

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 Vote on to be Withdrawn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 JUNE 9, 2022 AGENDA	
3.	C	APPROVAL OF MAY 12, 2022 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.**File No.****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS***None***ALLEY OR STREET CLOSURES**

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|-----------|----------|--|------------------|
| 5. | C | OBSIDIAN DEVELOPMENT LLC AND ROHM AND HAAS COMPANY
Request closure of an unnamed alley from the northwest corner of parcel 094OC009 and its eastern terminus, Council District 6. | 6-A-22-AC |
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| 6. | C | RYAN LYNCH
Request closure of a portion of Ball Camp Pike between the southeast corner of 4313 Ball Camp Pike and its eastern terminus, Council District 3. | 6-A-22-SC |
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| 7. | C | OBSIDIAN DEVELOPMENT LLC AND ROHM AND HAAS COMPANY
Request closure of a portion of Donald Lee Derrickson Avenue between the southeast corner of parcel 094OC018 and the western edge of parcels 094OC009 and 094OC031, Council District 6. | 6-B-22-SC |
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| 8. | C | OBSIDION DEVELOPMENT LLC AND ROHM AND HASS COMPANY
Request closure of a portion of N. Twenty Third Street from its intersection with Donald Lee Derrickson Avenue and Euclid Avenue to its northern terminus, Council District 6. | 6-C-22-SC |
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| 9. | C | NMI RESIDENTIAL INVESTMENTS, LLC
Request closure of a portion of Chimney Top Lane from its original terminus to a point 65.17 ft. to the southwest, Council District 2. | 6-D-22-SC |

Item No.

File No.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

10.

**KNOXVILLE-KNOX COUNTY
PLANNING**

6-A-22-CP

Consideration of the Alcoa Highway Corridor Study.

**LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES
OF APPROPRIATENESS**

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. P

(30 days)

TERRY E. ROMANS

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN
AMENDMENT**

5-A-22-SP

From AG (Agricultural) to RR (Rural Residential).

B. REZONING

5-A-22-RZ

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

12. C

GARY CLARK

6-A-22-RZ

6327 Lacy Road / Parcel ID 068 H A 015, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

19.

**SAAD KADO / SHINING STAR
PROPERTIES, LLC**

2834 Barnard Road / Parcel ID 092 022, Commission
District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) and HP (Hillside
Protection) to MDR (Medium Density Residential) and
HP (Hillside Protection).

6-A-22-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to
12du / ac.

6-H-22-RZ

20.

WAYNE KLINE

6909 Pennell Lane / Parcel ID 078 J E 037, Commission
District 6.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) to GC (General
Commercial).

6-B-22-SP

B. REZONING

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

6-J-22-RZ

21. C

DANIEL LEVY

0 McElroy Avenue / Parcel ID 108 B A 025 (part of) Council
District 6. Rezoning from OP (Office Park) to I-MU (Industrial
Mixed-Use).

6-K-22-RZ

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

22. T **5117 LONAS DRIVE SUBDIVISION** **4-SB-22-C**
 5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

23. P **4904 E. EMORY ROAD SUBDIVISION**
 (30 days)

A. CONCEPT SUBDIVISION PLAN **4-SC-22-C**
 4904 E. Emory Road / Parcel ID 29 058, Commission District 7.

B. USE ON REVIEW **4-E-22-UR**
 Proposed use: Attached residential subdivision in PR (Planned Residential) District.

24. C **THE WOODS AT PARKDALE** **5-SE-22-C**
 5800 and 0 Parkdale Road / Parcel ID 058 I G 00901 and 010, Council District 4.

25. **MOCKINGBIRD MEADOWS** **6-SA-22-C**
 2129 E. Emory Road / Parcel ID 037 23005, Commission District 7.

26. AP **BRAKEBILL RIDGE**
 (30 days)

A. CONCEPT SUBDIVISION PLAN **6-SB-22-C**
 317 and 319 Brakebill Road / Parcel ID 072 D C 00101 and 002, Commission District 8.

B. USE ON REVIEW

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

6-B-22-UR

27.

EVERETT WOODS

A. CONCEPT SUBDIVISION PLAN

12650 Yarnell Road / Parcel ID 141 05003 (part of), Commission District 6.

6-SC-22-C

B. USE ON REVIEW

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

6-E-22-UR

28.

ANDES HILL

A. CONCEPT SUBDIVISION PLAN

8531 Troutman Lane and 1925 Andes Road / Parcel ID 105 A A 017 and 002, Commission District 6.

6-SD-22-C

B. USE ON REVIEW

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

6-G-22-UR

29. C

KNOXVILLE MULTI-USE STADIUM

0 and 400 E. Jackson Avenue, 0 and 250 Patton Street, 501, 650 and 651 Willow Avenue / Parcel ID 095 H B 001, 002, 003, 004, 005 and 00801; 095HC010 and 012; Council District 6.

