

# 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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>	
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
2.	C	APPROVAL OF JUNE 13, 2024 AGENDA
3.	C	<a href="#">APPROVAL OF MAY 9, 2024 MINUTES</a>
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

## Knox County

### FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

*None*

### FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

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- |    |   |   |           |
|----|---|---|-----------|
| 5. | C | <b>FINAL PLAT OF HAYDEN FARMS<br/>SUBDIVISION, PHASE 2B</b><br>11503 Barkley Knoll Lane / Parcel ID 103 072 (part of),<br>Commission District 6.  | 6-SA-24-F |
| 6. | C | <b>FINAL PLAT OF THE RIDGE AT NEALS<br/>LANDING, UNIT 2</b><br>241 Neals Landing Road / Parcel ID 61 070 01 (part of),<br>Commission District 8.  | 6-SB-24-F |
| 7. | C | <b>FINAL PLAT OF ANDES HILL</b><br>8531 Troutman Lane / Parcel ID 105 A A 017, Commission<br>District 6.  | 6-SC-24-F |
| 8. | C | <b>FINAL PLAT OF THE HAVEN AT<br/>HARDIN VALLEY, PHASE 1B</b><br>12202 Couch Mill Road / Parcel ID 117 008 12 (part of),<br>Commission District 6.                                      | 6-SD-24-F |
| 9. | C | <b>FINAL PLAT OF SAINT MARC'S<br/>SUBDIVISION (FORMERLY KNOWN<br/>AS MAYHEW PROPERTY<br/>SUBDIVISION)</b><br>7642 Old Clinton Pike / Parcel ID 67 A B 013 03, Commission<br>District 7. | 6-SE-24-F |

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**10. C**      **FINAL PLAT OF STRAWBERRY HILLS  
SUBDIVISION, PHASE 2, SECTION A**      **6-SF-24-F**  
521 Brakebill Road / Parcel ID 72 267 (part of), Commission  
District 8.

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**11. C**      **FINAL PLAT OF THE RESERVE AT  
THREE RIDGES LOTS 130 & 131  
(FORMERLY KNOWN AS  
HOMESTEAD LAND HOLDINGS  
PROPERTY ON MILLERTOWN PIKE)**      **6-SG-24-F**  
7336 Millertown Pike / Parcel ID 50 202 (part of),  
Commission District 8.

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**12.**      **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.

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**13. P**      **THUNDER MOUNTAIN PROPERTIES**  
(30 Days)      8744 Chapman Highway / Parcel ID 138 104, Commission  
District 9.

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**A. SOUTH COUNTY SECTOR PLAN  
AMENDMENT**

From PP (Public Parks), LDR (Low Density Residential),  
HP (Hillside Protection) to MU-SD, SCo-1 (South Knox  
County Gateway), HP (Hillside Protection).

**1-G-24-SP**

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**B. REZONING**

From A (Agricultural) to CA (General Business).

**1-L-24-RZ**

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**14.**

**BENJAMIN C. MULLINS**

2814 Tipton Station Road / Parcel ID 148 049 (part of),  
Commission District 9. Rezoning from A (Agricultural) to PR  
(Planned Residential) up to 5 du/ac.

**5-K-24-RZ**

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**15.**

**ELIZABETH DAVIS RAINES**

7639 Gibbs Road / Parcel ID 021 085 10, Commission  
District 8. Rezoning from A (Agricultural) to RA (Low Density  
Residential).

**6-A-24-RZ**

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**16. P**

(60 Days)

**SARAH PEACOCK**

5700 Old Rutledge Pike / Parcel ID 60 140 (part of),  
Commission District 8. Rezoning from I (Industrial) to CB  
(Business and Manufacturing).

**6-B-24-RZ**

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**17. C**

**KNOX WILLIAMS**

9419 Dutchtown Road / Parcel ID 119 H F 026, Commission  
District 3. Rezoning from A (Agricultural) to RA (Low Density  
Residential).

**6-C-24-RZ**

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**18.**

**KNOXVILLE REAL ESTATE  
MANAGEMENT LLC**

11120 Hardin Valley Road / Parcel ID 103 110 08,  
Commission District 6. Rezoning from PR (Planned  
Residential) up to 1 du/ac to PR (Planned Residential) up to  
2 du/ac.

