

- 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 Vote on to be Withdrawn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 NOVEMBER 10, 2022 AGENDA	
3.	C	APPROVAL OF OCTOBER 6, 2022 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

- | | | | |
|-----------|-----------|---|-------------------|
| 5. | P | EAST TENNESSEE CHILDREN'S
HOSPITAL | 10-A-22-SC |
| | (30 days) | Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1. | |
| <hr/> | | | |
| 6. | C | JONATHAN WHITEHEAD &
KIMBERLY
ROBERTS | 11-A-22-AC |
| | | Request closure of unnamed alley between Fountain Park Boulevard and Buffat Mill Road, Council District 4. | |
| <hr/> | | | |
| 7. | C | CHRIS BURKHART / ROCK POINTE
DEVELOPMENT | 11-A-22-SC |
| | | Request closure of Pelham Road between its intersection with McCalla Avenue and the southwestern corner of parcel 0711A020, Council District 6. | |
| <hr/> | | | |
| 8. | C | CHRIS BURKHART / ROCK POINTE
DEVELOPMENT | 11-B-22-SC |
| | | Request closure of McCalla Avenue between its southwest intersection with Pelham Road and its northern terminus at Rutledge Pike, Council District 6. | |

- 9. C MATTHEW ANDERSON / CHEROKEE COUNTRY CLUB** 11-C-22-SC
Request closure of Walden Drive between its intersection with Gore Road and its eastern terminus at the southeast corner of parcel 121BD031, Council District 2.

STREET NAME CHANGES

- 10. C CARL ESHBAUGH** 11-A-22-SNC
Request to change the street name a portion of Mimosa Avenue to 'Kerbela Avenue' between Sherrod Road and Chapman Highway, Council District 1.

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

11. C KNOXVILLE-KNOX COUNTY PLANNING

11-A-22-PA

Multiple properties. Council District 1.

One Year Plan Map Amendment

From GC (General Commercial) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 2987 Lakemoor View Road / Parcel ID 122PD014
- 3011 Lakemoor View Road / Parcel ID 122PD015
- 0 Lakemoor View Road / Parcel ID 122PD01501
- 3033 Alcoa Highway #BB / Parcel ID 122PD01801
- 3047 Lakemoor View Road / Parcel ID 122PD016
- 3411 Ginn Farm Drive / Parcel ID 122PD017
- 3113 Lakemoor View Road / Parcel ID 135HB00701
- 3125 – 3169 Lakemoor View Road / Parcel ID 135HB007

From ROW (Not owned by TDOT) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 0 Lakemoor View Road / Parcel ID 122PD006 (part of)
- 2825 Lakemoor View Road / Parcel ID 122PD007 (part of)

From MDR / O (Medium Density Residential / Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for 3101 – 3176 Lakemoor Station Way, 5408 Annandale Hills Way, 5409 and 5410 McCarrell Springs Way / Parcel ID 135GA009.

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 3337 South Circle / Parcel ID 135GA035
- 3124 Dresser Road / Parcel ID 135GA011
- 3200 Dresser Road / Parcel ID 135 01005
- 3140 Maloney Road / Parcel ID 135 01027 (part of)

12. C KNOXVILLE-KNOX COUNTY PLANNING

11-B-22-SP

Multiple properties. Council District 1.

South County Sector Plan Map and Text Amendment

From GC (General Commercial) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 2987 Lakemoor View Road / Parcel ID 122PD014
- 3011 Lakemoor View Road / Parcel ID 122PD015
- 0 Lakemoor View Road / Parcel ID 122PD01501
- 3033 Alcoa Highway #BB / Parcel ID 122PD01801
- 3047 Lakemoor View Road / Parcel ID 122PD016
- 3411 Ginn Farm Drive / Parcel ID 122PD017
- 3113 Lakemoor View Road / Parcel ID 35HB00701
- 3125 – 3169 Lakemoor View Road / Parcel ID 135HB007

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 3337 South Circle / Parcel ID 135GA035
- 3124 Dresser Road / Parcel ID / 135GA011
- 3200 Dresser Road / Parcel ID 135 01005
- 3140 Maloney Road / Parcel ID 135 01027 (part of)

From ROW (Not owned by TDOT) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 0 Lakemoor View Road / Parcel ID 122PD006 (part of)
- 2825 Lakemoor View Road / Parcel ID 122PD007 (part of)

From MDR / O (Medium Density Residential / Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 3101 – 3176 Lakemoor Station Way, 5408 Annandale Hills Way, 5409 and 5410 McCarrell Springs Way / Parcel ID 135GA009.

South County Sector Plan Text Amendment Only

Affects the following properties:

- 2865-2885 Lakemoor View Road / Parcel ID 122PD01204
- 3414-3446 Lake Crossing Lane / Parcel ID 122PD01203
- 2915 Lake Crossing Lane / Parcel ID 122PD01202
- 2935 Lakemoor View Road / Parcel ID 122PD01201
- 2951-2959 Lakemoor View Road / Parcel ID 122PD013
- 2900 Dresser Road / Parcel ID 122OJ00202
- 0 Dresser Road / Parcel ID 135BA032 (Part of)
- 2882-2990 Dresser Road / Parcel ID 135BA028

REZONINGS AND PLAN AMENDMENT/REZONINGS

13. P **CITY OF KNOXVILLE** **10-C-22-RZ**
(30 days) 2742 Hancock Street / Parcel ID 081 C M 01903, Council District 5. Rezoning from I-G (General Industrial) and IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay).

