

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AW.....Automatically Withdrawn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 Vote on to be Withdrawn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. 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.
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1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
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2.	C	APPROVAL OF MARCH 7, 2024 AGENDA
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3.	C	APPROVAL OF FEBRUARY 8, 2024 MINUTES
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4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON
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Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

5.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

Consideration of the Knox County Comprehensive Land Use
and Transportation Plan.

2-A-24-CP

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6.

BENJAMIN C. MULLINS

2600 W Gallaher Ferry Road / Parcel ID 116 020,
Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From AG (Agricultural), HP (Hillside Protection) and SP
(Stream Protection) to RR (Rural Residential), HP
(Hillside Protection) and SP (Stream Protection).

2-B-24-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 2
du/ac.

2-E-24-RZ

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| 7. | | <p>MILLSTONE VENTURES LLC
11471 Outlet Drive / Parcel ID 130 175, Commission District 6.</p> | |
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| | <p>A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT</p> | <p>From MDR (Medium Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).</p> | <p>2-C-24-SP</p> |
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| | <p>B. REZONING</p> | <p>From PR (Planned Residential) up to 12 du/ac to OB (Office, Medical, and Related Services).</p> | <p>2-F-24-RZ</p> |
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| 8. | <p>P
(30 Days)</p> | <p>MESANA INVESTMENTS, LLC
0 Night Time Drive / Parcel ID 078 A B 044, Commission District 6. Rezoning from PR (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 4 du/ac.</p> | <p>2-K-24-RZ</p> |
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| 9. | <p>C</p> | <p>R. JASON BARNES
8441 Old Middlebrook Pike / Parcel ID 105 L B 047, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.</p> | <p>3-B-24-RZ</p> |
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| 10. | | <p>MESANA INVESTMENTS, LLC
616 N Wooddale Road / Parcel ID 061 057, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.</p> | <p>3-D-24-RZ</p> |

11. P
(60 Days)

MESANA INVESTMENTS, LLC

7803, 7807 and 7809 Sevierville Pike / Parcel ID 125 041, 04001 and 04301. Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

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

3-A-24-SP

B. REZONING

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

3-E-24-RZ

CONCEPTS/DEVELOPMENT PLANS

12. T

LANTERN PARK

A. CONCEPT SUBDIVISION PLAN

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

12-SF-23-C

B. DEVELOPMENT PLAN

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

12-G-23-DP

13.

BBK PROPERTIES

A. CONCEPT SUBDIVISION PLAN

0 and 11912 Black Road / Parcel ID 130 05805 and 05810, Commission District 6.

3-SA-24-C

B. DEVELOPMENT PLAN

3-B-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.99 du/ac District (pending).

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

14. T BENJAMIN C MULLINS

2-B-24-DP

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.

15. P AMY SHERRILL

3-A-24-DP

(90 Days)

1315 Lovell Road / Parcel ID 118 H A 03202. Proposed use: Commercial Development in PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

USES ON REVIEW

16. C DANIEL LEVY

3-A-24-UR

0 Roscoe Lane / Parcel ID 072 04501. Proposed use: Multi-dwelling development in RB (General Residential) District. Commission District 9.

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

**17. C FINAL PLAT OF TANGLED BRANCH
SUBDIVISION PHASE 2**

3-SA-24-F

0 Henderson Road and 0 W Emory Road / Parcel ID 077 082 and 08302, Commission District 6.

Item No.**File No.****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS**

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| 18. | PATRICK & KIMBERLY MCGUIRE
112 Tarklin Valley Road. Consideration of a similar use determination for off-road trail riding. Commission District 9. | 3-A-24-OB |
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| 19. C | DAVID HARBIN BATSON, HIMES, NORVELL & POE
9922 W Emory Road. Consideration of concept plan extension of the M&M Partners - Pebblepass Lane Subdivision (4-SI-21-C) for two years to May 14, 2026. Commission District 6. | 3-C-24-OB |
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City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS*None***ALLEY OR STREET CLOSURES**

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| 20. AW | BESS CONNALLY
Request closure of unnamed alley between its southeast terminus and Morgan Street, Council District 4. | 3-A-24-AC |
| 21. AW | URBAN ENGINEERING, INC
Request closure of McElroy Avenue between its eastern terminus and Varner Street, Council District 6. | 3-A-24-SC |

STREET NAME CHANGES*None*

Item No.

File No.

PLANS, STUDIES, REPORTS

22.

