

# 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 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](http://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](http://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to submit your request.

<b>Item No.</b>		<b>File No.</b>
<b>1.</b>		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
<b>2.</b>	C	APPROVAL OF FEBRUARY 8, 2024 AGENDA
<b>3.</b>	C	APPROVAL OF JANUARY 11, 2024 MINUTES
<b>4.</b>		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

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- |           |   |                  |
|-----------|---|------------------|
| <b>5.</b> | <b>CITY OF KNOXVILLE</b><br>Request closure of unnamed alley between the south side of W Fourth Avenue (closed right-of-way) and its southern terminus, Council District 6.                     | <b>2-A-24-AC</b> |
| <hr/>     |   |                  |
| <b>6.</b> | <b>CITY OF KNOXVILLE</b><br>Request closure of Arthur Street between the southwest corner of parcel 094FF008 and its northern terminus at the east side of May Avenue, Council District 6.      | <b>2-A-24-SC</b> |
| <hr/>     |   |                  |
| <b>7.</b> | <b>CITY OF KNOXVILLE</b><br>Request closure of Clark Street between its intersection with Richards Street and its terminus at May Avenue, Council District 6.                                   | <b>2-B-24-SC</b> |
| <hr/>     |   |                  |
| <b>8.</b> | <b>CITY OF KNOXVILLE</b><br>Request closure of Richards Street between the southeast side of May Avenue and its southern terminus at W Fourth Avenue (closed right-of-way), Council District 6. | <b>2-C-24-SC</b> |
| <hr/>     |   |                  |
| <b>9.</b> | <b>BELVAN PROPERTIES LLC</b><br>Request closure of Barber Street between Gertrude Avenue and Susanne Avenue, Council District 1.  | <b>2-D-24-SC</b> |

#### STREET NAME CHANGES

*None*

#### PLANS, STUDIES, REPORTS

*None*



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| <b>13.</b> | <b>ANGELA WILSON</b><br>5121 Kohlmier Road / Parcel ID 080 B J 013 01, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay). | <b>2-G-24-RZ</b> |
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CONCEPTS/SPECIAL USES

None

SPECIAL USES

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|------------|--|-------------------|
| <b>14.</b> | <b>P</b><br><b>KAITY WOZEK / BATSON, HIMES, NORVELL &amp; POE</b><br>(30 days)   | <b>12-B-23-SU</b> |
|            | 3330 W. Governor John Sevier Highway / Parcel ID 147 030. Proposed use: New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway in RN-1 (C) (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 1. |                   |
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| <b>15.</b> | <b>JOSH BRADEN</b><br>3351 Lay Avenue / Parcel ID 082 E K 015. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 6. | <b>2-A-24-SU</b> |
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| <b>16.</b> | <b>JOSE MARTINEZ (REVISED)</b><br>5836 Windtree Lane / Parcel ID 092 M B 013 22. Proposed use: Reduction of peripheral setback in the former RP-1 district from 25 ft to 19.5 ft in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 3. | <b>2-B-24-SU</b> |
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**17. AW SLENA CABLE** 2-C-24-SU  
1904 Piney Grove Church Road / Parcel ID 106 B A 004.  
Proposed use: Manufactured house - multi sectional in AG (General Agricultural) and HP (Hillside Protection Overlay) District. Council District 3.

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**18. JOSHUA D. WRIGHT** 2-D-24-SU  
2429 Anita Drive / Parcel ID 095 O D 006 03. Proposed use: Multi-family dwellings up to 49 units in up to two buildings in RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 1.

