

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 Vote on to be Withdrawn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 JANUARY 11, 2024 AGENDA	
3. C APPROVAL OF DECEMBER 14, 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

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

5.

RANDY GUIGNARD

1717 Loves Creek Road / Parcel ID 060 I C 002

A. NORTHEAST COUNTY SECTOR PLAN

1-C-24-SP

From O (Office), SP (Stream Protection) to MDR/O
(Medium Density Residential/Office), SP (Stream
Protection).

B. ONE YEAR PLAN AMENDMENT

1-A-24-PA

From LDR (Low Density Residential), SP (Stream
Protection) to MDR/O (Medium Density
Residential/Office), SP (Stream Protection).

6. C

ERIKA AYALA MUNOZ

1-E-24-PA

2812 Merchant Drive / Parcel ID 80 J B 018 01 (part of),
Council District 5. One Year Plan Amendment from NC
(Neighborhood Commercial), HP (Hillside Protection) to LDR
(Low Density Residential), HP (Hillside Protection).

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 7. C** **SCHAAD COMPANIES, LLC**
2000 Shoppers Lane / Parcel ID 093 F B 009 06, Council District 3.
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- A. NORTHWEST CITY SECTOR PLAN** **1-D-24-SP**
From GC (General Commercial) to LI (Light Industrial).
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- B. ONE YEAR PLAN AMENDMENT** **1-B-24-PA**
From GC (General Commercial) to LI (Light Industrial).
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- C. REZONING** **12-E-23-RZ**
From I-MU (Industrial Mixed-Use) to I-G (General Industrial).
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- 8. C** **BENJAMIN C. MULLINS**
5418, 5421, 5500, 5504, 5510, 5520 Pratt Road / Parcel ID 68 E C 026 01 (part of), 015, 016, 017, 019 01, 068 E E 019 01. City Council District 5.
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- A. NORTH CITY SECTOR PLAN** **1-I-24-SP**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).
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- B. ONE YEAR PLAN AMENDMENT** **1-D-24-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).
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- C. REZONING** **1-O-24-RZ**
From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

9. AP
(30 Days)

TAYLOR D FORRESTER

2805 Delrose Drive / Parcel ID 82 M C 037, Council District 6.

A. EAST CITY SECTOR PLAN

From LDR (Low Density Residential), HP (Hillside Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection).

1-E-24-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection).

1-C-24-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1-I-24-RZ

CONCEPTS/SPECIAL USES

10.

5117 LONAS DRIVE

A. CONCEPT SUBDIVISION PLAN

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

1-SB-24-C

B. SPECIAL USE

Proposed use: Townhouses in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay) District.

1-D-24-SU

Item No.**File No.****SPECIAL USES**

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| 11. W | ETHAN PHILLIPS
4628 Washington Pike / Parcel ID 70 C D 025. Proposed use:
12 duplexes in RN-4 (General Residential Neighborhood), HP
(Hillside Protection Overlay) District. Council District 4. | 1-A-24-SU |
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| 12. C | CHARLES PILGRIM
909 Osprey Point Lane / Parcel ID 154 L A 012. Proposed
use: Medical office in C-N (Neighborhood Commercial)
District. Council District 2. | 1-B-24-SU |
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| 13. W | JOSH BRADEN
716 Washburn Road / Parcel ID 107 E E 015. Proposed use:
Duplex in RN-2 (Single-Family Residential Neighborhood),
HP (Hillside Protection Overlay) District. Council District 6. | 1-C-24-SU |
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| 14. C | RADO NEDKOV
0 Clinton Highway / Parcel ID 68 N E 012.02 . Proposed use:
Request for removal of SC-2 Shopping Center previously
approved planned district in C-H-1 (Highway Commercial)
District. Council District 5. | 1-E-24-SU |

FINAL SUBDIVISIONS

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| 15. AP

(30 Days) | FINAL PLAT OF THE HIGHLANDS AT
CLEAR SPRING, UNIT 3
2175 Glen Creek Road / Parcel ID 060 H E 103 01, Council
District 4. | 1-SC-24-F |
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PLANNED DEVELOPMENT

16. W

**KNOXVILLE MULTI-USE STADIUM
DEVELOPMENT**

12-A-23-PD

215 E. Florida St.; 0, 501, 601, 702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave / Parcel ID 095HB002, 095HB00201, 202, 203, 204, 205, 206; 095AK01801; 095AM015, 016, 018, 021. Proposed use: Minor modifications to the approved Planned Development (11-A-21-PD) to add exceptions for flagpoles and signage in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) District. Council District 6.

