

Agenda

1:30 P.M. | Main 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 Removed from the Table
- 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 MARCH 13, 2025 AGENDA
3.	C	APPROVAL OF FEBRUARY 13, 2025 MINUTES
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

City of Knoxville

ORDINANCE AMENDMENTS

5. C R. BENTLEY MARLOW 8-B-23-OA
Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards.

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

7. AP KNOXVILLE-KNOX COUNTY PLANNING 3-A-25-OA
(30 Days) Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.4 Rules of Measurement, and Articles 4.3 Residential Neighborhood Districts Dimensional Standards, 5.3 Commercial and Office Districts Dimensional Standards, and 6.3 Industrial Districts Dimensional Standards.

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

8. KNOXVILLE-KNOX COUNTY PLANNING 3-A-25-OYP
2025 One Year Plan update for the City of Knoxville. All Council Districts.

Item No.

File No.

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. **DAVID VARNER** **3-C-25-RZ**
 107 Meadow View Road / Parcel ID 071PG005, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

10. C **JULIO HERRERA** **3-G-25-RZ**
 413 E Inskip Drive / Parcel ID 069HG009, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

11. C **DANIEL LEVY**
 2201, 2209, 2215 Atchley Street; 0 Carmichael Street / Parcel ID 109AC008, 009, 010, 017, 018, 019, 021, 022, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT **3-A-25-SP**
 From LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use Special District, Potential Addition to the South Waterfront District), HP (Hillside Protection) to SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection).

B. REZONING **3-I-25-RZ**
 From I-G (General Industrial), HP (Hillside Protection Overlay) to I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay).

Item No.

File No.

CONCEPTS/SPECIAL USES

12. AP **355 SOUTH GALLAHER VIEW RD** **3-SF-25-C**
 (30 Days) 355 S Gallaher View Road / Parcel ID 120PA00503, Council District 2.

13. AP **2408 TENNESSEE AVE** **3-SH-25-C**
 (30 Days) 2061 Sterchi Street / Parcel ID 094AJ019, Council District 3.

14. AP **1524 RIVERSIDE RD** **3-SJ-25-C**
 (30 Days) 1524 Riverside Road / Parcel ID 083PA009, Council District 6.

SPECIAL USES

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

16. **SHANNON HARPER** **3-A-25-SU**
 10534 Parkside Drive / Parcel ID 131JA00102. Proposed use: Extension of a parking lot for auto dealership in C-H-2 (Highway Commercial) District. Council District 2.

17. P **TIM MINOR** **3-B-25-SU**
 (60 Days) 2904 Chapman Highway / Parcel ID 109HB00701. Proposed use: Drive-thru restaurant in C-G-2 (General Commercial), HP (Hillside Protection Overlay) Districts. Commission District 1.

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- 18. C** **NYAMBI SHOATES** **3-C-25-SU**
6215 Vandemere Drive / Parcel ID 079EF020. Proposed use:
In-home Daycare in RN-1 (Single-Family Residential
Neighborhood), HP (Hillside Protection Overlay), (C)
(Previously Approved Plan District) District. Council District
3.
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- 19.** **PIER GROUP, LLC** **3-E-25-SU**
4507 Sevierville Pike / Parcel ID 109LD006. Proposed use:
Campground (revision of previously approved Special Use 4-
E-23-SU) in AG (General Agricultural), HP (Hillside Protection
Overlay) Districts. Council District 1.
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- 20. C** **JIM HATFIELD** **3-F-25-SU**
1253 W Oak Hill Avenue / Parcel ID 094BC00402. Proposed
use: Medical office/clinic in C-N (Neighborhood
Commercial), HP (Hillside Protection Overlay) Districts.
Council District 6.
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- 21. C** **JIM HATFIELD** **3-G-25-SU**
0 Reed Street / Parcel ID 094BC00405. Proposed use: Eating
and drinking establishment in C-N (Neighborhood
Commercial), HP (Hillside Protection Overlay) Districts.
Council District 6.
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- 22. P** **SHAILESH PATEL / THE 9 GROUP** **3-H-25-SU**
(60 Days)
0, 6110, 6200 Papermill Drive / Parcel ID 107PC008, 007
107PC005 (part of). Proposed use: Parking lot in C-G-3
(General Commercial) District. Council District 2.

Item No.

File No.

