

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 SEPTEMBER 12, 2024 AGENDA
3.	C	APPROVAL OF AUGUST 8, 2024 MINUTES
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

Knox County

FINAL SUBDIVISIONS

5. **FINAL PLAT OF NEELY LANDING** 9-SA-24-F
0, 7321 Old Clinton Pike / Parcel ID 067 147, 14801, 14802,
Commission District 6.

6. **FINAL PLAT OF THE HAVEN AT
HARDIN VALLEY PHASE 1C
(FORMERLY KNOWN AS THE
HIGHLANDS AT HARDIN VALLEY)** 9-SB-24-F
12202 Couch Mill Road / Parcel ID 117 812 (part of),
Commission District 6.

STREET NAME/SUBDIVISION NAME CHANGES

7. **RYAN HICKEY** 9-A-24-SDNC
Change the subdivision name of “The Meadows at Hickory
Creek” to “Hickory Meadows.” South of Buttermilk Road,
east of Graybeal Road / Parcel ID 129JA001 to 129JA105,
Commission District 6.

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

20. HOROBET ON BOB GRAY ROAD

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.

21. P THE FARM AT BEAVER RIDGE
 (60 Days)

A. CONCEPT SUBDIVISION PLAN **7-SE-24-C**
 2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

B. DEVELOPMENT PLAN **7-C-24-DP**
 Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 4 du/ac District.

22. 0 HARVEY RD

A. CONCEPT SUBDIVISION PLAN **9-SA-24-C**
 0 Harvey Road / Parcel ID 169 00903, Commission District 5.

B. DEVELOPMENT PLAN **9-B-24-DP**
 Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

23. **717 W GOVERNOR JOHN SEVIER
HIGHWAY**

A. CONCEPT SUBDIVISION PLAN

717 W Governor John Sevier Highway / Parcel ID 137
013, Commission District 9.

9-SD-24-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR(k)
(Planned Residential) up to 4 du/ac District.

9-F-24-DP

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

24. P **DOUG JUSTUS/JELLY BEAN
PROPERTIES LLC**

(60 Days)

0 Crenshaw Road / Parcel ID 147 109. Proposed use: Multi-
dwelling development in PR(k) (Planned Residential) up to 8
du/ac District. Commission District 9.

8-A-24-DP

25. **BARNES CAPITAL MANAGEMENT,
LLC**

8441 Old Middlebrook Pike / Parcel ID 105LB047. Proposed
use: 18-unit townhouse development in PR(k) (Planned
Residential) up to 9 du/ac District. Commission District 3.

9-A-24-DP

26. **STUART ANDERSON, AIA**

830 Discovery Lane / Parcel ID 118 17307. Proposed use:
Warehouse in PC (Planned Commercial), TO (Technology
Overlay) District. Commission District 3.

9-C-24-DP

City of Knoxville

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

32.	AW	CITY OF KNOXVILLE Change the street name of Willow Avenue to “Jessamine Street” between McCalla Avenue and Florida Street, Council District 6.	9-A-24-SNC
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33.		CITY OF KNOXVILLE Change the street name of Richard Street to “Vivid Lights Street” between Bernard Avenue and May Avenue, Council District 6.	9-B-24-SNC
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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

- 34. P** **MADDOX CONSTRUCTION COMPANY INC.**
 (60 Days) 100 E Inskip Drive / Parcel ID 068LG003, Council District 5.
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- A. NORTH CITY SECTOR PLAN AMENDMENT** **7-A-24-SP**
 From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).
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- B. ONE YEAR PLAN AMENDMENT** **7-A-24-PA**
 From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).
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- C. REZONING** **7-C-24-RZ**
 From C-N (Neighborhood Commercial) to I-MU (Industrial-Mixed Use).
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- 35.** **BARNES CAPITAL MANAGEMENT, LLC** **9-A-24-RZ**
 800, 818, 820, 900, 906, 910, 912 Hollywood Road, 4335, 4341, 4345 Apex Drive / Parcel ID 107FF02503, 02401, 024, 022, 021, 02101,02001, 020, 02003, 02004, Council District 6. 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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- 36.** **JIM FRITZ/APEX BANK** **9-B-24-RZ**
 9721 Sherrill Boulevard / Parcel ID 131 104, Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay).

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

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|--------------------------------|--|------------------|
| 45. | DAMON FALCONNIER
1015 Cedar Lane / Parcel ID 058PB020. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 5. | 8-B-24-SU |
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| 46. AP

(30 Days) | CAR CONNEXION COMPLETE AUTO REPAIR
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. | 9-A-24-SU |
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| 47. | HERSCHEL JACKSON
7600 Kingston Pike / Parcel ID 120KA00104. Proposed use: Amendment to the master sign plan for West Town Mall (4-B-18-UR) in C-R-2 (Regional Commercial) District. Council District 2. | 9-B-24-SU |
| <hr/> | | |
| 48. AW | JONAH PRUITT
1814 Bethel Avenue / Parcel ID 095BM002. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6. | 9-C-24-SU |
| <hr/> | | |
| 49. | LIBERTY GENERAL CONSTRUCTION
2304 Ault Road / Parcel ID 070DE028. Proposed use: Priest living quarters in RN-1 (Single-Family Residential Neighborhood) District. Council District 4. | 9-D-24-SU |
| <hr/> | | |
| 50. AW | PRIMROSE KNOXVILLE
315 Erin Drive / Parcel ID 121HA007. Proposed use: Day Care Center in I-MU (Industrial Mixed-Use) District (pending). Council District 2. | 9-E-24-SU |

4. **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)

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

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

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

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

7. **LANTERN PARK**
(Tabled 3/7/2024)

A. CONCEPT SUBDIVISION PLAN 12-SF-23-C
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

B. DEVELOPMENT PLAN

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

12-G-23-DP

8.

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

9.

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

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

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

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