**6-D-24-RZ**

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- 19. C**      **LESLIE BRUSSEL-SMITH**      **6-G-24-RZ**  
8237 Collier Road / Parcel ID 46 142, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 20. C**      **EDWARD E SHARP**      **6-H-24-RZ**  
8519 Strawberry Plains Pike / Parcel ID 62 271 (part of), Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).
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- 21.**      **JULIE CLONINGER**      **6-I-24-RZ**  
5917 Thorn Grove Pike / Parcel ID 97 100, Commission District 9. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).
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- 22. C**      **FRANCES LEWIS**      **6-K-24-RZ**  
7915 Griffith Road / Parcel ID 28 156, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 23.**      **TAYLOR D FORRESTER**      **6-L-24-RZ**  
11326 Sam Lee Road / Parcel ID 103 059, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 8 du/ac.
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- 24. C**      **STEFAN CLAAR / 1222 DEVELOPMENT**      **6-M-24-RZ**  
8511 Howell Lane / Parcel ID 51 D C 010 01, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.



**Item No.**

**File No.**

**CONCEPTS/DEVELOPMENT PLANS**

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**31. C**      **BELLTOWN, PHASE III**      **5-SD-24-C**  
 0 Freedom Bell Avenue / Parcel ID 66 121 (part of),  
 Commission District 6.

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**32.**      **CATLETT ROAD SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN**      **6-SA-24-C**  
 1141 Catlett Road / Parcel ID 130 160, Commission  
 District 6.

**B. DEVELOPMENT PLAN**      **6-A-24-DP**  
 Proposed use: 33-lot single family subdivision in PR(k)  
 (Planned Residential) up to 4.68 du/ac District.

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**33. AP**      **HOROBET ON BOB GRAY ROAD**  
 (30 Days)

**A. CONCEPT SUBDIVISION PLAN**      **6-SB-24-C**  
 0 Pellissippi Parkway / Parcel ID 118 071, Commission  
 District 3.

**B. DEVELOPMENT PLAN**      **6-E-24-DP**  
 Proposed use: Attached residential subdivision in PR(k)  
 (Planned Residential) up to 10 du/ac District.

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**34. T**      **616 NORTH WOODDALE ROAD**

**A. CONCEPT SUBDIVISION PLAN**      **6-SC-24-C**  
 616 N Wooddale Road / Parcel ID 61 057, Commission  
 District 8.

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- B. DEVELOPMENT PLAN** **6-F-24-DP**  
Proposed use: 70-lot single family subdivision in PR  
(Planned Residential) up to 3 du/ac District.
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**35. EBENEZER SUBDIVISION**

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- A. CONCEPT SUBDIVISION PLAN** **6-SD-24-C**  
0 Ebenezer Road / Parcel ID 132 037 (part of),  
Commission District 3.
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- B. DEVELOPMENT PLAN** **6-H-24-DP**  
Proposed use: Detached residential subdivision in PR(k)  
(Planned Residential) up to 4 du/ac District.
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**36. LANTERN PARK, PHASE 2**

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- A. CONCEPT SUBDIVISION PLAN** **6-SE-24-C**  
0 Mission Hill Lane, 0 Lantern Park Lane (formerly  
known as 0 Hardin Valley Road) / Parcel ID 116 M E 001,  
012, 022. Commission District 6.
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- B. DEVELOPMENT PLAN** **6-I-24-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 3 du/ac District.
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**37. C NEALS LANDING, UNIT 3**

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- A. CONCEPT SUBDIVISION PLAN** **6-SF-24-C**  
241 Neals Landing Road / Parcel ID 61 070 01 (part of),  
Commission District 8.
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- B. DEVELOPMENT PLAN** **6-J-24-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 6 du/ac District.



**Item No.**

**File No.**

**CONCEPTS/USES ON REVIEW**

None

**DEVELOPMENT PLANS**

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**38. C**      **AMY SHERRILL**      **3-A-24-DP**  
 1315 Lovell Road / Parcel ID 118 H A 032 02. Proposed use: Commercial development in PC (Planned Commercial), TO (Technology Overlay) District. Commission District 6.