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

Knox County

STREET NAME CHANGES

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

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|--------------|--|-------------------|
| 17. C | JENKINS BUILDERS
7311, 7321, 0 Old Clinton Pike / Parcel ID 067 148 (part of),
Commission District 6. Rezoning from A (Agricultural), RB
(General Residential), PR (Planned Residential) to PR
(Planned Residential) up to 12 du/ac | 12-C-23-RZ |
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| 18. | FRED E. TRAINER JR
11308 and 11234 Sam Lee Road / Parcel ID 103 063, 067.
Commission District 6. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 6 du/ac. | 12-D-23-RZ |
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| 19. | LEONARD DEVELOPMENT LLC
1141 Catlett Road / Parcel ID 130 160, Commission District
6. Rezoning from A (Agricultural) to PR (Planned Residential)
up to 5 du/ac. | 1-A-24-RZ |

20. P

(30 Days)

**ROBERT GREGORY, GREGORY LAND
DEVELOPMENT, LLC**

8721 Heiskell Road / Parcel ID 046 044, Commission
District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT**

From AG (Agricultural), HP (Hillside Protection) to LDR
(Low Density Residential), HP (Hillside Protection)
partial

1-A-24-SP

B. REZONING

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

1-B-24-RZ

21. C

CONNOR P. KELLY

7933 Maynardville Pike / Parcel ID 029 001, Commission
District 7. Rezoning from F (Floodway), A (Agricultural). A
(Agricultural) portion to PR (Planned Residential) up to 5
du/ac.

1-C-24-RZ

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| 22. | P
(30 Days) | BEN MULLINS
0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3. | |
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| | | A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential), O (Office), HP (Hillside Protection), to LDR (Low Density Residential), O (Office), HP (Hillside Protection). | 1-B-24-SP |
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| | | B. REZONING
From RAE (Exclusive Residential), OA (Office Park), PC (Planned Commercial), PR (Planned Residential) to OB (Office, Medical, and Related Services), PR (Planned Residential) up to 5 du/ac. | 1-D-24-RZ |
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| 23. | | CONNOR P. KELLY
1630 Harvey Road / Parcel ID 169 009, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. | 1-E-24-RZ |
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| 24. | | MARY WARD
9625 Clift Road / Parcel ID 53 004 02 (part of), Commission District 8. Rezoning from RA (Low Density Residential), F (Floodway) to A (Agricultural), F (Floodway). | 1-F-24-RZ |
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| 25. | | KENNETH M GILREATH
3816 E Governor John Sevier Hwy / Parcel ID 83 060 02 (part of), Commission District 9. Rezoning from PC (Planned Commercial) to CA (General Business). | 1-G-24-RZ |
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| 26. | C | RICHARD LEMAY
648 Fox Road / Parcel ID 144 006, Commission District 3. Rezoning from PR (Planned Residential) to PR (Planned Residential) up to 3.5 du/ac. | 1-H-24-RZ |
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27. C	DAVID KITTS & CYNTHIA L. KITTS 0 Meadow Glade Lane / Parcel ID 38 133 02, Commission District 7. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) 2 du/ac, F (Floodway)	1-J-24-RZ
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28. T	THUNDER MOUNTAIN PROPERTIES 8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac.	1-K-24-RZ
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29. T	THUNDER MOUNTAIN PROPERTIES 8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9.	
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A. SOUTH COUNTY SECTOR PLAN AMENDMENT From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)	1-G-24-SP
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B. REZONING From A (Agricultural) to CA (General Business).	1-L-24-RZ
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30. THUNDER MOUNTAIN PROPERTIES

0 Chapman Highway / Parcel ID 150 B C 001 (part of),
Commission District 9.

A. SOUTHWEST COUNTY SECTOR PLAN

1-H-24-SP

From LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)

B. REZONING

1-M-24-RZ

From RA (Low Density Residential) to CA (General Business).

31. THUNDER MOUNTAIN PROPERTIES

0 Chapman Highway / Parcel ID 150 B C 001 (part of),
Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

1-N-24-RZ

32. C DALE AKINS

0 Ebenezer Road / Parcel ID 132 098 01, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

1-J-24-SP

From MDR (Medium Density Residential), SP (Stream Protection) to LI (Light Industrial), SP (Stream Protection).

B. REZONING

9-I-23-RZ

From A (Agricultural), F (Floodway), to CB (Business and Manufacturing), F (Floodway).

Item No.**File No.****CONCEPTS/DEVELOPMENT PLANS**

33. P **BOTEZAT PROPERTY – MILLERTOWN PIKE**

(30 Days)

A. CONCEPT SUBDIVISION PLAN

5701, 5703, 5707, 5709 Millertown Pike / Parcel ID 060 021,020,022,023, Commission District 8.

12-SE-23-C**B. DEVELOPMENT PLAN**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 2.75 du/ac District.

