

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W.....Vote on to be Withdrawn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 SEPTEMBER 14, 2023 AGENDA	
3.	C APPROVAL OF AUGUST 10, 2023 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

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| 5. | C | KAVONDA CHANDLER
Request closure of unnamed alley between Wonderland Lane and the northwest terminus at property line of parcel ID 070DD001, Council District 4. | 9-A-23-AC |
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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. | W | JOSH JORDAN
3134 Linden Avenue / Parcel ID 082 F F 017, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood). | 9-B-23-RZ |
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| 7. | | SRI LAMBODAR PROPERTIES, LLC
3616 Skyline Drive / Parcel ID 082 E G 034, Council District 6. 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). | 9-C-23-RZ |
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| 8. | SMEE + BUSBY ARCHITECTS, P.C.
121 Union Avenue and 0 State Street / Parcel ID 095 I A 016, 017, 018, 019 and 020, Council District 6. Rezoning from DK-G (Downtown Knoxville District, Grid Subdistrict) to DK-B (Downtown Knoxville District, Boulevards Subdistrict). | 9-G-23-RZ |
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CONCEPT PLANS AND SPECIAL USES

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| 9. | W | HAMILTON PARK | |
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| | A. CONCEPT SUBDIVISION PLAN | 0 Central Avenue Pike / Parcel ID 068 075, Council District 5. | 7-SB-23-C |
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| | B. SPECIAL USE | Proposed Use: Attached townhouse subdivision in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay) Districts. | 8-A-23-SU |

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| 10. | AP
(30 days) | MILLERTOWN VILLAS
4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. | 9-SA-23-C |
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SPECIAL USES

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| 11. | C | DAVID HUTCHINS
2735 Martin Luther King Jr. Avenue / Parcel ID 082 K D 016.
Proposed use: Townhouse building with no more than 8 units in RN-4 (General Residential Neighborhood) District.
Council District 6. | 9-A-23-SU |
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FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

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| 12. | R. BENTLEY MARLOW
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.8 Buffer Yards, to amend or remove language regarding buffer. All Council Districts. | 8-E-23-OA |
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OTHER BUSINESS

None

Knox County

STREET NAME CHANGES

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

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| 13. T | CHAD WILHITE
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). | 8-G-23-RZ |
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| 14. | PATRICK HUNT
4424 Island Home Pike / Parcel ID 110 P D 004, Commission District 9. |
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| A. SOUTH CITY SECTOR PLAN AMENDMENT
From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection). | 9-A-23-SP |
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B. REZONING

9-A-23-RZ

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

15.

RICK HARBIN

9-D-23-RZ

7620 Rio Grande Drive / Parcel ID 066 12006, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

16.

ALEX BOTEZAT

9-E-23-RZ

5701, 5703, 5707 and 5709 Millertown Pike / Parcel ID 060 020, 021, 022, and 023, Commission District 8. Rezoning from RA (Low Density Residential), RB (General Residential) and A (Agricultural) for 5703 Millertown Pike, and from RB (General Residential) for 5701, 5707 and 5709 Millertown Pike to PR (Planned Residential) up to 5 du/ac.

17.

RANDALL J. SPARKS

9-F-23-RZ

3303 George Light Road / Parcel ID 089 16501, Commission District 6. Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) up to 3.5 du/ac and TO (Technology Overlay).

18.

PARKER BARTHOLOMEW

9-H-23-RZ

3430 Zion Lane / Parcel ID 091 042, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

19. P

(60 days)

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).