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**39. AW**      **ANGELIC MINISTRIES INTERNATIONAL**      **6-B-24-DP**  
 3430 Zion Lane / Parcel ID 91 042 (part of). Proposed use: 5 tiny homes in PR (Planned Residential) up to 4 du/ac District. Commission District 6.

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**40. C**      **SCOTT SHARP**      **6-C-24-DP**  
 1304 Centerpoint Boulevard / Parcel ID 118 016 16. Proposed use: Vehicle maintenance facility in PC (Planned Commercial), TO (Technology Overlay) District. Commission District 3.

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**41. C**      **JERRY P GLENN**      **6-D-24-DP**  
 3208, 3210 Solway Road / Parcel ID 89 127, 127 01. Proposed use: 2 duplexes in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

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**42. AW**      **BEN MULLINS**      **6-G-24-DP**  
 0 Hardin Valley Road / Parcel ID 104 017 07. Proposed use: Multifamily development 84 units in RB(k) (General Residential) District. Commission District 3.

**Item No.**

**File No.**

- 43. C**      **ADAM SCHMEING**      **6-K-24-DP**  
 6712 E Emory Road / Parcel ID 20 N B 040. Proposed use:  
 Two single-family and one duplex lot subdivision in PR  
 (Planned Residential) up to 5 du/ac District. Commission  
 District 8.

**USES ON REVIEW**

- 44. P**      **YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**      **6-A-24-UR**  
 (30 Days)      0, 10205, 10211 Westland Drive / Parcel ID 153 D A 027 01, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

- 45. AP**      **TOMMY HUNT**      **6-B-24-UR**  
 (30 Days)      1025 Concord Road / Parcel ID 153 037 03 (part of). Proposed use: Fueling station and restaurant in CN (Neighborhood Commercial) District. Commission District 5.

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

- 46.**      **PATRICK & KIMBERLY MCGUIRE**      **3-A-24-OB**  
 Consideration of Similar use determination for off-road trail riding for motorized vehicles and mountain bikes in the A (Agricultural) zone.

# City of Knoxville

## FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

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**47. P**      **FINAL PLAT OF LOT 190 & 191 OF  
OVERBROOK ADDITION,  
RESUBDIVISION OF A PORTION OF  
LOT 22 OF RICHMOND HEIGHTS**

**3-SB-24-F**

(30 Days)      0 Richmond Avenue / Parcel ID 094 H C 010 01, Council  
District 3.

## FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

*None*

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

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

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**48. C**      **BRYAN MAYO**      **6-E-24-RZ**  
 1805 Ferd Hickey Road / Parcel ID 106 G A 005, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

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**49. C**      **DAVID MARKEYVCH**      **6-F-24-RZ**  
 324 Watauga Drive / Parcel ID 58 D A 007, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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**50. C**      **ANDREW OSAKUE**      **6-J-24-RZ**  
 3107 Landview Drive / Parcel ID 82 L E 031, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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**51. C**      **KNOX ONCORE, LLC**      **6-P-24-RZ**  
 0, 1000 May Avenue, 0 Richards Street, 0 W Fifth Avenue, 0 Clark Street, 0 W Fourth Avenue / Parcel ID 094 E A 001, 002, 007, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 015, 016, 017, 018, 019, 020; 094 F F 008, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025. Council District 6. Rezoning from I-H (Heavy Industrial), F (Floodplain Overlay) to C-H-1 (Highway Commercial), F (Floodplain Overlay).

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**52. C**      **BENCHMARK ASSOCIATES, INC.**      **6-R-24-RZ**  
 3407 Valley View Drive / Parcel ID 70 A B 007, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District) to RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District).

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**53. C**      **FRANCO IRAKOZE**      **6-V-24-RZ**  
277 Ogle Avenue / Parcel ID 123 A B 012 , Council District 1.  
Rezoning from C-G-1 (General Commercial) to C-G-2  
(General Commercial).

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**CONCEPTS/SPECIAL USES**

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**54. P**      **MONTEREY OAKS SUBDIVISION**  
(30 Days)

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**A. CONCEPT SUBDIVISION PLAN**      **5-SC-24-C**  
0 Monterey Road / Parcel ID 068 P C 014 18, Council  
District 3.

