

Agenda

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

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- AW**.....Automatically Withdrawn
- 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 Vote on to be Withdrawn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 13, 2025 AGENDA
3.	C	APPROVAL OF JANUARY 9, 2025 MINUTES
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

Knox County

FINAL SUBDIVISIONS

5. C **FINAL PLAT FOR RIALTO SUBDIVISION** 2-SA-25-F
1108 E Beaver Creek Drive / Parcel ID 047 233, Commission District 7.

6. C **FINAL PLAT OF CRUZ LANDING** 2-SB-25-F
0 Hardin Valley Road / Parcel ID 117 034 (part of), Commission District 6.

7. C **FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION PHASE IIIA** 2-SC-25-F
521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. **MESANA INVESTMENTS, LLC** 1-I-25-RZ
6930 Shady Lane, 2748 Cunningham Road / Parcel ID 048 027, 028, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Item No.

File No.

-
- | | | | |
|------------|-----------|--|------------------|
| 9. | AW | <p>MESANA INVESTMENTS, LLC
 0 E Governor John Sevier Highway / Parcel ID 125 00508,
 Commission District 9. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 6 du/ac.</p> | 2-A-25-RZ |
| <hr/> | | | |
| 10. | | <p>BT DAVIS ENTERPRISES, LLC
 7009 Wright Road / Parcel ID 078JB03602, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4.5 du/ac.</p> | 2-B-25-RZ |
| <hr/> | | | |
| 11. | C | <p>RANDY GUIGNARD
 0 Rifle Range Drive / Parcel ID 048 070, Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 10 du/ac.</p> | 2-C-25-RZ |
| <hr/> | | | |
| 12. | | <p>AMY SHERRILL
 7420 Ledgerwood Road / Parcel ID 28 M E 026 , Commission District 7. Rezoning from CA (General Business) to RB (General Residential).</p> | 2-D-25-RZ |
| <hr/> | | | |
| 13. | AP | <p>ANDREW BAKER
 8509 Heiskell Road / Parcel ID 046 06701, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) with up to 1.5 du/ac.</p> | 2-E-25-RZ |
| | (30 Days) | | |
| <hr/> | | | |
| 14. | P | <p>TAYLOR D. FORRESTER
 0 Hall Drive / Parcel ID 118 185, Commission District 3. Rezoning from A (Agricultural), CA (General Business) to PR (Planned Residential) up to 8.5 du/ac.</p> | 2-F-25-RZ |
| | (30 Days) | | |

-
- 15. AP** **BENJAMIN C. MULLINS**
(30 Days) 0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019,
Commission District 6.
-
- A. COUNTY COMPREHENSIVE PLAN AMENDMENT** **2-A-25-PA**
From RC (Rural Conservation) to TN (Traditional Neighborhood) for the portion of the parcel 091 018 designated as RC (Rural Conservation).
-
- B. REZONING** **2-H-25-RZ**
From CA (General Business), A (Agricultural) to RB (General Residential) for the entire parcel(s).
-
- 16. C** **BENJAMIN C. MULLINS** **2-I-25-RZ**
2520 W Beaver Creek Drive / Parcel ID 067 057,
Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.
-
- 17.** **ADRIAN PERJU** **2-J-25-RZ**
0 Sharp Road / Parcel ID 056FE030, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

18. P THE RIDGE AT NEALS LANDING
(30 Days)

A. CONCEPT SUBDIVISION PLAN **11-SD-24-C**
0 Limelight Lane / Parcel ID 061 071, Commission District 8.

B. DEVELOPMENT PLAN **11-F-24-DP**
Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

19. MONT RICHER UNIT 3 **2-SA-25-C**
0 Mont Richer Avenue / Parcel ID 049 00906, Commission District 8.

20. AP FESUK PROPERTY
(30 Days)

A. CONCEPT SUBDIVISION PLAN **2-SB-25-C**
7404 Willow Fork Lane / Parcel ID 038 122, Commission District 7.

B. DEVELOPMENT PLAN **2-B-25-DP**
Proposed use: Detached residential subdivision in A (Agricultural), PR (Planned Residential) up to 6 du/ac Districts.

21. **7514 MILLERTOWN SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **2-SC-25-C**
7514 Millertown Pike / Parcel ID 050 199, Commission District 8.

