

# 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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](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>	
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
2.	C	APPROVAL OF JANUARY 9, 2025 AGENDA
3.	C	<a href="#">APPROVAL OF DECEMBER 12, 2024 MINUTES</a>
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

# City of Knoxville

## FINAL SUBDIVISIONS

None

## STREET NAME CHANGES

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- 5. C**      **REBEKAH JANE JUSTICE/CITY OF KNOXVILLE**      **1-A-25-SNC**  
Change Willow Avenue to 'Patton Street' between Florida Street and McCalla Avenue, Council District 6.

## 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.**      **NORTH AMERICAN ISLAMIC TRUST INC.**  
1316 Grand Avenue / Parcel ID 094LN01101, Council District 1.
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- AW**      **A. CENTRAL CITY SECTOR PLAN AMENDMENT**      **1-A-25-SP**  
From MU-SD (Mixed Use Special District) to GC (General).
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- AW**      **B. ONE YEAR PLAN AMENDMENT**      **1-A-25-PA**  
From MU-SD (Mixed Use Special District, Fort Sanders Neighborhood) to GC (General Commercial).
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- C**      **C. REZONING**      **1-A-25-RZ**  
From RN-5 (General Residential Neighborhood) to C-G-2 (General Commercial).

7.

**ANTHONY BRYANT**

6721, 6727 Campbell Lane / Parcel ID 067EA00401, 005,  
Council District 3.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

**1-B-25-SP**

**B. ONE YEAR PLAN AMENDMENT**

From MDR/O (Medium Density Residential/Office) to MU-SD, NWC-1 (Callahan Drive Mixed Use-Special District).

**1-B-25-PA**

**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) to C-G-1 (General Commercial).

**1-B-24-RZ**

8. P

(30 Days)

**LYNCH BUS LINES, LLC**

552 N Burns Road / Parcel ID 071IB01901, 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**

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**9. C**      **JIM HATFIELD**      **1-H-25-RZ**  
1914 Huron Street / Parcel ID 081EH006, Council District 5.  
Rezoning from INST (Institutional), IH (Infill Housing  
Overlay) to RN-4 (General Residential Neighborhood), IH  
(Infill Housing Overlay).

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**10. C**      **KINGSTON COURT, LLC**      **1-J-25-RZ**  
0 Kingston Court / Parcel ID 108HB021, Council District 2.  
Rezoning from RN-1 (Single-Family Residential  
Neighborhood), HP (Hillside Protection Overlay) to RN-2  
(Single-Family Residential Neighborhood), HP (Hillside  
Protection Overlay).

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**11. C**      **FRANCO IRAKOZE**      **1-K-25-RZ**  
0 Wallwood Road / Parcel ID 068NB017, Council District 5.  
Rezoning from RN-1 (Single-Family Residential  
Neighborhood) to RN-2 (Single-Family Residential  
Neighborhood).

**CONCEPTS/SPECIAL USES**

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**12.**      **PLEASANT VILLAGE SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**      **7-SA-24-C**  
0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802,  
02801, Council District 3.

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**B. SPECIAL USE**      **7-A-24-SU**  
Proposed use: Single family detached subdivision in RN-  
2 (Single-Family Residential Neighborhood) District, C  
(Previously Approved Planned District).

**Item No.**

**File No.**

**SPECIAL USES**

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|---------------|---|-------------------|
| <b>13.</b>    | <b>DAMON A FALCONNIER</b><br>0 Mineral Springs Avenue / Parcel ID 069EB03102. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 4.   | <b>11-A-24-SU</b> |
| <hr/>         |   |                   |
| <b>14. C</b>  | <b>KOJI PROPERTIES, LLC</b><br>27 Emory Place / Parcel ID 094DN008. Proposed use: Small animal clinic in DK-E (Downtown Knoxville-Edge Subdistrict) District. Council District 6.   | <b>1-A-25-SU</b>  |
| <hr/>         |   |                   |
| <b>15. C</b>  | <b>AMY SHERRILL/BENEFIELD RICHTERS</b><br>4657 Old Broadway / Parcel ID 069DA01502. Proposed use: Parking lot in C-G-1 (General Commercial) District. Council District 5.   | <b>1-B-25-SU</b>  |
| <hr/>         |   |                   |
| <b>16. AW</b> | <b>THE DELANEY &amp; YARDLEY FLATS DEVELOPMENTS</b><br>215 Florida Street, 122 Stadium Way / Parcel ID 095HB00202, 00204. Proposed use: Master Sign Plan for Delaney and Yardley Flats in I-MU (Industrial Mixed-Use), PD (Planned Development) District. Council District 6. | <b>1-C-25-SU</b>  |
| <hr/>         |   |                   |
| <b>17. C</b>  | <b>TAE CHO/NEW SEASON PROPERTIES, LLC</b><br>301 Tania Lane / Parcel ID 124 H G 023 . Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.   | <b>1-D-25-SU</b>  |
| <hr/>         |   |                   |
| <b>18. C</b>  | <b>CANDICE KIO</b><br>4507, 4511 Central Avenue Pike / Parcel ID 068LC019. Proposed use: Auto repair shop in C-G-1 (General Commercial) District. Council District 5.   | <b>1-E-25-SU</b>  |

