

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- 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 Vote on to be Withdrawn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 APRIL 13, 2023 AGENDA	
3.	C	APPROVAL OF MARCH 9, 2023 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.

File No.

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

5.

CITY OF KNOXVILLE

4-A-23-AC

Request closure of a portion of an unnamed alley between
Saint Mary Street and Huron Street, Council District 5.

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

6.

CHRIS BURKHART

299 Nash Road and 0 State Road / Parcel ID 071 I A 011 and 01201, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT

4-A-23-SP

From LDR (Low Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT

4-A-23-PA

From LDR (Low Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

C. REZONING

4-A-23-RZ

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to I-G (General Industrial) and HP (Hillside Protection Overlay).

7.

URBAN ENGINEERING, INC.

355 South Gallaher View Road / Parcel ID 120 P A 00503, Council District 2.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

4-B-23-SP

From MDR (Medium Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT

4-B-23-PA

From MDR (Medium Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).

C. REZONING

4-B-23-RZ

From OP (Office Park) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

8.

JEFFREY NASH

4-D-23-RZ

513 Cooper Street / Parcel ID 094 E N 00103, Council District 6. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

9.

BENJAMIN C MULLINS

835 Tipton Avenue / Parcel ID 109 G B 01505, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

4-D-23-SP

From LDR (Low Density Residential) to CI (Civic and Institutional).

B. ONE YEAR PLAN AMENDMENT

4-C-23-PA

From LDR (Low Density Residential) to CI (Civic and Institutional).

C. REZONING

4-H-23-RZ

From RN-5 (General Residential Neighborhood) and H (Historic Overlay) to INST (Institutional) and H (Historic Overlay).

10.

TAYLOR D FORRESTER

0 Dresser Road / Parcel ID 135 B A 032 (part of), Council District 1.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MU-SD, MU-SCo3 (Mixed Use Special District, Alcoa Highway Small Area Plan).

4-E-23-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MU-SD, MU-SCo3 (Mixed Use Special District, Alcoa Highway Small Area Plan).

4-D-23-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood) to C-G-1 (General Commercial).

4-I-23-RZ

11.

ROBERT GREGORY

0 Central Avenue Pike / Parcel ID 068 075, Council District 5. Rezoning from AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

4-J-23-RZ

12.

MERCHANT HOLDINGS, LLC

2400 Merchant Drive / Parcel ID 080 J B 024 (part of), Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

4-F-23-SP

B. ONE YEAR PLAN AMENDMENT **4-E-23-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **4-K-23-RZ**
From C-N (Neighborhood Commercial) and AG (General Agricultural) to RN-6 (Multi-Family Residential Neighborhood).

13. **CRESCENT BEND DEVELOPMENT LLC** **4-M-23-RZ**
0 Central Avenue Pike / Parcel ID 068 078, Council District 5. Rezoning from AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

14. **BENJAMIN C. MULLINS**
0 McCalla Avenue, 0 (5 parcels), 288, 305, 308, 309, 317, 325 and 330 Pelham Road, and 0 Nash Road / Parcel ID 071 I A 026, 020 (part of), 021, 022, 027 (part of) and 070 M E 002, 071 I A 023, 070 M E 00203 (part of), 071 I A 024, 070 M E 00202 (part of), 070 M E 00201 (part of), 070 M E 001 (part of), 071 I A 025 and 071 I A 028, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT **4-G-23-SP**
From LI (Light Industrial), MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection) to MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **4-F-23-PA**
From LI (Light Industrial), MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection) to MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection).

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- C. REZONING** **4-N-23-RZ**
From C-G-2 (General Commercial), I-G (General Industrial) and HP (Hillside Protection Overlay) to C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay).

15. **VICTOR JERNIGAN**
522 and 524 Victory Street / Parcel ID 108 A C 018 and 017,
Council District 6.

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- A. CENTRAL CITY SECTOR PLAN AMENDMENT** **4-I-23-SP**
From MDR/O (Medium Density Residential/Office) to MU-SD, MU-CC21 (Mixed Use - Special District, Sutherland Northside).

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- B. ONE YEAR PLAN AMENDMENT** **4-G-23-PA**
From MDR/O (Medium Density Residential/Office) to MU-SD, MU-CC21 (Mixed Use - Special District, Sutherland Northside).