6-SE-22-C

30. C

CARDINAL LANDING

0 Bakertown Road / Parcel ID 091 25608, Commission District 6.

6-SF-22-C

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

31. C **MICHAEL CARTER** **6-A-22-UR**
1328 Farrington Drive / Parcel ID 144 D A 018. Proposed use: Reduce front yard setback from 35' to 28' for garage expansion in PR (Planned Residential) District. Commission District 5.

32. C **MBI COMPANIES, INC.** **6-C-22-UR**
7212 Chapman Highway / Parcel ID 137 18501. Proposed use: Expansion of TVA Credit Union parking lot in CB (Business and Manufacturing) & SC (Shopping Center) District. Commission District 9.

33. **ICON APARTMENT HOMES AT LOVELL ROAD** **6-D-22-UR**
1033 Lovell Road / Parcel ID 118 049. Proposed use: Multi-family development in OB / TO and OB / HP Districts. Commission District 6.

34. C **LAZYDAYS RV** **6-F-22-UR**
7655 Lake Springs Road / Parcel ID 73 03601. Proposed use: RV Maintenance Facility in PC (Planned Commercial) District. Commission District 8.

SPECIAL USES

35. C **DANIEL ASHER** **6-A-22-SU**
5835 San Cristebal Lane / Parcel ID 092 L H 023. Proposed use: Peripheral setback reduction from 25 ft. to 8 ft. in RN-1 (Single-Family Residential Neighborhood) (c) District. Council District 3.

36. C **ASANTE WILSON** **6-C-22-SU**
3100 Lansing Avenue / Parcel ID 082 E P 037. Proposed use:
Single family house into 2 affordable units by adding
basement apartment in RN-2 (Single-Family Residential
Neighborhood) District. Council District 6.

37. C **RIC MIXON** **6-D-22-SU**
5201 Lonas Drive / Parcel ID 107 G B 008. Proposed use:
Owner wishes to create an addition to an existing single-
family house and change it into a duplex in RN-1 (Single-
Family Residential Neighborhood) District. Council District 2.

38. C **PALMETTO KNOXVILLE-WESTERN
AVENUE, LLC** **6-E-22-SU**
3935 Western Avenue / Parcel ID 93 D K 001 (part of).
Proposed use: Gas Station with convenience store in C-G-1
(General Commercial) District. Council District 3.

FINAL SUBDIVISIONS

39. **RESUBDIVISION OF LOT 1, FINAL
PLAT OF ACRE KINGSTON PIKE, LLC** **5-SD-22-F**
8004 Kingston Pike / Parcel ID 120 J A 008, Council District
2.

PLANNED DEVELOPMENT

40. P **DAVID COCKRILL** **4-A-22-PD**
(30 days) 1834 Beech Street / Parcel ID 109 C D 032 Proposed use:
Planned Development in RN-2 (Single-Family Residential
Neighborhood) District. Council District 1.

Item No.**File No.****ORDINANCE AMENDMENTS**

- 41. C** **KNOXVILLE-KNOX COUNTY PLANNING** 6-A-22-OA
Consideration of a minor amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9-1 to add Dwelling-Townhouse as a permitted use in the Industrial Mixed-Use (I-MU) Zoning District.
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- 42. C** **KNOXVILLE-KNOX COUNTY PLANNING** 6-B-22-OA
Consideration of minor amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 16.6, Infill Housing Overlay District Review.
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- 43. C** **KNOXVILLE-KNOX COUNTY PLANNING** 6-C-22-OA
Consideration of minor amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9-1 to add cultural facilities as a special use in the Single-Family, General Residential and Multi-Family Zoning districts.
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- 44.** **CITY OF KNOXVILLE** 6-D-22-OA
Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 - Definitions, Animal Care Facility - Small Animal, to remove the wording “during the day” and to change the definition of Kennel to remove the word “dogs” and replace with “animals”.
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- 45. C** **CITY OF KNOXVILLE** 6-E-22-OA
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.4.N.3.c - Sign Measurement, to correct language to reference detached signs subject to the provisions of Section 13.9.F, instead of 13.9.C.

46. C	CITY OF KNOXVILLE Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.A1.1, Principal Use Standards Associated with Animal Care Facility - Small Animal, Animal Breeder, and Kennel, to remove the wording "five or more dogs and/or cats" and replacing it with the word "animal" and by adding language requiring boarding facilities to provide certification of compliance with Chapter 18 - Noise; Section 18.3 - Standards of the City Code of Ordinances.	6-F-22-OA
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47. C	CITY OF KNOXVILLE Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.F.6, Principal Use Standards Associated with Drive-Through Facility, to add text that prohibits drive-through windows and lanes from being placed between the street and the associated building in the C-G district.	6-G-22-OA
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48. C	CITY OF KNOXVILLE Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.A.3.d, General Regulations for Accessory Structures, to provide requirements on how accessory structures may be located in a through lot.	6-H-22-OA
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49. C