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**19. DEBORAH W. ROSSI** 2-E-24-SU  
1201 E Moody Avenue / Parcel ID 109 B F 026. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

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**20. KNOXVILLE FIRST CHURCH OF GOD** 2-F-24-SU  
6708 Westland Drive / Parcel ID 121 P B 022. Proposed use: Construction of an open pavilion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

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**21. MAPLE LANE HOMES LLC** 2-G-24-SU  
0 Westridge Drive / Parcel ID 106 N K 017 01. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

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**FINAL SUBDIVISIONS**

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**22. FINAL PLAT OF THE HIGHLANDS AT CLEAR SPRING, UNIT 3** 1-SC-24-F  
2175 Glen Creek Road / Parcel ID 060 H E 103 01 (part of), Council District 4.

**Item No.**

**File No.**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

*None*

**Knox County**

**STREET NAME CHANGES**

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- 23.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    **2-A-24-SNC**  
Change Old Tazewell Pike to Memory Hill Lane between Murphy Road and a point 70 ft north of the southeast corner of parcel 039 257, Commission District 8.

**PLANS, STUDIES, REPORTS**

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- 24. AP**                    **KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS**                    **2-A-24-CP**  
(30 days)                    Consideration of the Knox County Comprehensive Land Use and Transportation Plan.

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

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- 25.**                    **DANIEL LEVY**                    **2-D-24-SP**  
0 Roscoe Lane / Parcel ID 072 45001, Commission District 9. East County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential).

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**26.**

**ROBERT GREGORY, GREGORY LAND DEVELOPMENT, LLC**

8721 Heiskell Road / Parcel ID 046 044, Commission District 7.

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**A. NORTH COUNTY SECTOR PLAN AMENDMENT**

From AG (Agricultural), LDR (Low Density Residential) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

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**1-A-24-SP**

**B. REZONING**

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

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**1-B-24-RZ**

**27.**

**BEN MULLINS**

0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3.

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**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

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**1-B-24-SP**

**B. REZONING**

From RAE (Exclusive Residential), PC (Planned Commercial) and PR (Planned Residential) to OB (Office, Medical, and Related Services and PR (Planned Residential) up to 5 du/ac.

**1-D-24-RZ**



**31.**

**MILLSTONE VENTURES LLC**

11471 Outlet Drive / Parcel ID 130 175, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

**2-C-24-SP**

**B. REZONING**

From PR (Planned Residential) up to 12 du/ac to OB (Office, Medical, and Related Services).

**2-F-24-RZ**

**32.**

**WALLACE MCCLURE**

0 Dutchtown Road / Parcel ID 118 171 (part of), Commission District 3. Rezoning from A (Agricultural) and TO (Technology Overlay) to CA (General Business) and TO (Technology Overlay).

**2-H-24-RZ**

**33.**

**RALPH SMITH, PROFESSIONAL LAND SYSTEMS**

0 and 8226 Pedigo Road / Parcel ID 037 100 and 037 100 01, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

**2-I-24-RZ**

**34.**

**SMITHBILT HOMES**

6701 Roberts Road / Parcel ID 022 005 14, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

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

**2-E-24-SP**

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**B. REZONING**

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

**2-J-24-RZ**

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**35.**

**MESANA INVESTMENTS, LLC**

0 Night Time Drive / Parcel ID 078 A B 044, Commission District 6. Rezoning from PR (Planned Residential) and A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

**2-K-24-RZ**

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CONCEPTS/DEVELOPMENT PLANS

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**36.**

**BOTEZAT PROPERTY – MILLERTOWN PIKE**

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**A. CONCEPT SUBDIVISION PLAN**

5701, 5703, 5707 and 5709 Millertown Pike / Parcel ID 060 021,020,022 and 023, Commission District 8.

**12-SE-23-C**

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**B. DEVELOPMENT PLAN**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 2.75 du/ac District.