**Item No.**

**File No.**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

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<b>19. P</b> (30 Days)	<b>R. BENTLEY MARLOW</b> Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape.	<b>8-E-23-OA</b>
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**OTHER BUSINESS**

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<b>20. AP</b> (30 Days)	<b>HEYOH DESIGN &amp; DEVELOPMENT</b> 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.	<b>1-B-25-OB</b>
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**A. CONCEPT SUBDIVISION PLAN** **11-SD-24-C**  
0 Limelight Lane / Parcel ID 061 071, Commission District 8.

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

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**32.** **COPPER BRANCH PLACE**

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**A. CONCEPT SUBDIVISION PLAN** **1-SA-25-C**  
0 Greenwell Drive / Parcel ID 047 057, Commission District 7.

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**B. DEVELOPMENT PLAN** **1-B-25-DP**  
Proposed use: Attached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

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**33.** **1413 TIPTON STATION ROAD**

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**A. CONCEPT SUBDIVISION PLAN** **1-SB-25-C**  
1413 Tipton Station Road / Parcel ID 137 053, Commission District 9.

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**B. DEVELOPMENT PLAN** **1-D-25-DP**  
Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential) up to 5 du/ac District.

**CONCEPTS/USES ON REVIEW**

*None*

**Item No.**

**File No.**

**DEVELOPMENT PLANS**

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**34. C**      **STAN HINDS**      **1-A-25-DP**  
 10508 Eagle’s View Drive / Parcel ID 153DD022. Proposed use: Reduction of peripheral setback from 35 ft to 15 ft in PR (Planned Residential) up to 2.5 du/ac District. Commission District 5.

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**35. C**      **GEORGES H. BRANDAN**      **1-C-25-DP**  
 801 Bob Kirby Road / Parcel ID 118 150. Proposed use: Attached residential in PR (Planned Residential) up to 10 du/ac District. Commission District 3.

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**36. C**      **DALE AKINS**      **1-E-25-DP**  
 0, 2620 Willow Point Way / Parcel ID 104 01705, 01706. Proposed use: Event center and multi-tenant commercial structure in PC (Planned Commercial), F (Floodway) District. Commission District 6.

**USES ON REVIEW**

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**37. C**      **ALEXIS PROFFITT**      **1-B-25-UR**  
 8537 Asheville Highway / Parcel ID 062 210. Proposed use: Childcare center expansion in OB (Office, Medical, and Related Services) District. Commission District 8.

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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**38. C**      **ROBYN ASKEW**      **1-A-25-OB**  
 Consideration of concept plan extension of the Briggs Station Subdivision (12-SD-21-C) for two years to December 10, 2026.

- 39. C**      **STEVEN K MADDOX**      **1-C-25-OB**  
Consideration of a similar use determination for an indoor sports facility in the I (Industrial) zone.

## **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.    | W | <p><b>BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)</b><br/>(Tabled date 1/11/2024)</p>   |                   |
|       |   | <p><b>A. CONCEPT SUBDIVISION PLAN</b><br/>0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.</p>  | <b>12-SG-23-C</b> |
|       |   | <p><b>B. DEVELOPMENT PLAN</b><br/>Proposed use: Detached residential subdivision in PR (Planned Residential) District.</p>   | <b>12-H-23-DP</b> |
| <hr/> |   |  |                   |
| 2.    |   | <p><b>LANTERN PARK</b><br/>(Tabled 3/7/2024)</p>   |                   |
|       |   | <p><b>A. CONCEPT SUBDIVISION PLAN</b><br/>12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.</p>   | <b>12-SF-23-C</b> |
|       |   | <p><b>B. DEVELOPMENT PLAN</b><br/>Proposed use: Detached residential subdivision in PR (Planned Residential) District.</p>   | <b>12-G-23-DP</b> |
| <hr/> |   |  |                   |
| 3.    |   | <p><b>BENJAMIN C. MULLINS</b><br/>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)</p> | <b>2-B-24-DP</b>  |

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4. **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)

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5. **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)

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6. **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)

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7. **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)

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8.                   **ANDREW THOMAS**  
1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)
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- A. NORTH CITY SECTOR PLAN AMENDMENT**                   **7-G-24-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).
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- B. ONE YEAR PLAN AMENDMENT**                   **7-G-24-PA**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).
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- C. REZONING**                   **7-P-24-RZ**  
From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).
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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)
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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)