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**B. SPECIAL USE**      **5-A-24-SU**  
Proposed use: Duplexes in RN-1 (Single-Family  
Residential Neighborhood) and HP (Hillside Protection  
Overlay) Districts.

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**SPECIAL USES**

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**55. P**      **LEAH METCALF**      **5-C-24-SU**  
(30 Days)  
0, 512 and 600 Richmond Avenue / Parcel ID 094 H Q 026  
01, 002 and 003. Proposed use: Duplex development in RN-  
2 (Single-Family Residential Neighborhood), HP (Hillside  
Protection Overlay) District. Council District 3.

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**56. C**      **RONNIE L. PHILLIPS**      **6-A-24-SU**  
4213 Washington Pike / Parcel ID 70 C B 017 02. Proposed  
use: Duplex in RN-2 (Single-Family Residential  
Neighborhood), C (Former Planned District) District. Council  
District 4.

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**57. C**      **BRIAN L. BUCKMON**      **6-B-24-SU**  
2112 E Magnolia Ave, 0 Linden Avenue / Parcel ID 82 O N 004, 082 O N 014. Proposed use: Funeral Home in C-G-2 (General Commercial) District. Council District 6.

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**58. C**      **TYLER STINNETT**      **6-C-24-SU**  
0, 1033 Ford Place / Parcel ID 95 O F 036, 035. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

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**59. C**      **CARRIE ROGERS**      **6-D-24-SU**  
10130 Kingston Pike; 0, 101, 244, 256, 260, 280 For Sanders West Boulevard / Parcel ID 131 L A 001 01, 001 05, 001 06, 131 L A 001 08, 001 10, 001 11, 131 N C 108. Proposed use: Master sign plan in CA (General Business), OP (Office Park), PC (Planned Commercial), AG (General Agricultural), PR (Planned Residential) District. Commission District 5.

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**60. C**      **GIANCARLO MARUCCHI**      **6-E-24-SU**  
5405 Central Avenue Pike / Parcel ID 68 F C 055. Proposed use: Single family dwelling to duplex conversion in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

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**61. P**      **KNOXVILLE-KNOX COUNTY PLANNING**      **8-A-22-OA**  
(90 Days)      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.

**Item No.**

**File No.**

**OTHER BUSINESS**

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**62.**                    **JESSICA WILLIS / SOUTHERN SIGNS**                    6-A-24-OB  
Consideration of a third sign in the C-G-1 (General Commercial) zone in accordance with Article 13.9.F.5.e.

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**63. C**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    6-B-24-OB  
Consideration of the FY 2025 Operating Budget for Knoxville-Knox County Planning.

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**64. C**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    6-C-24-OB  
Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.

**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. **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)

2. **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)

3. **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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4. **WILKINSON SUBDIVISION**  
(Tabled date 10/5/2023)

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**A. CONCEPT SUBDIVISION PLAN**

8502 Nubbin Ridge Road / Parcel ID 145 001,  
Commission District 4.

**7-SC-23-C**

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**B. DEVELOPMENT PLAN**

Proposed use: Detached residential house and  
reduction of peripheral setbacks in PR(k) (Planned  
Residential) District.

**7-A-23-DP**

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5. **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. (Tabled date 11/9/2023)

**8-E-23-OA**

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6. **MILLERTOWN VILLAS**

4602 Millertown Pike / Parcel ID 059 M E 005, Council  
District 4. (Tabled date 11/9/2023)

**9-SA-23-C**

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

(Tabled date 1/11/2024)

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**A. CONCEPT SUBDIVISION PLAN**

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

**12-SG-23-C**

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**B. DEVELOPMENT PLAN**

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

**12-H-23-DP**

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8.

**LANTERN PARK**

(Tabled 3/7/2024)

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**C. CONCEPT SUBDIVISION PLAN**

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

**12-SF-23-C**

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**D. DEVELOPMENT PLAN**

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

**12-G-23-DP**

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9.

**BENJAMIN C. MULLINS**

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. (Tabled 3/7/2024)

**2-B-24-DP**

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10.

**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. (Tabled 3/7/2024)

**8-B-23-OA**