

- 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 Vote on to be Withdrawn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 DECEMBER 14, 2023 AGENDA	
3.	C	APPROVAL OF NOVEMBER 9, 2023 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

City of Knoxville

ORDINANCE AMENDMENTS

- | | | |
|-----------|--|-------------------|
| 5. | CITY OF KNOXVILLE
Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 General Standards of Applicability to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Middle Housing Types, 4.6.B Middle Housing Uses, 4.6.C Middle Housing Dimensional Standards, 4.6.D Middle Housing Parking Standards, 4.6.E Middle Housing Design Standards, 4.6.F Middle Housing Conversion Standards, and 4.6.G Middle Housing Administrative Variations, minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, Article 9.3 Principal Use Standards. | 10-B-23-OA |
| <hr/> | | |
| 6. | R. BENTLEY MARLOW
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. | 8-B-23-OA |
| <hr/> | | |
| 7. | R. BENTLEY MARLOW
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.B Accessory Dwelling Unit (ADU), to add or amend standards for ADUs. | 8-C-23-OA |

Item No.**File No.**

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| 8. | C | CITY OF KNOXVILLE
Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, Article 7.0.2.A., Common Approval Procedures, Summary of Review Authority Table: Reversed the order of the ARC (Administrative Review Committee) and Administrator columns to align more consistently with the order of review process as described in Article 7; and Article 7.0.G.2.1, the phrase "innovative, high quality" is recommended to be deleted because it is subjective language. The addition of "and non-prohibited uses" is also recommended to clarify that the Level III: Alternative Compliance Review process is intended to allow for uses that are not prohibited uses. References of the "Metropolitan Planning Commission" were corrected to "Knoxville-Knox County Planning" in several sections of 7.02. | 12-A-23-OA |
|-----------|----------|---|-------------------|

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

- | | | | |
|------------|----------|---|-------------------|
| 9. | C | GEORGE RAUDENBUSH
Request closure of unnamed alley between southeast corner of parcel 094BB003 and southwest corner of parcel 094BB002, Council District 6. | 12-A-23-AC |
| 10. | C | CHEROKEE COUNTRY CLUB
Request closure of Layden Dr. between Southwest corner of 318 Layden Drive and Layden Drive's eastern terminus, Council District 2. | 12-A-23-SC |
| 11. | C | KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Request closure of Bonnyman Dr. between Fort Promise Drive and Reed Street, Council District 6. | 12-B-23-SC |

Item No.

File No.

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- 12. C** **KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION** **12-C-23-SC**
Request closure of Reed St. between Bonnyman Drive and W Oldham Avenue, Council District 6.

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

- 13. AP** **SCHAAD COMPANIES, LLC** **12-E-23-RZ**
(30 days) 2000 Shoppers Lane / Parcel ID 093 F B 009 06, Council District 3. Rezoning from I-MU (Industrial Mixed-Use) to C-H-1 (Highway Commercial).

Item No.**File No.**

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- 14. C** **ERIKA AYALA MUNOZ**
2812 Merchant Drive / Parcel ID 80 J B 018 01, Council District 5.
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- A. NORTHWEST CITY SECTOR PLAN AMENDMENT** **12-C-23-SP**
From LDR (Low Density Residential), NC (Neighborhood Commercial), HP (Hillside Protection) to LDR (Low Density Residential), HP (Hillside Protection).
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- B. REZONING** **12-I-23-RZ**
From OP (Office Park), HP (Hillside Protection Overlay) to AG (General Agricultural), HP (Hillside Protection Overlay).

CONCEPTS/SPECIAL USES

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- 15. C** **PEAK HILL AT WEST VIEW** **12-SA-23-C**
0, 512 and 600 Richmond Avenue / Parcel ID 094 H Q 002, 003 and 02601, Council District 3.
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- 16.** **NATHAN'S COVE** **12-SB-23-C**
4425 and 4501 Lonas Drive / Parcel ID 107 C B 035 and 034 01, Council District 6.

SPECIAL USES

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- 17. C** **NELSON TALLENT (REVISED)** **12-A-23-SU**
1825 Kim Watt Drive / Parcel ID 107 C B 026 02. Proposed use: Duplex in the RN-1 (Single-Family Residential Neighborhood) District. Council District 6.