**KNOXVILLE-KNOX COUNTY
PLANNING**

3-A-24-OYP

2024 One Year Plan Update, All Council Districts.

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

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

23. C

R. JASON BARNES

3-A-24-RZ

610 and 612 Hollywood Road / Parcel ID 107 F F 011 and 012, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

24. C

MIKHAIL HABIB

3-C-24-RZ

0 Western Avenue / Parcel ID 094 G H 005 and 004, Council District 6. Rezoning from I-G (General Industrial) to C-G-1 (General Commercial).

CONCEPTS/SPECIAL USES

None

Item No.**File No.****SPECIAL USES**

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| 25. | | KAITY WOZEK / BATSON, HIMES,
NORVELL & POE
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)
Districts. Council District 1. | 12-B-23-SU |
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| 26. | | BUFFALO CONSTRUCTION CO
6395 S Northshore Drive / Parcel ID 121 O A 010 (part of).
Proposed use: Multi-dwelling development in RN-2(C)
(Single-Family Residential Neighborhood) and F (Floodplain
Overlay) Districts. Council District 2. | 3-A-24-SU |
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| 27. | C | JAMES FOX
707 Delapp Drive / Parcel ID 069 A A 011 01. Proposed use:
Duplex in RN-2 (Single-Family Residential Neighborhood)
District. Council District 5. | 3-B-24-SU |
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| 28. | C | JOHN GILL, CHURCH OF THE SAVIOR
UCC
934 N Weisgarber Road / Parcel ID 107 P A 003. Proposed
use: Expansion of a place of worship in RN-1 (Single-Family
Residential Neighborhood) District. Council District 2. | 3-C-24-SU |

FINAL SUBDIVISIONS / WITH VARIANCES

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| 29. | AP
(30 days) | FINAL PLAT OF RICHMOND HEIGHTS
0 Richmond Avenue / Parcel ID 094 H C 01001, Council
District 3. | 3-SB-24-F |
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| 30. | RESUBDIVISION OF A PORTION OF
LOTS 184A TO 185A OF B. H.
SPRANKLE'S 2ND ADDITION TO
WEST KNOXVILLE
0 Sapphire Road / Parcel ID 107 F B 015, Council District 6. | 3-SC-24-F |
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FINAL SUBDIVISIONS / WITHOUT VARIANCES

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| 31. C | FINAL PLAT OF THE HIGHLANDS AT
CLEAR SPRING, UNIT 3
2175 Glen Creek Road / Parcel ID 060 H E 103 01 (part of),
Council District 4. | 1-SC-24-F |
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PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS

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| 32. | 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 |
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| 33. W | CITY OF KNOXVILLE
Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 11.4 Required Off-Street
Parking Spaces; Table 11-2: Required Off-Street Parking. | 3-A-24-OA |
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OTHER BUSINESS

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| 34. C | KNOXVILLE-KNOX COUNTY
PLANNING
3030, 3042, and 3038 Forestdale Avenue / Parcel ID 070 J J
009, 010 and 011. 3.2.C. Administrative Mapping Errors -
Administrative map error correction. Council District 4. | 3-D-24-OB |
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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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| 1. | KNOXVILLE-KNOX COUNTY
PLANNING
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) | 8-A-22-OA |
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| 2. | WILLIAM MAYS
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) | 4-A-23-SU |
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| 3. | CHAD WILHITE
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) | 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. | <p>WILKINSON SUBDIVISION</p> <p>A. CONCEPT SUBDIVISION PLAN</p> <p>8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4. (Tabled date 10/5/2023)</p> <p>B. DEVELOPMENT PLAN</p> <p>Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District. (Tabled date 10/5/2023)</p> | <p>7-SC-23-C</p> <p>7-A-23-DP</p> |
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| 6. | <p>R. BENTLY MARLOW (REVISED)</p> <p>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)</p> | 8-E-23-OA |
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| 7. | <p>MILLERTOWN VILLAS</p> <p>4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)</p> | 9-SA-23-C |
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| 8. | <p>THUNDER MOUNTAIN PROPERTIES
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)</p> | <p>1-K-24-RZ</p> |
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| 9. | <p>THUNDER MOUNTAIN PROPERTIES
8744 Chapman Highway / Parcel ID 138 104 (part of),
Commission District 9. (Tabled date 1/11/2024)</p> | |
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| | <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT
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)</p> | <p>1-G-24-SP</p> |
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| | <p>B. REZONING
From A (Agricultural) to CA (General Business).</p> | <p>1-L-24-RZ</p> |
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| 8. | <p>BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)
(Tabled date 1/11/2024)</p> | |
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| | <p>C. CONCEPT SUBDIVISION PLAN
0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.</p> | <p>12-SG-23-C</p> |
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| | <p>D. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR (Planned Residential) District.</p> | <p>12-H-23-DP</p> |
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