14. C **CITY OF KNOXVILLE**
0 Hillwood Drive/ Parcel ID 095 O D 020, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT **10-C-22-SP**
From MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **10-B-22-PA**
From SWMUD-1 (South Waterfront Mixed Use District 1), and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2), and HP (Hillside Protection).

C. REZONING **10-F-22-RZ**
From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

15. C **BENJAMIN C. MULLINS (REVISED)**
9956 Dutchtown Road and 950 Mabry Hood Road / Parcel
ID 118 164 and 177, Council District 2.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **10-F-22-SP**
From LDR (Low Density Residential) and CI (Civic and Institutional) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT **10-E-22-PA**
From LDR (Low Density Residential) and CI (Civic and Institutional) to MDR/O (Mixed Density Residential/Office).

C. REZONING **10-I-22-RZ**
From OP (Office Park) and AG (Agricultural) to RN-6 (Multi-Family Residential Neighborhood).

16. C **RIVERS EDGE II, LLC**
0 Hillwood Drive / Parcel ID 095 O D 019, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT **10-H-22-SP**
From MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) to MDR Medium Density Residential) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **10-G-22-PA**
From SWMUD-1 (South Waterfront Mixed Use District 1) and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection).

C. REZONING

10-M-22-RZ

From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

17. T

GABRIEL W. RATCLIFFE

11-A-22-RZ

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural).

18. C

WG HOLDINGS TN, LLC

11-C-22-RZ

0 Tennessee Avenue / Parcel ID 094 A J 01401, Council District 3. Rezoning from OP (Office Park) and HP (Hillside Protection Overlay) to I-G (General Industrial) and HP (Hillside Protection Overlay).

CONCEPT PLANS

None

SPECIAL USES

19. C

STEPS HOUSE, INC.

11-A-22-SU

1133 East Moody Avenue / Parcel ID 109 G C 007. Proposed use: Halfway house in RN-5 (General Residential Neighborhood) District. Council District 1.

20. C

PAVILION DEVELOPMENT COMPANY

11-B-22-SU

10248 Kingston Pike / Parcel ID 131 N C 01401. Proposed use: Drive-thru coffee shop in C-G-1 (General Commercial) District. Council District 2.

21. C

CALVARY CHAPEL OF KNOXVILLE

11-C-22-SU

3330 West Governor John Sevier Highway / Parcel ID 147 030. Proposed use: Parking lot expansion in RN-1(C), HP (Hillside Protection Overlay). Council District 1.

Item No.

File No.

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

**22. C KNOXVILLE-KNOX COUNTY
PLANNING**

11-B-22-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9.1, to add Research and Development as a special use in the C-G (General Commercial) Zoning Districts.

OTHER BUSINESS

None

Item No.

File No.

Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

23. C KNOXVILLE-KNOX COUNTY PLANNING

11-C-22-SP

Multiple Properties. Commission District 9.

South County Sector Plan Map and Text amendment

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 3309 Ginn Drive / Parcel ID 135BA027
- 3336 South Circle / Parcel ID 135GA01201

South County Sector Plan Text Amendment Only

Affects the following properties:

- 2841 Lakemoor View Road / Parcel ID 122PD01206 (part of)
- 2837 Lakemoor View Road / Parcel ID 122PD009
- 2849 Lakemoor View Road / Parcel ID 122PD011
- 0 Lakemoor View Road / Parcel ID 122PD01205
- 0 Lake Crossing Lane / Parcel ID 122PD01207
- 2920 - 2928 Dresser Road / Parcel ID 122OJ00201
- 2872 - 2884 Dresser Road / Parcel ID 122OJ002
- 2808 - 2866 Dresser Road / Parcel ID 122OJ003
- 2806 Dresser Road / Parcel ID 122OJ004
- 0 Dresser Road / Parcel ID 135BA029
- 0 Dresser Road / Parcel ID 135BA030
- 0 Dresser Road / Parcel ID 135BA031

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 24. C CHARLES PRUITT (REVISED)**
 326 West Ford Valley Road / Parcel ID 123 M E 008,
 Commission District 9.
-
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **10-B-22-SP**
 From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) HP (Hillside Protection).
-
- B. REZONING** **10-B-22-RZ**
 From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.
-
- 25. C NED FERGUSON** **11-B-22-RZ**
 1229 Mourfield Road / Parcel ID 144 03703, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).
-
- 26. DAVID HUTCHINS**
 3029 Legg Lane / Parcel ID 041 174, Commission District 8.
-
- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT** **11-A-22-SP**
 From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).
-
- B. REZONING** **11-D-22-RZ**
 From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

Item No.

File No.

