

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 OCTOBER 3, 2024 AGENDA

3. C APPROVAL OF SEPTEMBER 12, 2024 MINUTES

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

Knox County

FINAL SUBDIVISIONS

5. C **FINAL PLAT OF BELHAVEN
SUBDIVISION (FORMERLY KNOWN
AS BEAVER VALLEY SUBDIVISION)** 10-SB-24-F
0 Beeler Road / Parcel ID 029 18803, Commission District 8.

STREET NAME/SUBDIVISION NAME CHANGES

6. C **JIM SNOWDEN/KNOX COUNTY
ENGINEERING AND PUBLIC WORKS** 10-A-24-SNC
Change the street name of Andes Road to “Ball Road”
between Schaad Road and the north corner of parcel
091PA037, Commission District 6.

7. C **JIM SNOWDEN/KNOX COUNTY
ENGINEERING AND PUBLIC WORKS** 10-B-24-SNC
Change the street name of Andes Road to “Hitching Post
Drive” between Ball Camp Pike and the north corner of
parcel 091PA037, Commission District 6.

8. C **JIM SNOWDEN/KNOX COUNTY
ENGINEERING AND PUBLIC WORKS** 10-C-24-SNC
Change the street name of Ball Camp Pike to “Ball Road”
between Ball Road and the west corner of parcel 091 109,
Commission District 6.

9. **JIM SNOWDEN/KNOX COUNTY
ENGINEERING AND PUBLIC WORKS** 10-D-24-SNC
Change the street name of Ball Camp Pike to “Hitching Post
Drive” between the west corner of parcel 104 046 and
Andes Road, Commission District 6.

PLANS, STUDIES, REPORTS

None

Item No.

File No.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 10. C** **BENJAMIN C MULLINS**
 8801 Grospoint Drive / Parcel ID 132 036, Commission District 3.

 - A. COUNTY COMPREHENSIVE PLAN AMENDMENT** **8-B-24-PA**
 From SR (Suburban Residential), HP (Hillside Protection) to BP (Business Park), SR (Suburban Residential), HP (Hillside Protection).

 - B. REZONING** **8-B-24-RZ**
 From PC (Planned Commercial), RAE (Exclusive Residential) to OB (Office, Medical, and Related Services), PR (Planned Residential) up to 4 du/ac.

- 11.** **BENJAMIN C. MULLINS** **9-G-24-RZ**
 8920 Karns Valley Drive / Parcel ID 077 053, Commission District 6. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 6 du/ac, F (Floodway).

- 12. P** **HOMESTEAD LAND HOLDINGS, LLC** **9-H-24-RZ**
 (30 Days) 6300 Keck Road / Parcel ID 068 044 (part of), Commission District 7. Rezoning from LI (Light Industrial) to CA (General Business).

- 13.** **JACOB BEREZANSKY** **10-B-24-RZ**
 8640 Greenwell Road / Parcel ID 027 09405, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

Item No.**File No.**

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- 14. C** **JEFF YOUNG** **10-C-24-RZ**
11434 Snyder Road / Parcel ID 130 16312, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.
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- 15. C** **OLEG ZAYETS** **10-D-24-RZ**
1110, 1112, 1114 N Campbell Station Road; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 Campbell Park Lane / Parcel ID 130JE00102, 00101, 001, 002, 003, 004, 005, 010, 006, 007, 008, 009, Commission District 6. Rezoning from PR (Planned Residential) up to 4.1 du/ac to PR (Planned Residential) up to 4.4 du/ac.
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- 16.** **NATALIE NORDSTROM** **10-E-24-RZ**
2008, 2012, 2016, 2020 Thurman Lane / Parcel ID 122KC014, 01403, 01402, 01401, Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 6 du/ac.
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- 17. C** **BHAVINKUMAR PATEL** **10-F-24-RZ**
8535 Asheville Highway / Parcel ID 062 21101, Commission District 8. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
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- 18.** **MAHMOUD SHORMAN** **10-G-24-RZ**
10641 High Meadow Drive / Parcel ID 118IF00201, Commission District 3. Rezoning from PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO (Technology Overlay).
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- 19. C** **MESANA INVESTMENTS, LLC** **10-H-24-RZ**
6120 Babely Road / Parcel ID 050 114, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

20. P **MESANA INVESTMENTS, LLC** **10-I-24-RZ**
(30 Days) 0 Strawberry Plains Pike / Parcel ID 096 49 (part of),
Commission District 9. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 5 du/ac.