Item No.**File No.**

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|--------------|---|-------------------|
| 18. P | KAITY WOZEK / BATSON, HIMES,
NORVELL & POE | 12-B-23-SU |
| (60 days) | 3330 W. Governor John Sevier Hwy. / Parcel ID 147 030.
Proposed use: New driveway on Topside Road and expansion of existing right turn lane in RN-1(C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 1. | |

FINAL SUBDIVISIONS*None***PLANNED DEVELOPMENT**

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|---------------|---|-------------------|
| 19. AP | KNOXVILLE MULTI-USE STADIUM
DEVELOPMENT | 12-A-23-PD |
| (30 Days) | 215 E. Florida St.; 0, 501, 601, 702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave / Parcel ID 095HB002, 095HB00201, 202, 203, 204, 205, 206; 095AK01801; 095AM015, 016, 018, 021. Proposed use: Minor modifications to the approved Planned Development (11-A-21-PD) to add exceptions for flagpoles and signage in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) District. Council District 6. | |

OTHER BUSINESS

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|--------------|--|-------------------|
| 20. C | KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION | 12-A-23-OB |
| | Consideration of Proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove (C) designation for property located at 512, 600 & 0 Richmond Ave (parcels 094HQ002, 003, 02601). Council District 3. | |

Item No.**File No.****Knox County****STREET NAME CHANGES**

- 21. C** **JIM SNOWDEN / KNOX COUNTY
ENGINEERING AND PUBLIC WORKS** **12-A-23-SNC**
Change Topside Rd. to 'Scenic River Rd.' between Alcoa Highway and the new alignment of Topside Road on the west side of Alcoa Highway, Commission District 9.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)*None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

- 22.** **WILLIAM DALE RHOTON**
3220 E Governor John Sevier Highway / Parcel ID 096 110 03
(part of), Commission District 9.
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- A. EAST COUNTY SECTOR PLAN AMENDMENT** **12-A-23-SP**
From OS (Other Open Space) to GC (General Commercial).
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- B. REZONING** **12-A-23-RZ**
From A (Agricultural), HZ (Historic Overlay) to CA (General Business).
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- 23. C** **DENNIS VAULTON** **12-B-23-RZ**
2920 Mayberry Way / Parcel ID 055 L B 001 09, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 24. AP** **JENKINS BUILDERS** **12-C-23-RZ**
(30 days) 7311 Old Clinton Pike / Parcel ID 067 148 (part of), Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).

Item No.**File No.**

25. AP **FRED E. TRAINER JR** **12-D-23-RZ**
 (30 days) 11308 Sam Lee Road / Parcel ID 103 063, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

26. **ARCIP HOROBET** **12-F-23-RZ**
 0 Pellissippi Parkway / Parcel ID 118 71, Commission District 3. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PR (Planned Residential) up to 12 du/ac, TO (Technology Overlay).

27. W **HEATHER KAISER FOCUS MINISTRIES**
 1414 E Emory Road / Parcel ID 47 121 01, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT **12-B-23-SP**
 From GC (General Commercial) to O (Office).

B. REZONING **12-G-23-RZ**
 From CA (General Business) to OB (Office, Medical, and Related Services).

28. C **TONIA BURRESS** **12-H-23-RZ**
 10105 Dutchtown Road and 1009 Mabry Hood Road / Parcel ID 118 165 and 168, Commission District 3. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO (Technology Overlay).

CONCEPTS/DEVELOPMENT PLANS

29. W **MISSION HILLS** **1-SB-22-C**
 12041 and 12119 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

30. C	0 OAK RIDGE HIGHWAY	
	A. CONCEPT SUBDIVISION PLAN 0 Oak Ridge Highway / Parcel ID 091 026 06, Commission District 6.	12-SC-23-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential), CA (General Business) District.	12-C-23-DP
31. C	FRETZ ROAD DEVELOPMENT	
	A. CONCEPT SUBDIVISION PLAN 1103 and 1109 Fretz Road / Parcel ID 130 066, 067, Commission District 6.	12-SD-23-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (k) (Planned Residential) District.	12-D-23-DP
32. AP (30 Days)	BOTEZAT PROPERTY - MILLERTOWN PIKE	
	A. CONCEPT SUBDIVISION PLAN 5701, 5703, 5707, 5709 Millertown Pike / Parcel ID 060 021,020,022,023, Commission District 8.	12-SE-23-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in PR (Planned Residential) District.	12-E-23-DP

Item No.**File No.**

33. P **LANTERN PARK**
(30 days)

A. CONCEPT SUBDIVISION PLAN

Properties at the northwest side of Hardin Valley Road and the southwest side of Mission Hill Lane / Previously parcel IDs 116 06704, 06701, Commission District 6.

12-SF-23-C

B. DEVELOPMENT PLAN

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

12-G-23-DP

34. C **BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)**

A. CONCEPT SUBDIVISION PLAN

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

12-SG-23-C

B. DEVELOPMENT PLAN

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

12-H-23-DP

CONCEPTS/USES ON REVIEW

None

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

35. C **DAVID L. TURNER, SR.** **12-A-23-DP**
 10701 Third Drive / Parcel ID 153 051. Proposed use: Owner is looking to resubdivide lot into two lots and give one lot to family member and build one single-family dwelling in PR (Planned Residential), HZ (Historical Overlay) District. Commission District 5.