B. DEVELOPMENT PLAN **2-E-25-DP**
Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

22. **0 DRY GAP PIKE**

A. CONCEPT SUBDIVISION PLAN **2-SD-25-C**
0 Dry Gap Pike / Parcel ID 057 12515, Commission District 7.

B. DEVELOPMENT PLAN **2-F-25-DP**
Proposed use: 7-lot attached dwelling subdivision in PR (Planned Residential) up to 5 du/ac District.

23. **BLACK RIDGE POINTE SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **2-SE-25-C**
0, 11912 Black Road / Parcel ID 130 05805, 05810, Commission District 6.

B. DEVELOPMENT PLAN **2-G-25-DP**
Proposed use: Revision of Black Ridge Pointe Subdivision (Unit 2) for up to 24 dwelling units in PR (Planned Residential) up to 2.99 du/ac District.

CONCEPTS/USES ON REVIEW
None

Item No.**File No.****DEVELOPMENT PLANS**

- 24.** **JAVONTE COTNER** 2-A-25-DP
11122 Hardin Valley Road / Parcel ID 103 11008. Proposed use: Two single-family lots in PR (Planned Residential) up to 1 du/ac District. Commission District 6.
-
- 25. C** **MIKE WATSON** 2-D-25-DP
7610 Dupree Road / Parcel ID 137IA025. Proposed use: Reduce setback from 25 ft to 23 ft. in PR (Planned Residential) up to 5 du/ac District. Commission District 9.
-
- 26. C** **SOLWAY PARK PROPERTIES, LLC** 2-H-25-DP
3208, 3210 Solway Road / Parcel ID 089 127, 12701. Proposed use: Duplexes in PR (Planned Residential) up to 3.75 du/ac District. Commission District 6.
-
- 27. C** **JOHN CHANDLER** 2-I-25-DP
7531 Willow Springs Drive / Parcel ID 038GG007. Proposed use: Garage apartment in PR (Planned Residential) up to 4 du/ac District. Commission District 7.

USES ON REVIEW

- 28. T** **DONALD EPPERLY, JDK PROPERTIES** 10-A-24-UR
0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8.
-
- 29. C** **JUDY STOKES** 2-A-25-UR
2573 Bailey Farm Drive (formerly known as 8501 Ball Camp Pike) / Parcel ID 091 114. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6.

30. C **VENTURE AT LASTER FARMS LLC**
11471 Outlet Drive / Parcel ID 130 175. Commission District 6.

A. USE ON REVIEW **2-B-25-UR**
Proposed use: Multi-dwelling development in OB (Office, Medical, and Related Services) District.

B. DEVELOPMENT PLAN **2-C-25-DP**
Multi-dwelling development in OB (Office, Medical, and Related Services) District.

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS

31. **KNOX COUNTY MAYOR’S OFFICE/
MANDI BENEDICT** **2-A-25-OA**
Consideration of amendments to the Knox County Code, Appendix B, Zoning Code, Articles 2.20, 4.91, 5.11, 5.12, 5.13, 5.22, 5.31, 5.32, 5.33, 5.34, 5.36, 5.37, 5.38, 5.40, 5.41, 5.42, 5.50, and 5.51, regarding childcare facilities.

OTHER BUSINESS
None

City of Knoxville

FINAL SUBDIVISIONS

None

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

32.

LYNCH BUS LINES, LLC

552 N Burns Road / Parcel ID 0711B01901, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

1-C-25-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

1-C-25-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to I-G (General Industrial), HP (Hillside Protection Overlay).

1-C-25-RZ

33. **PARKER BARTHOLOMEW** **11-H-24-RZ**
912 W Emerald Avenue / Parcel ID 081OL006, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

34. C **BENJAMIN C. MULLINS** **2-G-25-RZ**
6200 Papermill Drive / Parcel ID 107PC005, Council District 2. Rezoning from C-G-3 (General Commercial) to C-H-2 (Highway Commercial).

CONCEPTS/SPECIAL USES

None

SPECIAL USES

35. AP **IURA BORDEI** **2-A-25-SU**
(30 Days) 4918 Kingman Drive / Parcel ID 080JB005. Proposed use: Single-family home in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 5.

36. **KNOXVILLE MULTI-USE STADIUM DEVELOPMENT** **2-B-25-SU**
500 E Jackson Avenue; 122 Stadium Way; 433 Willow Avenue; 0, 215, 311 Florida Street / Parcel ID 095HB002, 095HB00201 - 00206. Proposed use: Master Sign Plan for Knoxville Multi-Use Stadium Development in I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) Districts. Council District 6.

