

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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.
1.		ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE
2.	C	APPROVAL OF MAY 9, 2024 AGENDA
3.	C	APPROVAL OF APRIL 11, 2024 MINUTES
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Knox County

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

- 5.** **RESUBDIVISION OF LOT 414
ARCADIA PENINSULA, PHASE 3C** 5-SC-24-F
- 0 and 2313 Arcadia Peninsula Way, 0 Artemis Place Way /
Parcel ID 163 028 74, 028 77 (part of) and 028 71 (part of),
Commission District 5.

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

- 6. C FINAL PLAT OF VOLUNTEER RIDGE
PHASE 3** 5-SA-24-F
- 0 Kenzi Rose Lane / Parcel ID 047 241, Commission District
7.

- 7. C FINAL PLAT OF BELLTOWN, PHASE 1,
UNIT 4** 5-SB-24-F
- 4714 W. Emory Road, 0 Freedom Bell Avenue / Parcel ID
066 121 (part of) and 122 (part of), Commission District 6.

STREET NAME CHANGES

- 8. C BRAD ANDERS/KNOX COUNTY
EMERGENCY COMMUNICATIONS
DISTRICT** 5-A-24-SNC
- Change unnamed easement to 'Debusk Lane' between W
Beaver Creek Drive and Powell Drive, Commission District 7.

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 9. W** **MESANA INVESTMENTS, LLC**
 7803, 7807 and 7809 Sevierville Pike / Parcel ID 125 041, 040 01 and 043 01, Commission District 9.

 - A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **3-A-24-SP**
 From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

 - B. REZONING** **3-E-24-RZ**
 From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

- 10.** **MESANA INVESTMENTS, LLC** **4-N-24-RZ**
 7505 Blacks Ferry Road / Parcel ID 066 051, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

- 11. W** **MESANA INVESTMENTS LLC (REVISED)** **4-P-24-RZ**
 3239 George Light Road / Parcel ID 089 166, Commission District 6. Rezoning from A (Agricultural) and TO (Technology Overlay) to OB (Office, Medical, and Related Services) and TO (Technology Overlay).

- 12. C** **JONATHAN HARPER** **5-D-24-RZ**
 2705 Shipetown Road / Parcel ID 042 047, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

13.	C	MESANA INVESTMENTS, LLC 5630 Millertown Pike / Parcel ID 060 019 (part of), Commission District 8.	
		A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) to MDR (Medium Density Residential).	5-A-24-SP
		B. REZONING From A (Agricultural) to PR (Planned Residential) up to 12 du/ac.	5-E-24-RZ
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14.	C	JAMIE FAUCON 10925 Woody Drive / Parcel ID 143 38, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-F-24-RZ
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15.	C	BETTY SEWELL TAYLOR 8616 Trout Road / Parcel ID 041 217, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-I-24-RZ
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16.		MESANA INVESTMENTS, LLC 7740 Cooper Meadows Lane / Parcel ID 020 200 01 and 200 02, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	5-J-24-RZ
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17.	P (30 Days)	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

Item No.

File No.

- 18.** **MESANA INVESTMENTS, LLC** **5-L-24-RZ**
 0 Harvey Road / Parcel ID 169 009 03, Commission District
 5. Rezoning from A (Agricultural) to PR (Planned Residential)
 up to 5 du/ac.

CONCEPTS/DEVELOPMENT PLANS

- 19.** **8721 HEISKELL ROAD**
 - A. CONCEPT SUBDIVISION PLAN** **5-SB-24-C**
 8721 Heiskell Road / Parcel ID 046 044, Commission
 District 7.
 - B. DEVELOPMENT PLAN** **5-A-24-DP**
 Proposed use: Attached residential subdivision in PR(k)
 (Planned Residential) up to 3 du/ac District.

- 20.** **P** **BELLTOWN PHASE 3** **5-SD-24-C**
 (30 Days) 0 Freedom Bell Avenue / Parcel ID 066 121, Commission
 District 6.

- 21.** **WESTLAND OAKS UNIT 3**
 - A. CONCEPT SUBDIVISION PLAN** **5-SE-24-C**
 9900 Westland Drive / Parcel ID 154 002, Commission
 District 5.
 - B. DEVELOPMENT PLAN** **5-C-24-DP**
 Proposed use: Attached residential subdivision in PR
 (Planned Residential) up to 3 du/ac and PR(k) (Planned
 Residential) up to 3 du/ac Districts.

CONCEPTS/USES ON REVIEW

None

Item No.

File No.