36. C **BRONZIE HARRIS** **12-B-23-DP**
 6949 Saint Croix Lane / Parcel ID 057 F G 016. Proposed use: Reduce periphery setback from 35' to 16' in order to build an addition to existing house in PR (Planned Residential) District. Commission District 7.

37. C **IGOR CHEBAN** **12-F-23-DP**
 7519 Washington Pike / Parcel ID 031 P A 001. Proposed use: Requesting development of one single-family dwelling in PR (Planned Residential) District. Commission District 8.

USES ON REVIEW

38. AP **JUSTIN SATTERFIELD** **12-A-23-UR**
 (30 days) 0 and 4608 Harrell Lane / Parcel ID 028 E J 003,004,005. Proposed use: 3 duplex structures (6 dwelling units) on individual lots in RA (Low Density Residential) District. Commission District 7.

39. C **TOM GASS** **12-B-23-UR**
 513 N Cedar Bluff Road / Parcel ID 119 H F 014. Proposed use: Eating establishment with a drive-through facility in CN (Neighborhood Commercial) District. Commission District 3.

FINAL SUBDIVISIONS / WITH VARIANCES

None

Item No.

File No.

FINAL SUBDIVISIONS / WITHOUT VARIANCES

40. C **FINAL PLAT OF CARTER RIDGE PHASE V, LOTS 248 TO 269 AND LOTS 311 TO 321** **11-SA-23-F**
 0 Madison Oaks Road / Parcel ID 074 00205, Commission District 8.

41. C **FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 2** **12-SA-23-F**
 4714 W. Emory Road / Parcel ID 066 122, Commission District 6.

42. C **FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 1A (FORMERLY KNOWN AS THE RIDGES OF HARDIN VALLEY PHASE 1A)** **12-SB-23-F**
 12202 Couch Mill Road / Parcel ID 117 008 12, Commission District 6.

43. C **FINAL PLAT OF CHAPMAN TRACE** **12-SC-23-F**
 9109 Chapman Highway / Parcel ID 150 020, Commission District 9.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

44. P **KNOXVILLE-KNOX COUNTY PLANNING** **11-B-23-OB**
(60 days) Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.

45. P **KNOXVILLE-KNOX COUNTY PLANNING** **11-C-23-OB**
(30 days) Consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

46. AP **KNOXVILLE-KNOX COUNTY PLANNING** **12-B-23-OB**
(30 days) Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

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. | <p>KNOXVILLE-KNOX COUNTY
PLANNING</p> <p>Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023)</p> | 8-A-22-OA |
| <hr/> | | |
| 2. | <p>WILLIAM MAYS</p> <p>2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) Districts. Council District 4. (Tabled date 7/13/2023)</p> | 4-A-23-SU |
| <hr/> | | |
| 3. | <p>CHAD WILHITE</p> <p>8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)</p> | 8-G-23-RZ |
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| 4. | <p>R. BENTLEY MARLOW</p> <p>Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)</p> | 8-A-23-OA |

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5. **WILKINSON SUBDIVISION**
- A. CONCEPT SUBDIVISION PLAN** **7-SC-23-C**
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4. (Tabled date 10/5/2023)
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- B. DEVELOPMENT PLAN** **7-A-23-DP**
Proposed use: Detached residential house and
reduction of peripheral setbacks in PR(k) (Planned
Residential) District. (Tabled date 10/5/2023)
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6. **R. BENTLEY MARLOW (REVISED)** **8-E-23-OA**
Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 12.2.A Landscape Plan
Required, to amend language regarding required landscape
plans; Article 12.2.B, Content of Landscape Plan, adding
language regarding the requirement for landscape plans to
specify the exact species of plantings for residential lots
with a disturbed area of less than 10,000 sf; and Article 12.8
Buffer Yards, to amend or remove language regarding
buffer yards. All Council Districts. (Tabled date 11/9/2023)
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7. **U DALE AKINS** **9-I-23-RZ**
0 Ebenezer Road / Parcel ID 132 09801, Commission District
5. Rezoning from A (Agricultural), F (Floodway) and I
(Industrial) to PR (Planned Residential) up to 12 du/ac and F
(Floodway). (Tabled date 11/9/2023)
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8. **MILLERTOWN VILLAS** **9-SA-23-C**
4602 Millertown Pike / Parcel ID 059 M E 005, Council
District 4. (Tabled date 11/9/2023)