12-E-23-DP**34. P** **LANTERN PARK**

(30 Days)

A. CONCEPT SUBDIVISION PLAN

12041 Hardin Valley Rd. / Parcel ID 116 06704, Commission District 6.

12-SF-23-C**B. DEVELOPMENT PLAN**

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

12-G-23-DP**35. T** **BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)****A. CONCEPT SUBDIVISION PLAN**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

12-SG-23-C**B. DEVELOPMENT PLAN**

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

12-H-23-DP

36.	MOCKINGBIRD MEADOWS 0, 7728, 7732 Mockingbird Meadows Drive / Parcel ID 37 M E 004, 003, 061 (part of) Commission District 7.	1-SA-24-C
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37. C	CMH HOMES, INC ON TIPTON STATION ROAD	
	A. CONCEPT SUBDIVISION PLAN 2116, 2120 Tipton Station Road / Parcel ID 148 108 04,108 06, Commission District 9.	1-SC-24-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR(k) (Planned Residential) District.	1-B-24-DP

38. C	SPARKS MEADOW WEST	
	A. CONCEPT SUBDIVISION PLAN 6925 Ball Road / Parcel ID 91 077, Commission District 6.	1-SD-24-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential) District.	1-C-24-DP

CONCEPTS/USES ON REVIEW
None

DEVELOPMENT PLANS

39. C	LAND DEVELOPMENT SOLUTIONS 6721 Strawberry Plains Pike / Parcel ID 084 04901. Proposed use: Attached residential development in PR (Planned Residential) District. Commission District 8.	1-A-24-DP
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Item No.**File No.****USES ON REVIEW**

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| 40. | JUSTIN SATTERFIELD
0 and 4608 Harrell Lane / Parcel ID 028 E J 003,004,005.
Proposed use: 3 duplex structures (6 dwelling units) on individual lots in RA (Low Density Residential) District.
Commission District 7. | 12-A-23-UR |
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| 41. | RALPH SMITH
7509 W Emory Road / Parcel ID 077 142. Proposed use: Duplexes in RA (Low Density Residential) District.
Commission District 6. | 1-A-24-UR |
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FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

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| 42. C | FINAL PLAT OF BELLTOWN PHASE 1, UNIT 3
4714 W. Emory Road (formerly 4515 W. Emory Road) / Parcel ID 066 122 (part of), Commission District 6. | 1-SA-24-F |
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| 43. C | FINAL PLAT OF CHEROKEE WOODS PHASE 2
0 Raging River Drive / Parcel ID 148 001 (part of), Commission District 9. | 1-SB-24-F |
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| 44. C | FINAL PLAT OF SONESTA SUBDIVISION PHASE 2
0 Everett Road / Parcel ID 141 082, Commission District 6. | 1-SD-24-F |
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45. C	FINAL PLAT OF CATATOGA SUBDIVISION PHASE 1 1737 N. Campbell Station Road. 0 Long Farm Way / Parcel ID 117 01203, 130 A A 002 14 (part of), Commission District 6.	1-SE-24-F
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46. C	FINAL PLAT OF FOUNTAIN POINTE SUBDIVISION 6585 Fountain City Road / Parcel ID 57 133, Commission District 7.	1-SF-24-F
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47. C	FINAL PLAT OF RESUBDIVISION OF THE VILLAS AT ROGERS FARM 1331 W. Beaver Creek Drive / Parcel ID 056 133 (part of), Commission District 7.	1-SG-24-F
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48. C	FINAL PLAT OF TOWNHOMES AT RATHER 10620 Rather Road / Parcel ID 089 218, Commission District 6.	1-SH-24-F
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PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS

49. C	KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.	11-C-23-OB
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50. C	KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission.	12-B-23-OB
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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
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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| 2. | 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) Districts. Council District 4. (Tabled date 7/13/2023) | 4-A-23-SU |
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| 3. | CHAD WILHITE
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) | 8-G-23-RZ |
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| 4. | R. BENTLEY MARLOW
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) | 8-A-23-OA |

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| 5. | <p>WILKINSON SUBDIVISION</p> <hr/> <p>A. CONCEPT SUBDIVISION PLAN
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4. (Tabled date 10/5/2023)</p> <hr/> <p>B. DEVELOPMENT PLAN
Proposed use: Detached residential house and
reduction of peripheral setbacks in PR(k) (Planned
Residential) District. (Tabled date 10/5/2023)</p> <hr/> | <p>7-SC-23-C</p>

<p>7-A-23-DP</p> |
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| 6. | <p>R. BENTLY MARLOW (REVISED)
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 12.2.B, Content of Landscape Plan, adding
language regarding the requirement for landscape plans to
specify the exact species of plantings for residential lots
with a disturbed area of less than 10,000 sf; and Article 12.8
Buffer Yards, to amend or remove language regarding
buffer yards. All Council Districts. (Tabled date 11/9/2023)</p> <hr/> | <p>8-E-23-OA</p> |
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| 7. | <p>MILLERTOWN VILLAS
4602 Millertown Pike / Parcel ID 059 M E 005, Council
District 4. (Tabled date 11/9/2023)</p> | <p>9-SA-23-C</p> |