlay) Districts. Commission District 3.
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- 35. C**      **GARRY BURKE**      **11-F-23-DP**  
 0 and 7717 Freeway Heights Drive / Parcel ID 028 O C 013, 014 and 005. Proposed use: Three-lot detached residential subdivision in PR (Planned Residential) District. Commission District 7.

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|--------------|--|-------------------|
| <b>36. C</b> | <b>KNOX HOUSING PARTNERSHIP</b><br>6011 and 6010 Clayberry Drive, 7000 Willow Bend Way / Parcel ID 078 072, 07201 and 07306 (part of). Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 6. | <b>11-G-23-DP</b> |
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**USES ON REVIEW**

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|--------------|--|-------------------|
| <b>37. C</b> | <b>SAMUEL HARWARD</b><br>8117 River Drive / Parcel ID 076 J B 00201. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6. | <b>11-B-23-UR</b> |
|--------------|--|-------------------|

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- |              |  |                   |
|--------------|--|-------------------|
| <b>38. C</b> | <b>STEPHEN STEELE</b><br>1733 Maryville Pike / Parcel ID 122 K C 033. Proposed use: Animal training facility in CA (General Business) District. Commission District 9. | <b>11-C-23-UR</b> |
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**FINAL SUBDIVISIONS / WITH VARIANCES**

None

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**FINAL SUBDIVISIONS / WITHOUT VARIANCES**

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- |              |   |                   |
|--------------|---|-------------------|
| <b>39. C</b> | <b>FINAL PLAT OF ISABEL ESTATES</b><br>6517 Brackett Road / Parcel ID 020 132, Commission District 8. | <b>10-SA-23-F</b> |
|--------------|---|-------------------|

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- |              |   |                   |
|--------------|---|-------------------|
| <b>40. C</b> | <b>FINAL PLAT OF CARTER RIDGE PHASE V, LOTS 248 TO 269 AND LOTS 311 TO 321</b><br>0 Madison Oaks Road / Parcel ID 074 00205, Commission District 8. | <b>11-SA-23-F</b> |
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**Item No.**

**File No.**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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<b>41. C</b>	<b>TRENT STEELE</b> 1733 Maryville Pike. Consideration of a Similar Use Determination for an animal training facility. Commission District 9.	<b>11-A-23-OB</b>
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<b>42. AP</b>  (30 days)	<b>KNOXVILLE-KNOX COUNTY PLANNING</b> Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.	<b>11-B-23-OB</b>
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<b>43. AP</b>  (30 days)	<b>KNOXVILLE-KNOX COUNTY PLANNING</b> Consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.	<b>11-C-23-OB</b>
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**Adjournment**

**Item No.****File No.****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. 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. (Tabled date 6/8/2023)

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- 2. WILLIAM MAYS** **4-A-23-SU**

2700 Whittle Springs Road / Parcel ID 070 P D 02602.  
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) Districts. Council District 4. (Tabled date 7/13/2023)

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- 3. CHAD WILHITE** **8-G-23-RZ**

8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)

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- 4. R. BENTLEY MARLOW** **8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

5. **WILKINSON SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**

**7-SC-23-C**

8502 Nubbin Ridge Road / Parcel ID 145 001,  
Commission District 4. (Tabled date 10/5/2023)

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**B. DEVELOPMENT PLAN**

**7-A-23-DP**

Proposed use: Detached residential house and  
reduction of peripheral setbacks in PR(k) (Planned  
Residential) District. (Tabled date 10/5/2023)