37. C **MILLARD BEETS DEVELOPMENT LLC** 2-C-25-SU
0 Millard Beets Road / Parcel ID 093NB00701, 00703, 00704, 00705. Proposed use: Removal of the previously approved planned district designation (C) in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 2.

38. AW **REALIGN WELLNESS, LLC** 2-D-25-SU
900 E Woodland Avenue / Parcel ID 081EL004. Proposed use: Drug/Alcohol/Mental Health Treatment Facility, Residential in O (Office), IH (Infill Housing Overlay) District. Council District 4.

39. C **JEFF WILLIAMS** 2-E-25-SU
1208 Cedar Lane / Parcel ID 069AC015. Proposed use: Two duplexes on a proposed 2-lot subdivision in RN-2 (Single-Family Residential Neighborhood) District. Council District 5.

PLANNED DEVELOPMENT

40. P **HEYOH DESIGN & DEVELOPMENT** 12-A-24-PD
(30 days) 2805 Delrose Drive, 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

ORDINANCE AMENDMENTS

41. P **R. BENTLEY MARLOW** 8-E-23-OA
(30 Days) Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape.

Item No.

File No.

OTHER BUSINESS

42.

HEYOH DESIGN & DEVELOPMENT

1-B-25-OB

Consideration of Level III Review in the SW-3 (South Waterfront District - Sevier Avenue) district for a proposed single-family dwelling with a non-compliant front-loaded garage and a reduction in transparency by more than 10%.

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.

- 1. U LANTERN PARK**
 (Tabled 3/7/2024)

 - A. CONCEPT SUBDIVISION PLAN** **12-SF-23-C**
 12041 Hardin Valley Road / Parcel ID 116 06704,
 Commission District 6.

 - B. DEVELOPMENT PLAN** **12-G-23-DP**
 Proposed use: Detached residential subdivision in PR
 (Planned Residential) District.

- 2. BENJAMIN C. MULLINS** **2-B-24-DP**
 913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use:
 Multi-dwelling development in PR (Planned Residential) up
 to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

- 3. U R. BENTLEY MARLOW** **8-B-23-OA**
 Consideration of an amendment to the Knoxville City Code,
 Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial
 and Office Districts Dimensional Standards, to amend
 minimum corner side and rear setbacks in the C-N zoning
 district. (Tabled 3/7/2024)

- 4. YASSIN TEROU / AMERICAN DREAM
 DEVELOPMENT LLC** **6-A-24-UR**
 0, 10205, 10211 Westland Drive / Parcel ID 153DA02701,
 027 02, 027. Proposed use: Two duplexes in RA (Low
 Density Residential) District. Commission District 5. (Tabled
 7/11/2024)

5. **LEAH METCALF** 5-C-24-SU
0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601,
002 and 003. Proposed use: Duplex development in RN-2
(Single-Family Residential Neighborhood), HP (Hillside
Protection Overlay) Districts. Council District 3. (Tabled
7/11/2024)

6. **KNOXVILLE-KNOX COUNTY
PLANNING** 8-A-24-CP
Consideration of an amendment to Appendix H of the
Comprehensive Plan, Place Types and Zoning Matrix.
(Tabled 8/8/2024)

7. **ANDREW THOMAS**
1210 W Parkway Avenue / Parcel ID 069AD01101, Council
District 5. (Tabled 10/3/2024)

A. NORTH CITY SECTOR PLAN AMENDMENT 7-G-24-SP
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

B. ONE YEAR PLAN AMENDMENT 7-G-24-PA
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

C. REZONING 7-P-24-RZ
From RN-2 (Single-Family Residential Neighborhood) to
RN-4 (General Residential Neighborhood).

9. **FINAL PLAT OF ELI CORUM
SUBDIVISION LOT 4A-1 & 5A-1** 11-SD-24-F
0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council
District 1. (Tabled 12/12/2024)

Item No.

File No.

10.

CAR CONNEXION COMPLETE AUTO REPAIR

9-A-24-SU

0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1. (Tabled 12/12/2024)

11.

FINAL PLAT OF ISABEL ESTATES, PHASE 2

12-SA-24-F

0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8. (Tabled 1/9/2025)