21. **MATTHEW REGAS** **10-J-24-RZ**
224 E Hendron Chapel Road / Parcel ID 138HA024,
Commission District 9. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 4 du/ac.

22. **TAYLOR D. FORRESTER** **10-L-24-RZ**
7816 Ball Camp Pike / Parcel ID 091 226, Commission
District 6. Removal of non-disturbance condition (10-E-23-
RZ) in the PR(k) (Planned Residential) up to 5 du/ac and 3.25
du/ac Districts.

23. C **RYAN S. LYNCH** **10-M-24-RZ**
0, 1302, 1304 E Beaver Creek Dr / Parcel ID 047 23401, 234,
23403, Commission District 7. Rezoning from A
(Agricultural) to PR (Planned Residential) up to 5 du/ac.

CONCEPTS/DEVELOPMENT PLANS

24. **3239 GEORGE LIGHT RD**

A. CONCEPT SUBDIVISION PLAN **10-SA-24-C**
3239 George Light Road / Parcel ID 089 166,
Commission District 6.

B. DEVELOPMENT PLAN **10-B-24-DP**
Proposed use: Attached residential subdivision in PR
(Planned Residential) up to 5 du/ac (pending), TO
(Technology Overlay) District.

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25. AP **TIPTON STATION SUBDIVISION**
 (30 Days)

A. CONCEPT SUBDIVISION PLAN **10-SB-24-C**
 2814 Tipton Station Road / Parcel ID 148 049,
 Commission District 9.

B. DEVELOPMENT PLAN **10-C-24-DP**
 Proposed use: Detached residential subdivision in F
 (Floodway), A (Agricultural), PR(k) (Planned Residential)
 up to 4 du/ac District.

26. **WHISPER RIDGE**

A. CONCEPT SUBDIVISION PLAN **10-SC-24-C**
 0 Shadow Branch Lane, 0 McNeely Road / Parcel ID 030
 20811, 20812, 030KB045, 046, 047, 048, 049, 050, 051,
 052, Commission District 8.

B. DEVELOPMENT PLAN **10-D-24-DP**
 Proposed use: Detached residential subdivision in PR
 (Planned Residential) up to 3 du/ac District.

CONCEPTS/USES ON REVIEW
None

DEVELOPMENT PLANS

27. C **RYAN LYNCH** **10-A-24-DP**
 8205 Nubbin Ridge Drive / Parcel ID 133 J A 008 Proposed
 use: 4-lot subdivision in PR (Planned Residential) District.
 Commission District 4.

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USES ON REVIEW

| | | | |
|------------|-----------|--|-------------------|
| 28. | AP | DONALD EPPERLY, JDK PROPERTIES | 10-A-24-UR |
| (30 Days) | | 0 Cahaba Lane / Parcel ID 072 107. Proposed use: Commercial Mulching Operation in CA (General Business) District. Commission District 8. | |

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

City of Knoxville

FINAL SUBDIVISIONS

- | | | |
|---------------|--|-------------------|
| 29. AP | FINAL PLAT FOR RESUBDIVISION OF LOTS 8 & 26 OF THE J.A. UMBARGER PROPERTY | 10-SA-24-F |
| (30 Days) | 0 Dooley Street; 0 Baldwin Avenue / Parcel ID 109IH016, 017, 109IG002, Council District 1. | |

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

- | | | |
|--------------|---|------------------|
| 30. T | ANDREW THOMAS 1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. | |
| | A. NORTH CITY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) to MDR (Medium Density Residential). | 7-G-24-SP |

B. ONE YEAR PLAN AMENDMENT **7-G-24-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

C. REZONING **7-P-24-RZ**
From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

31. P **9-E-24-RZ**
(30 Days) **HOMESTEAD LAND HOLDINGS, LLC**
6302 Keck Road / Parcel ID 068 04401, City Council District 3. Rezoning from C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Overlay).

32. C **10-A-24-SP**
CHEROKEE COUNTRY CLUB
5331 Lyons View Pike / Parcel ID 121BD001 (part of), Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT **10-A-24-PA**
From MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special District), HP (Hillside Protection) to OS (Other Open Space), HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **10-A-24-RZ**
From MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection) to OS (Other Open Space), HP (Hillside Protection).