CITY OF KNOXVILLE

6-I-22-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 11, Off Street Parking: 11.1.A.4, to remove the reference to requirements of section 11.12 since there is no section 11.12 in Article 11; Article 11.5.B.1, to replace reference to Table 11-6 with Table 11-4; Article 11.5.B.1, add the heading Table 11-4: Minimum Stall and Aisle Dimensions to existing table with no heading; Article 11.5.B.3, replace reference to Table 11-6 with Table 11-4; Article 11.5.D, revise last sentence to clarify, "The protrusions cannot affect more than 25% of spaces in the entire parking lot."; Article 11.5.E.1, replace reference to Table 11-6 with Table 11-4; Article 11.6.A.2, replace reference to Table 11-6 with Table 11-4; Article 11.6.G.4, revise sentence to clarify, "The parking rows must be terminated at both ends with terminal islands that have a minimum of 120 square feet per island."; Article 11.7.A.1, replace reference to Table 11-4 with Table 11-5; Article 11.7.A.1, replace the Maximum Number of Driveways for Lot Frontages table heading 11-4 with 11-5; Article 11.7.A.1, clarify in the Maximum Number of Driveways for Lot Frontages table for single-family dwellings with lot frontages greater than 75', a circular driveway is allowed. (This is to be consistent with Article 11.3.E.2.b); Article 11.7.B, replace reference to Table 11-5 with Table 11-6; Article 11.7.B, replace the Corner Clearance Requirements table heading 11-5 with 11-6; Article 11.7.C, replace reference to Table 11-6 with Table 11-7; Article 11.7.C, replace the driveway Width and Curb Cut Length Standards table heading 11-6 with 11-7; Article 11.7.C.2, replace reference to Table 11-9 with Table 11-7; Article 11.7.C.4 – replace reference to Table 11-9 with Table 11-7; Article 11.7.C.5, replace reference to Table 11-9 with Table 11-7; Article 11.9.A, replace reference to Table 11-7 with Table 11-8; Article 11.9.A, replace the Required Bicycle Parking table heading 11-7 with 11-8; Article 11.9.B, clarify DK district bicycle parking requirements by adding the last sentence: "For non-residential uses with adequate site constraints, the required number minimum bicycle parking may be reduced subject to the review and approval of the Department of Engineering."; Article 11.10.A, replace reference to Table 11-8 with Table 11-9; Article 11.10.D.2, replace existing sentence with, "All areas devoted to permanent off-street loading must be surfaced and maintained as to control dust, rutting, erosion as a result of continuous use, and migration of surface materials."; Article 11.10.D, replace the Off-Street Loading Requirements table heading 11-8 with 11-9; Article 11.11, replace the word "hall" with "shall" so sentence reads, "...and school buses shall not be parked..."..

50. C **CITY OF KNOXVILLE** **6-J-22-OA**
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 13.6.G.1, Standards for Specific Sign Types, to read, "Changeable price signs are limited to parcels with a minimum of 250 feet of frontage on the street where the property is addressed."

51. **KNOX COUNTY** **6-K-22-OA**
Consideration of minor amendments to the Knox County Zoning Ordinance, Sections 6.40.01 through 6.40.03, 6.50.07 and 6.60.03(C).

OTHER BUSINESS

52. **PRIMOS LAND COMPANY** **6-A-22-OB**
Consideration of 4515, 4714 and 4720 W. Emory Road / Parcel ID 066 121, 122 and 12201 - Planned Development Concept Plan Review: The Planning Commission will review a concept plan per Knox County Code, Article 6.80 for a mixed-use development. No decision will be made on the proposal. Commission District 6.

53. C **KNOXVILLE-KNOX COUNTY PLANNING** **6-B-22-OB**
Consideration of the FY 2023 Operating Budget for Knoxville-Knox County Planning.

Adjournment

T A B L E D I T E M S

Actions to untable items are heard under Agenda Item 4.

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| 1. | <p>VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY</p> <p>7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)</p> | 8-SA-21-F |
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| 2. | <p>ROBERT W. MONDAY</p> <p>0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.</p> | |
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| | <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT</p> <p>From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)</p> | 12-A-21-SP |
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| | <p>B. REZONING</p> <p>From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)</p> | 12-G-21-RZ |
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| 3. | <p>WESLEY HICKS</p> <p>7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)</p> | 1-F-22-UR |
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| 4. | <p>THE BECKHAM PROPERTY</p> <p>1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)</p> | 12-SC-21-F |
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5.

HUBER PROPERTIES, LLC

1817 and 0 Francis Road, 0 Old Amherst Road and 0
Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and
001, Council District 3. (Tabled date 3/10/2022)

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) to MDR/O
(Medium Density Residential/Office).

10-L-21-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium
Density Residential/Office).

10-I-21-PA

C. REZONING

From AG (Agricultural) to RN-5 (General Residential
Neighborhood).

10-R-21-RZ