DEVELOPMENT PLANS

- | | | |
|---------------|---|------------------|
| 22. AW | CLINT PALMER
1027 Gray Eagle Lane / Parcel ID 118 G G 030. Proposed use: Peripheral setback reduction from 35 ft to 15 ft in PR (Planned Residential) up to 3 du/ac and TO (Technology Overlay) Districts. Commission District 3. | 5-B-24-DP |
|---------------|---|------------------|

USES ON REVIEW

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| 23. C | ALEXIS PROFFITT
8537 Asheville Highway / Parcel ID 062 210. Proposed use: Childcare Center in OB (Office, Medical, and Related Services) District. Commission District 8. | 5-A-24-UR |
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PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

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|---------------|--|------------------|
| 24. AW | KNOXVILLE-KNOX COUNTY PLANNING
Proposed amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive-Through Facilities in Article 4.108. | 5-A-24-OA |
|---------------|--|------------------|

OTHER BUSINESS

None

City of Knoxville

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

25. 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.

26. AW **FINAL PLAT OF M.A. PARKER'S
HOMEPLACE ADD. RESUB. LOT 6** **5-SD-24-F**

2533 Adair Avenue / Parcel ID 070 P D 028, Council District
4.

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

27.

SCOTT SMITH

0 and 1476 Lyons Bend Road, 0 S Northshore Drive / Parcel ID 121 J B 004, 004 01 and 121 O B 023, Council District 2.

A. SOUTHWEST COUNTY, WEST CITY SECTOR PLAN AMENDMENT

4-J-24-SP

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), PP (Public Parks & Refuge), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT

4-H-24-PA

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), PP (Public Parks & Refuge), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING

4-Q-24-RZ

From RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), F (Floodplain Overlay) and HP (Hillside Protection Overlay).

28. C

JIMMY BRINIAS

5-A-24-RZ

0 Old Broadway / Parcel ID 069 D A 015 02, Council District 5. Rezoning from I-MU (Industrial Mixed-Use) to C-G-1 (General Commercial).

29. C

MANUEL CARDOZA

5-B-24-RZ

1405 Rickard Drive / Parcel ID 081 A A 015, Council District 5. Rezoning from O (Office) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

Item No.

File No.

30. P (60 Days)	CHIA HSIANG WU 925, 929 and 933 Maryville Pike / Parcel ID 122 D E 010, 011 and 012, Council District 1. Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).	5-C-24-RZ
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31. C	JASON C WRIGHT 618 Hollywood Road / Parcel ID 107 F F 015, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).	5-G-24-RZ
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32. C	KATHRYN GREER 810 Clinch Avenue / Parcel ID 094 M C 006 (part of), Council District 1. Rezoning from DK-B (Downtown Knoxville-Boulevards Subdistrict) to DK-B (Downtown Knoxville-Boulevards Subdistrict) and H (Historic Overlay).	5-M-24-RZ
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CONCEPTS/SPECIAL USES

33. AW	RESUBDIVISION OF LOT 13 OF THE PLAT OF E.R. KELLER'S ADDITION 1521 Riverside Road / Parcel ID 082 M C 026, Council District 6.	5-SA-24-C
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34. AP (30 Days)	MONTEREY OAKS SUBDIVISION	
	A. CONCEPT SUBDIVISION PLAN 0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.	5-SC-24-C

B. SPECIAL USE	Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.	5-A-24-SU
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Item No.

File No.

SPECIAL USES

35. C **PETR FESYUK** **5-B-24-SU**
 0 Beaman Lake Road / Parcel ID 083 H B 011 01. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

36. AP **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 developments in RN-2 (Single-Family Residential Neighborhood)/HP (Hillside Protection Overlay) District. Council District 3.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

37. P **CITY OF KNOXVILLE** **4-A-24-OA**
 (60 Days) Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsection G to Article 10.1, General Development Requirements to add standards for flag lots and lots using shared permanent access easements.

38. P **KNOXVILLE-KNOX COUNTY PLANNING** **5-B-24-OA**
 (60 Days) Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, Table 5-2, Commercial Districts Design Standards, to add design standards to the C-G-1 district.

Item No.

File No.

OTHER BUSINESS

39. C **CITY OF KNOXVILLE** **5-A-24-OB**
Consideration of Consideration of approval of the FY 2025-2030 Knoxville Capital Improvements Program including the FY 2025 Capital Improvements Budget.

40. **KNOXVILLE-KNOX COUNTY PLANNING COMMISSION** **5-B-24-OB**
Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2024-2025 term.

41. C **KNOXVILLE-KNOX COUNTY PLANNING** **5-C-24-OB**
Consideration of map correction removal of a previously approved planned district designation on parcel 106DA00914.

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. | U | 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)

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|----|--|---------------------|-----------|
| 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)

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|----|--|---------------------|-----------|
| 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)

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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**
(Tabled date 10/5/2023)
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- A. CONCEPT SUBDIVISION PLAN** **7-SC-23-C**
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.
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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.
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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. **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. **U 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)

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

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)

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

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

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

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

11.	LANTERN PARK	
	(Tabled 3/7/2024)	
	E. CONCEPT SUBDIVISION PLAN	12-SF-23-C
	12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.	
	F. DEVELOPMENT PLAN	12-G-23-DP
	Proposed use: Detached residential subdivision in PR (Planned Residential) District.	
12.	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. (Tabled 3/7/2024)	
13.	R. BENTLEY MARLOW	8-B-23-OA
	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)	