20. AP (30 days)	BLACKMON CONSTRUCTION 4904 and 4900 East Emory Road / Parcel ID 029 058 and 05701, Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac and A (Agricultural) to PR (Planned Residential) up to 5.4 du/ac.	9-J-23-RZ
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21.	S AND E PROPERTIES 1103 and 1109 Fretz Road / Parcel ID 130 067 and 066, Commission District 5, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4.5 du/ac.	9-K-23-RZ
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22.	EDELMARY MARTINEZ 507 Brown Mountain Loop Road / Parcel ID 124 P A 005, Commission District 9.	
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A. SOUTH COUNTY SECTOR PLAN AMENDMENT From AG (Agricultural) to RR (Rural Residential).	9-B-23-SP
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B. REZONING From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.	9-L-23-RZ
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23. W	JOSHUA HAUN 4504 Strawberry Plains Pike / Parcel ID 083 O C 030, Commission District 9. Rezoning not necessary. To be withdrawn.	9-M-23-RZ
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CONCEPT AND DEVELOPMENT PLANS

24. C	BEELER ROAD SUBDIVISION A. CONCEPT SUBDIVISION PLAN 0 Beeler Road / Parcel ID 029 18803, Commission District 8.	1-SF-23-C
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B. DEVELOPMENT PLAN

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

1-E-23-DP

25. P
(30 days)

WILKINSON SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

7-SC-23-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential house and
reduction of peripheral setbacks in PR(k) (Planned
Residential) District.

7-A-23-DP

26.

IGOR CHEBAN - SCHAAD ROAD

A. CONCEPT SUBDIVISION PLAN

0 Ball Road / Parcel ID 091 16101, Commission District
6.

9-SB-23-C

B. DEVELOPMENT PLAN

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

9-A-23-DP

27. C

**J.W. CONSTRUCTION ON BROWN
GAP ROAD**

A. CONCEPT SUBDIVISION PLAN

5711 Brown Gap Road / Parcel ID 029 070, Commission
District 7.

9-SC-23-C

B. DEVELOPMENT PLAN

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

9-B-23-DP

28. C

VINCENT LANDING SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

3534 Cunningham Road / Parcel ID 038NA021, Commission District 7.

9-SD-23-C

B. DEVELOPMENT PLAN

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

9-H-23-DP

DEVELOPMENT PLANS

29. C

MARK CAMPBELL

2187 Greenland Way / Parcel ID 103 M A 004 Proposed use: Fast Food Restaurant in PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

9-C-23-DP

30. W

DGA RESIDENTIAL, LLC

12320 Northshore Drive / Parcel ID 162 062 Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 5.

9-E-23-DP

31. C

JARED EISENHOWER

940 Sanctuary Lane / Parcel ID 118 07402 Proposed use: Beer brewery in the PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 3.

9-F-23-DP

32. C

JHONATAN AGUIRRE

7590 Bill Bell Way / Parcel ID 067 00904 Proposed use: Car Wash in SC (Shopping Center) and CA (General Business) Districts. Commission District 6.

9-G-23-DP

Item No.**File No.****USES ON REVIEW**

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| 33. | AMY SHERRILL
2330 Belt Road / Parcel ID 122 O F 02105. Proposed use:
Duplexes in RA (Low Density Residential) District.
Commission District 9. | 8-A-23-UR |
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| 34. C | DANNY ALLEN
9341 North Ruggles Ferry Pike / Parcel ID 053 07303.
Proposed use: Rural Retreat in A (Agricultural) District.
Commission District 8. | 9-A-23-UR |
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FINAL SUBDIVISIONS / WITH VARIANCES*None***FINAL SUBDIVISIONS / WITHOUT VARIANCES**

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| 35. C | FINAL PLAT OF HAYDEN FARMS,
PHASE 2
0 Flame Willow Lane / Parcel ID 103 072. Commission
District 6. | 8-SF-23-F |
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| 36. C | FINAL PLAT OF CHEROKEE WOODS,
PHASE 1A
0 W Governor John Sevier Highway / Parcel ID 148 00100
and 00101, Commission District 9. | 9-SA-23-F |
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PLANNED DEVELOPMENT*None***ORDINANCE AMENDMENTS***None***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. | U | GABRIEL W. RATCLIFFE
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) | 11-A-22-RZ |
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| 2. | | KNOXVILLE-KNOX COUNTY PLANNING
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) | 8-A-22-OA |
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| 3. | | WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602. Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | 4-A-23-SU |
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