

- 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 Vote on to be Withdrawn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 OCTOBER 5, 2023 AGENDA	
3.	C	APPROVAL OF SEPTEMBER 14, 2023 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. C ERIC FORRESTALL 10-A-23-AC

Request closure of an unnamed alley originating at Wilson Avenue and terminating between 503 Houston Street (Parcel ID 082KP016) and 2758 Wilson Avenue (Parcel ID 082KP013) at an unnamed alley, 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)

6. MAPLE LANE HOMES LLC

0 Westridge Drive / Parcel ID 106 N K 01701, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT 10-E-23-SP

From CI (Civic and Institutional) to LDR (Low Density Residential).

B. ONE YEAR PLAN AMENDMENT 10-E-23-PA

From CI (Civic and Institutional) to LDR (Low Density Residential).

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. C 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).

8. SMEE + BUSBY ARCHITECTS, P.C. 9-G-23-RZ
 121 Union Avenue and 0 State Street / Parcel ID 095 I A 016, 017, 018, 019 and 020, Council District 6. Rezoning from DK-G (Downtown Knoxville District, Grid Subdistrict) to DK-B (Downtown Knoxville District, Boulevards Subdistrict).

9. C AMY SHERRILL
 114 Sylvania Drive / Parcel ID 068 L G 039, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT 10-A-23-SP
 From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT 10-A-23-PA
 From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING 10-A-23-RZ
 From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

10.

ERIKA AYALA MUNOZ

2812 Merchant Drive / Parcel ID 080 J B 01801 (part of),
Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

10-B-23-SP

B. ONE YEAR PLAN AMENDMENT

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

10-B-23-PA

C. REZONING

From OP (Office Park) and HP (Hillside Protection Overlay) to C-G-1 (General Commercial) and HP (Hillside Protection Overlay).

10-B-23-RZ

11. C

JUAN HERNANDEZ

4600 Ernestine Drive / Parcel ID 059 K B 01501, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

10-C-23-SP

B. ONE YEAR PLAN AMENDMENT

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

10-C-23-PA

C. REZONING

10-D-23-RZ

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

12. C

MATT. W BRAZILLE, PE

1500 Fort Promise Drive, 1203 and 1331 West Oldham Avenue / Parcel ID 094 B C 002, 003 and 004, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

10-D-23-SP

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use-Neighborhood Center) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT

10-D-23-PA

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use-Neighborhood Center) and HP (Hillside Protection).

C. REZONING

10-H-23-RZ

From RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial) and HP (Hillside Protection Overlay).

13. C

JIM FOX

10-M-23-RZ

707 Delapp Drive / Parcel ID 069 A A 01101, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

Item No.**File No.****FINAL SUBDIVISIONS***None***PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS**

- 20. C** **CITY OF KNOXVILLE** **10-A-23-OA**
- Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Articles 7.02.E.10, 7.02.F.1.c, 7.0.2.F.11, 7.0.2.G.3, and 7.0.2.H.5 to correct references pertaining to the City of Knoxville Board of Zoning Appeals and Variances, Article 7.0.2.F.8.c. to limit the percentage of ground floor transparency variances and permitted deviations for minimum interior and rear setbacks for stand-alone parking lots in the South Waterfront Districts, and Article 7.1.4.D.1. to provide standards for stand-alone surface parking lots in the South Waterfront District. All Council Districts.

- 21.** **CITY OF KNOXVILLE** **10-B-23-OA**
- Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types , 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations , and 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, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards. All Council Districts.