C. REZONING **10-A-24-SP**
From RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay) to OS (Parks and Open Space), HP (Hillside Protection Overlay).

33. C **KNOXVILLE HABITAT FOR HUMANITY**

4325 Pinehurst Drive / Parcel ID 059NC00101, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT
From CI (Civic and Institutional) to MDR (Medium Density Residential).

10-B-24-SP

B. ONE YEAR PLAN AMENDMENT
From CI (Civic and Institutional) to MDR (Medium Density Residential).

10-B-24-PA

C. REZONING
From O (Office) to RN-4 (General Residential Neighborhood).

10-K-24-RZ

34. **JOSH HAUN**

4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

10-N-24-RZ

35. **CHARLES R CORLEW**

0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

10-O-24-RZ

36. HEYOH DESIGN & DEVELOPMENT

1524 Riverside Road / Parcel ID 083PA009, Council District 6.

AW A. EAST CITY SECTOR PLAN AMENDMENT 10-C-24-SP
From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

AW B. ONE YEAR PLAN AMENDMENT 10-C-24-PA
From LDR (Low Density Residential), HP (Hillside Protection) to MDR (Medium Density Residential), HP (Hillside Protection).

C. REZONING 10-P-24-RZ
From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (General Residential Neighborhood), HP (Hillside Protection Overlay).

37. C JIM ODLE

0 Lifespring Lane / Parcel ID 049 10304, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT 10-D-24-SP
From O (Office) to NC (Neighborhood Commercial).

B. ONE YEAR PLAN AMENDMENT 10-D-24-PA
From O (Office) to NC (Neighborhood Commercial).

C. REZONING 10-Q-24-RZ
From O (Office) to C-N (Neighborhood Commercial).

Item No.

File No.

CONCEPTS/SPECIAL USES

38. P
(30 Days)

MONTEREY OAKS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **5-SC-24-C**
 0 Monterey Road / Parcel ID 068PC01418, Council District 3.

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

39. P
(30 Days)

PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **7-SA-24-C**
 0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

B. SPECIAL USE **7-A-24-SU**
 Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

40.

0 BROOME ROAD

9-SB-24-C

0 Broome Road, 7700, 7708 Middlebrook Pike / Parcel ID 106OA04002, 041, 042, Council District 2.

41.

FOX & FOGERTY ON YOSEMITE DR

9-SC-24-C

0 Yosemite Trail / Parcel ID 107BA018, Council District 2.

Item No.

File No.

SPECIAL USES

42. P **CAR CONNEXION COMPLETE AUTO REPAIR** **9-A-24-SU**
 (30 Days) 0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

43. P **CALVARY CHAPEL OF KNOXVILLE**
 (30 Days) 3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.

A. HILLSIDE PROTECTION OVERLAY REVIEW **9-A-24-HPA**
 Request to exceed the Hillside Protection disturbance budget by .76 acre for a place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

B. SPECIAL USE **9-G-24-SU**
 Proposed use: Sanctuary and podium parking for place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

44. **WILLIAM CARITHERS** **10-A-24-SU**
 3336 Sevier Avenue / Parcel ID 109FK029. Proposed use: Eating and Drinking Establishment in C-N (Neighborhood Commercial) District. Council District 1.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

45. **R. BENTLEY MARLOW (REVISED)** 8-A-23-OA
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 4.6 Middle Housing Standards.

46. AW **CITY OF KNOXVILLE** 4-A-24-OA
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 subsections G and H to Article 10.1, General Development Requirements to add standards for flag lots and multiple lots using access easements.

OTHER BUSINESS

None

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. W WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

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.

2. U 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)

3. MILLERTOWN VILLAS

9-SA-23-C

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

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

(Tabled date 1/11/2024)

A. CONCEPT SUBDIVISION PLAN

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

12-SG-23-C

B. DEVELOPMENT PLAN

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

12-H-23-DP

5.

LANTERN PARK

(Tabled 3/7/2024)

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

6.

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

7.

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

Item No.**File No.**

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- | | | |
|-------|--|-----------|
| 11. | YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC 0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024) | 6-A-24-UR |
| <hr/> | | |
| 12. | LEAH METCALF 0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024) | 5-C-24-SU |
| <hr/> | | |
| 13. | KNOXVILLE-KNOX COUNTY PLANNING Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024) | 8-A-24-CP |