PLANNED DEVELOPMENT

- | | | |
|--------------|--|-------------------|
| 23. P | HEYOH DESIGN & DEVELOPMENT | 12-A-24-PD |
| (60 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. | |

OTHER BUSINESS

- | | | |
|--------------|---|------------------|
| 24. C | KNOXVILLE-KNOX COUNTY PLANNING | 3-A-25-OB |
| | Consideration of a proposed administrative map error correction and modification to the Official Zoning Map to address an administrative error and remove the previously approved planned district (C) designation for property located at 1104, 1127, 1152, 1180, 1515, 0 Rifle Range Dr and 6151, 0 Parkdale Rd, located on the south side of Rifle Range Drive east of Dry Gap Pike and west of Parkdale Road. | |

Knox County

FINAL SUBDIVISIONS

25. AW **RESUBDIVISION OF PART OF LOTS 1-G-R AND 1-H POWELL GARDENS** 3-SA-25-F
7523 Brickyard Road; 0, 2104, 2136 W Emory Rd / Parcel ID 056ND001, 056 150 (part of), 156 15101 (part of), 156 152 (part of), Commission District 7.

26. C **THE FINAL PLAT OF WINDING MEADOWS SUBDIVISION** 3-SB-25-F
6925 Ball Road / Parcel ID 091 077, Commission District 6.

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

27. AW **ANDREW BAKER** 2-E-25-RZ
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.

28. W **TAYLOR D. FORRESTER** 2-F-25-RZ
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.

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- 29. P** **BENJAMIN C. MULLINS**
(30 Days) 0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019,
Commission District 6.
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- 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).
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- B. REZONING** **2-H-25-RZ**
From CA (General Business), A (Agricultural) to RB (General Residential) for the entire parcel(s).
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- 30.** **SIERRA KIRBY** **3-A-25-RZ**
1562 Saylor's Ford Road / Parcel ID 042 19532, Commission District 8. Rezoning from I (Industrial) to RA (Low Density Residential).
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- 31. C** **BRYAN ANDREW BYRD** **3-B-25-RZ**
4912 E Emory Road / Parcel ID 029 061, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 32.** **DANIEL HUMPHREYS** **3-D-25-RZ**
1137 Granville Conner Road / Parcel ID 056FE007, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 33. AW** **ADAM SCHMEING** **3-E-25-RZ**
0 Anderson Drive / Parcel ID 124 146 (part of), Commission District 9. Rezoning from CA (General Business) to RB (General Residential).

34. C **ELIZABETH D. RAINES** **3-F-25-RZ**
7639 Gibbs Road / Parcel ID 021 08510, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

35. C **BALL HOMES, LLC** **3-H-25-RZ**
0 Hickory Creek Road; 0, 2300, 2304 West Gallaher Ferry Road / Parcel ID 129 03512, 03513, 03514, 03515, 03516, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac.

36. C **WILLIAM ZAYETS** **3-J-25-RZ**
7000 Ball Road / Parcel ID 091JA006, Commission District 6. Rezoning from I (Industrial), A (Agricultural) to RA (Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

37. P **LANTERN PARK**
(90 Days)

A. CONCEPT SUBDIVISION PLAN **12-SF-23-C**
0 Hardin Valley Road; 0 Mission Hills Lane; 0, 2103-2143 Lantern Park Lane / Parcel ID 116ME001-021 & 116ME00101-00107, Commission District 6.

B. DEVELOPMENT PLAN **12-G-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

38.	AW	THE FARM AT BEAVER RIDGE	
		A. CONCEPT SUBDIVISION PLAN 2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.	7-SE-24-C
		B. DEVELOPMENT PLAN Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.	7-C-24-DP
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39.	P (60 Days)	THE RIDGE AT NEALS LANDING	
		A. CONCEPT SUBDIVISION PLAN 0 Limelight Lane / Parcel ID 061 071, Commission District 8.	11-SD-24-C
		B. DEVELOPMENT PLAN Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.	11-F-24-DP
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40.		MONT RICHER UNIT 3 0 Mont Richer Avenue / Parcel ID 049 00906, Commission District 8.	2-SA-25-C
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41.	P (30 Days)	FESUK PROPERTY	
		A. CONCEPT SUBDIVISION PLAN 7404 Willow Fork Lane / Parcel ID 038 122, Commission District 7.	2-SB-25-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in A (Agricultural), PR (Planned Residential) up to 6 du/ac Districts.

2-B-25-DP

42.

EASTWOOD ESTATES

0 Mountie Lane / Parcel ID 061 01907, Commission District 8.

3-SA-25-C

43.

7816 BALL CAMP PIKE

A. CONCEPT SUBDIVISION PLAN

7816 Ball Camp Pike / Parcel ID 091 226 (part of), Commission District 6.

3-SB-25-C

B. DEVELOPMENT PLAN

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 5 du/ac District.