26. P (30 days)	R. BENTLEY MARLOW (REVISED) 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.	8-E-23-OA
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OTHER BUSINESS
None

Knox County

STREET NAME CHANGES
None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
None

REZONINGS AND PLAN AMENDMENT/REZONINGS

27.	BLACKMON CONSTRUCTION (REVISED) 4904 and 4900 E Emory Road / Parcel ID 029 058 and 05701, Commission District 7.	
	A. NORTH COUNTY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) to MDR (Medium Density Residential)	10-F-23-SP
	B. REZONING From PR (Planned Residential) up to 5 du/ac and A (Agricultural) to PR (Planned Residential) up to 6.0 du/ac.	9-J-23-RZ

34. P **BB INVESTMENT PROPERTIES, LLC** **10-K-23-RZ**
(30 days) 2713 Byington Beaver Ridge Road / Parcel ID 090 116,
Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

35. **HOLSTON SPRINGS LLC**
1144 Wooddale Church Road and 733 McCubbins Road /
Parcel ID 073 203 (part of), Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT **10-G-23-SP**
From LDR (Low Density Residential) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

B. REZONING **10-L-23-RZ**
From A (Agricultural) to OS (Open Space).

CONCEPT AND DEVELOPMENT PLANS

36. T **WILKINSON SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **7-SC-23-C**
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

B. DEVELOPMENT PLAN **7-A-23-DP**
Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

37. **CMH HOMES, INC ON TIPTON STATION ROAD**

A. CONCEPT SUBDIVISION PLAN

2116 and 2120 Tipton Station Road / Parcel ID 148
10804 and 10806, Commission District 9.

10-SB-23-C

B. DEVELOPMENT PLAN

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

10-B-23-DP

38. C **MAYER PROPERTY SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN

7336 Millertown Pike / Parcel ID 050 202, Commission
District 8.

10-SC-23-C

B. DEVELOPMENT PLAN

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

10-C-23-DP

39. C **ASHEVILLE HIGHWAY SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN

0 Tribute Lane / Parcel ID 062 166 and 16601,
Commission District 8.

10-SD-23-C

B. DEVELOPMENT PLAN

Proposed use: Residential subdivision with duplexes in
PR (Planned Residential) District.

10-D-23-DP

Item No.

File No.

DEVELOPMENT PLANS

- | | | |
|--------------|--|-------------------|
| 40. C | MICHAEL A. BRABSTON, BRABSTON TRUCKING INC.
1455 Harris Road / Parcel ID 060 07908 Proposed use: Trucking office with contractor storage yard in PC(k) (Planned Commercial) District. Commission District 8. | 10-A-23-DP |
|--------------|--|-------------------|

USES ON REVIEW

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|--------------|--|-------------------|
| 41. C | T. GAIL ROBERTS
8606 Tazewell Pike / Parcel ID 005 042. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 8. | 10-A-23-UR |
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| 42. C | EMPOWER AT VALLEY GREEN FARM
0 Clark Drive / Parcel ID 010 09401. Proposed use: Farming, educational, and religious development for young adults in A (Agricultural) District. Commission District 8. | 10-B-23-UR |
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|--------------|---|-------------------|
| 43. C | HOLSTON SPRINGS LLC
1144 Wooddale Church Road and 733 McCubbins Road / Parcel ID 073 203, Commission District 8. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8. | 10-C-23-UR |
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FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

- | | | |
|------------|---|-------------------|
| 44. | FINAL PLAT OF ISABEL ESTATES
6517 Brackett Road / Parcel ID 020 132, Commission District 8. | 10-SA-23-F |
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- 45. C** **FINAL PLAT OF SPARKS MEADOW SUBDIVISION** 10-SB-23-F
6917 Ball Road / Parcel ID 091 07709, Commission District 6.

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS

- 46. C** **DANEEN STALLINGS** 10-A-23-OB
8537 Asheville Highway. Consideration of a Similar Use Determination for a small dog grooming shop in OB (Office, Medical and Related Services). Commission District 8.

- 47. C** **KNOXVILLE-KNOX COUNTY PLANNING** 10-B-23-OB
Consideration of approval of previously recorded final plats that are in substantial conformance with the concept plan. Multiple City and County Districts.

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.

1. **KNOXVILLE-KNOX COUNTY
PLANNING** 8-A-22-OA

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)

2. **WILLIAM MAYS** 4-A-23-SU

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)

3. **CHAD WILHITE** 8-G-23-RZ

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)