**12-E-23-DP**

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**37. P**  
(30 days)

**LANTERN PARK**

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**A. CONCEPT SUBDIVISION PLAN**

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

**12-SF-23-C**

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**B. DEVELOPMENT PLAN**

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

**12-G-23-DP**



**Item No.**

**File No.**

**CONCEPTS/USES ON REVIEW**

*None*

**DEVELOPMENT PLANS**

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<b>42.</b>	<b>BENJAMIN C MULLINS</b> 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.	<b>2-B-24-DP</b>
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<b>43.</b>	<b>SHINING STAR PROPERTIES LLC</b> 2834 Barnard Road / Parcel ID 092 022. Proposed use: Reference Plat submission; File #7-OO-23 in PR (Planned Residential) up to 4.5 du/ac District. Commission District 3.	<b>2-E-24-DP</b>
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<b>44.</b>	<b>UPLAND SOUTH CONSTRUCTION</b> 0, 5511 and 5513 Tazewell Pike / Parcel ID 049 C J 001, 002 and 003 Proposed use: Attached residential development in PR (Planned Residential) up to 5 du/ac District. Commission District 8.	<b>2-F-24-DP</b>
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**USES ON REVIEW**

*None*

**FINAL SUBDIVISIONS / WITH VARIANCES**

*None*

**FINAL SUBDIVISIONS / WITHOUT VARIANCES**

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<b>45. AW</b>	<b>FINAL PLAT OF HUNTERS GLEN PHASE 2</b> 0 Bronze Way / Parcel ID 133 N D 001, Commission District 4.	<b>2-SA-24-F</b>
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**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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|------------|---|-------------------|
| <b>46.</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>Consideration of amendments to the Knoxville-Knox County<br>Subdivision Regulations. | <b>11-B-23-OB</b> |
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**Adjournment**

**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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|-----------|--|------------------|
| <b>1.</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>Consideration of an amendment to the Knoxville City Code,<br>Appendix B, Zoning Code, Article 5.3, to refine the<br>application of build-to percentages and build-to zones in the<br>C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023) | <b>8-A-22-OA</b> |
| <b>2.</b> | <b>WILLIAM MAYS</b><br>2700 Whittle Springs Road / Parcel ID 070 P D 02602.<br>Proposed use: Gas station in C-N (Neighborhood<br>Commercial) and IH (Infill Housing Overlay) Districts. Council<br>District 4. (Tabled date 7/13/2023)   | <b>4-A-23-SU</b> |
| <b>3.</b> | <b>CHAD WILHITE</b><br>8508 Childress Road / Parcel ID 037 G A 035, Commission<br>District 7. Rezoning from A (Agricultural) to RB (General<br>Residential). (Tabled date 9/14/2023)   | <b>8-G-23-RZ</b> |

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4. **R. BENTLEY MARLOW** 8-A-23-OA  
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)

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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. BENTLY 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. **MILLERTOWN VILLAS** 9-SA-23-C  
4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)

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8.                   **THUNDER MOUNTAIN PROPERTIES**                   1-K-24-RZ  
8744 Chapman Highway / Parcel ID 138 104 (part of),  
Commission District 9. Rezoning from RA (Low Density  
Residential), A (Agricultural) to PR (Planned Residential) up  
to 3 du/ac. (Tabled date 1/11/2024)

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9.                   **THUNDER MOUNTAIN PROPERTIES**  
8744 Chapman Highway / Parcel ID 138 104 (part of),  
Commission District 9. (Tabled date 1/11/2024)

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**A. SOUTH COUNTY SECTOR PLAN  
AMENDMENT**                   **1-G-24-SP**  
From PP (Public Parks), LDR (Low Density Residential),  
HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use  
Special District, South Knox County Gateway), HP  
(Hillside Protection)

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**B. REZONING**                   **1-L-24-RZ**  
From A (Agricultural) to CA (General Business).

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8.                   **BRADLEY LAKE LANE (FORMERLY  
KNOWN AS SPRING LAKE FARMS,  
PHASE 3)**  
(Tabled date 1/11/2024)

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**C. CONCEPT SUBDIVISION PLAN**                   **12-SG-23-C**  
0 Bogart Lane / Parcel ID 092 053 (part of), Commission  
District 3.

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**D. DEVELOPMENT PLAN**                   **12-H-23-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.