CONCEPT AND DEVELOPMENT PLANS

27. FAIRVIEW ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **11-SA-22-C**
 0 Fairview Road, 7802 and 7946 Beeler Farms Lane /
 Parcel ID 021 04603, 020MJ054 (part of) and
 020MJ026, Commission District 8.

B. DEVELOPMENT PLAN **11-A-22-DP**
 Proposed use: Detached residential subdivision in PR
 (Planned Residential) and F (Floodway) Districts.

28. W JIM JONES LANE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **11-SB-22-C**
 0 Jim Jones Lane / Parcel ID 076 007, Commission
 District 6.

B. DEVELOPMENT PLAN **11-B-22-DP**
 Proposed use: Attached residential subdivision in PR
 (Planned Residential) District.

29. C TAYLOR D. FORRESTER **11-C-22-DP**

270, 320 and 382 West Governor John Sevier Highway /
 Parcel ID 137 16401, 16402 and 16403. Proposed use:
 Multi-dwelling development in PR(k) (Planned Residential)
 District. Commission District 9.

30. THOMAS DUGAN **11-D-22-DP**

7676 Oak Ridge Highway / Parcel ID 091 00108 Proposed
 use: Automotive repair facility in PC (Planned Commercial)
 District up to 18 du/ac. Commission District 6.

Item No.

File No.

31. C NED FERGUSON **11-E-22-DP**
 329 Granville Conner Road / Parcel ID 056 E B 01001
 Proposed use: Single family lots in PR (Planned Residential)
 District. Commission District 7.

USES ON REVIEW

32. C IVAN KRETSU **11-A-22-UR**
 0 Westop Trail / Parcel ID 105 G A 009. Proposed use:
 Duplex in RA (Low Density Residential) District. Commission
 District 3.

33. C LEN JOHNSON **11-B-22-UR**
 7335 Oak Ridge Highway / Parcel ID 078 182. Proposed
 use: Landscaping contractor's yard in CA (General Business)
 District. Commission District 6.

34. HANNAH STEACY **11-C-22-UR**
 1701 Greenwell Drive / Parcel ID 037 F A 013. Proposed use:
 Dog groomer/kennel in A (Agricultural) District. Commission
 District 7.

Item No.

File No.

FINAL SUBDIVISIONS

35. C FINAL SUBDIVISION OF THE GARY AND CATHERINE CALHOUN PROPERTY 10-SB-22-F
 10750 Mountain Road / Parcel ID 007 L A 015, Commission District 8.

36. C FINAL PLAT OF THE RESUBDIVISION OF LOT 5 OF THE RAY LESTER PROPERTY 11-SA-22-F
 7800 Christopher Lane / Parcel ID 031 07905 (part of), Commission District 8.

37. C FINAL PLAT OF THE RESUBDIVISION OF THE BRANNIN & SUSAN TANAKA PROPERTY 11-SB-22-F
 1462 Tarklin Valley Road / Parcel ID 159 09405, Commission District 9.

PLANNED DEVELOPMENT

38. AP SMITHBILT HOMES 11-A-22-PD
 (30 days) 4515, 4714 and 4720 West Emory Road / Parcel ID 066 121, 122 and 12201 Proposed use: Planned development with residential and non-residential uses in A (Agricultural) and F (Floodway) Districts. Commission District 6.

Item No.

File No.

ORDINANCE AMENDMENTS

39.

KNOX COUNTY

11-A-22-OA

Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 3, General Provisions, to add a new section for standards for temporary uses in various zones.

40.

AP

KNOXVILLE-KNOX COUNTY PLANNING

11-C-22-OA

(30 days)

Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 5, Zone Regulations, Section 5.31 and 5.32, to add drive-through facilities and arts and fitness studios as permissible uses in the CA (General Commercial) and CB (Business and Manufacturing) zones, and add multifamily developments, townhouses, and above ground dwellings to be permissible as uses on review in the CA and CB zones.

OTHER BUSINESS

None

Adjournment

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

Actions to untable items are heard under Agenda Item 4.

-
1. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.
-
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **12-A-21-SP**
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)
-
- B. REZONING** **12-G-21-RZ**
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)
-
2. **WESLEY HICKS** **1-F-22-UR**
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)
-
3. **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)

4. **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

5. **5117 LONAS DRIVE SUBDIVISION**

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)

4-SB-22-C

6. **TERRY E. ROMANS**

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

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

5-A-22-SP

B. REZONING

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

5-A-22-RZ

7. **FINAL PLAT OF FORD SUBDIVISION,
RESUBDIVISION OF LOT 3R3 AND
PART OF 3** 7-SE-22-F

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003
and 123 M E 008, Commission District 9 and City Council
District 1. (Tabled date 8/11/2022)

8. **DKLEVY**

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council
District 2. (Tabled date 10/6/2022)

**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT** 7-H-22-SP

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

B. ONE YEAR PLAN AMENDMENT 7-C-22-PA

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

C. REZONING 7-P-22-RZ

From AG (Agricultural), HP (Hillside Protection Overlay)
and F (Floodplain Overlay) to RN-5 (General Residential
Neighborhood), HP (Hillside Protection Overlay) and F
(Floodplain Overlay).