3-D-25-DP

44. C

ARCADIA

A. CONCEPT SUBDIVISION PLAN

2482 Arcadia Peninsula Way / Parcel ID 163 02805 (part of), Commission District 5.

3-SC-25-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac and F (Floodway) Districts.

3-F-25-DP

45.

MEREDITH PARK

A. CONCEPT SUBDIVISION PLAN

0 Bishop Road / Parcel ID 047 062, Commission District 7.

3-SD-25-C

B. DEVELOPMENT PLAN

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 4.5 du/ac District.

3-G-25-DP

46. AP
(30 Days)

ISABEL ESTATES

0 Moonbeam Lane; 0 Night Shade Lane / Parcel ID 020KB068, 070, 071 , Commission District 8.

3-SE-25-C

47. C

PIPER PROPERTY ON HOLSTON RIVER

1221, 1227 Graves Road / Parcel ID 052 04005, 04006, Commission District 8.

3-SG-25-C

48. C

2921 BRADLEY LAKE LANE

A. CONCEPT SUBDIVISION PLAN

0, 2921 Bradley Lake Lane / Parcel ID 092 057, 053 (part of), Commission District 3.

3-SI-25-C

B. DEVELOPMENT PLAN

Proposed use: Attached and detached residential subdivision in PR(k) (Planned Residential) up to 6 du/ac, A (Agricultural), I (Industrial) Districts.

3-K-25-DP

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

49.

JAVONTE COTNER

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.

2-A-25-DP

50. C **LEAH METCALF** **3-A-25-DP**
2514 W Beaver Creek Drive / Parcel ID 067 055. Proposed use: 3 residential lots in PR (Planned Residential) up to 12 du/ac District. Commission District 7.

51. AP **MARK C TUCKER** **3-B-25-DP**
(30 Days) 3505, 3511 Duck Pond Way / Parcel ID 050IB03101, 03102
Proposed use: Single Family Homes in PR (Planned Residential) up to 4 du/ac District. Commission District 8.

52. C **URBAN ENGINEERING, INC.** **3-E-25-DP**
0, 9814 W Emory Road / Parcel ID 076 021, 018. Proposed use: Detached residential lots in PR(k) (Planned Residential) up to 2.2 du/ac District. Commission District 6.

53. C **JESSE & BEVERLY YOUNG** **3-H-25-DP**
11434 Snyder Road / Parcel ID 130 16312. Proposed use: 4-lot detached residential subdivision in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

54. **BRAD PRUITT** **3-I-25-DP**
6125 Riverview Crossing Drive / Parcel ID 071 001.
Proposed use: Master plan in CA (General Business), PC (Planned Commercial) Districts. Commission District 8.

55. C **KELSEY CHAMBERS** **3-L-25-DP**
1006 Summer Wood Road / Parcel ID 105OC02207
Proposed use: Multi-dwelling structure in PR (Planned Residential), F (Floodway) Districts. Commission District 3.

USES ON REVIEW

None

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

Adjournment

Item No.

File No.

TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY IN ORDER OF TABBLED DATE

Actions to remove items from the table are heard under Agenda Item 4.

1.	W	<p>BENJAMIN C. MULLINS 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>	2-B-24-DP
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2.		<p>YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC 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)</p>	6-A-24-UR
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3.		<p>LEAH METCALF 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)</p>	5-C-24-SU
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4.		<p>KNOXVILLE-KNOX COUNTY PLANNING Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)</p>	8-A-24-CP
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5.		<p>ANDREW THOMAS 1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)</p>	
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		<p>A. NORTH CITY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) to MDR (Medium Density Residential).</p>	7-G-24-SP
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B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium Density Residential).

7-G-24-PA

C. REZONING

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

7-P-24-RZ

6. W

**FINAL PLAT OF ELI CORUM
SUBDIVISION LOT 4A-1 & 5A-1**

0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1. (Tabled 12/12/2024)

11-SD-24-F

7.

**CAR CONNEXION COMPLETE AUTO
REPAIR**

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)

9-A-24-SU

8.

**FINAL PLAT OF ISABEL ESTATES,
PHASE 2**

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

12-SA-24-F

9.

DONALD EPPERLY, JDK PROPERTIES

0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8. (Tabled 2/13/2025)

10-A-24-UR

10. U

PARKER BARTHOLOMEW

912 W Emerald Avenue / Parcel ID 081OL006, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood). (Tabled 2/13/2025)

11-H-24-RZ