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- C. REZONING** **4-P-23-RZ**
From RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

16. **WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET**
1301 East Weisgarber Road / Parcel ID 106 D A 00622,
Council District 3.

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- A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** **4-J-23-SP**
From O (Office) to LI (Light Industrial).

B. ONE YEAR PLAN AMENDMENT **4-H-23-PA**
From O (Office) to LI (Light Industrial).

C. REZONING **4-Q-23-RZ**
From O (Office) to I-MU (Industrial Mixed-Use).

CONCEPT PLANS AND SPECIAL USES

17. **BUFFAT MILL ESTATES**

A. CONCEPT SUBDIVISION PLAN **2-SB-23-C**
5233 McIntyre Road and O Monte Vista Road / Parcel ID
060 P A 025 and 02501, Council District 4.

W **B. SPECIAL USE** **2-C-23-SU**
Proposed use: Duplexes on individual lots in RN-2
(Single-Family Residential Neighborhood) and HP
(Hillside Protection Overlay) District.

18. **JW CONSTRUCTION ON CEDAR LANE** **4-SB-23-C**
0 and 1607 Cedar Lane / Parcel ID 058 I H 03402 and 03401,
Council District 4.

SPECIAL USES

19. P **WILLIAM MAYS** **4-A-23-SU**
(60 days) 2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood
Commercial) and IH (Infill Housing Overlay) District. Council
District 4.

20. **ANDREW NEWMAN** **4-B-23-SU**
1935 Dandridge Avenue / Parcel ID 095 B L 04801. Proposed
use: Cultural Facility in RN-1 (Single-Family Residential
Neighborhood) District. Council District 6.

21. **ANDREW GODWIN**
3314 West Blount Avenue / Parcel ID 109 I A 02101.
Proposed use: Campground in AG (General Agricultural) and
HP (Hillside Protection Overlay) District. Council District 1.

22. **TACO BELL OF AMERICA, LLC**
(ROBERT SULLIVAN)
5613 Kingston Pike / Parcel ID 121 B B 035. Proposed use:
Restaurant with drive-through in C-G-1 (General
Commercial) District. Council District 2.

23. **CARTER MILLER**
4507 Sevierville Pike / Parcel ID 109 L D 006. Proposed use:
Campground in AG (General Agricultural) and HP (Hillside
Protection Overlay) District. Council District 1.

FINAL SUBDIVISIONS

24. **RESUBDIVISION OF PELHAM PARK,**
LOTS 32 AND 20 (PART OF)
155 Old State Road / Parcel ID 071 I F 028, Council District 6.

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS
None

Item No.

File No.

Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

25.

HUBER PROPERTIES, LLC

1103 and 1109 Fretz Road / Parcel ID 130 067 and 066,
Commission District 5 and Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

4-C-23-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

4-C-23-RZ

26.

MARTA AND TIPTON MEDLYN

9900 and 9902 George Williams Road / Parcel ID 144 00715 and 00714, Commission District 5. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 2 du/ac.

4-E-23-RZ

27.

RALPH SMITH

9112 Old Cobbs Ferry Road / Parcel ID 077 05201 (part of), Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

4-F-23-RZ

28. **WILBANKS, LLC** **4-G-23-RZ**
1316 East Raccoon Valley Drive / Parcel ID 026 09701,
Commission District 7. Rezoning from CA (General Business)
to LI (Light Industrial).

29. **SERGHEY BOTEZAT** **4-L-23-RZ**
0 Ball Camp Pike / Parcel ID 092 00405, Commission
District 6. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 10 du/ac.

30. **CPR, LLC**
3534 Cunningham Road / Parcel ID 038 N A 021,
Commission District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT** **4-H-23-SP**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

B. REZONING **4-O-23-RZ**
From A (Agricultural) to PR (Planned Residential) up
to 8 du/ac.

31. **SHAWN SMITH** **4-R-23-RZ**
8303 Heiskell Road / Parcel ID 046 20701, Commission
District 7. Rezoning from CA (General Business) and A
(Agricultural) to RA (Low Density Residential).

32.

WEST BEAVER CREEK GP

1331 West Beaver Creek Drive / Parcel ID 056 133,
Commission District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) and SP (Stream
Protection) to CC (Community Commercial) and SP
(Stream Protection).

4-K-23-SP

B. REZONING

From A (Agricultural) and F (Floodway) to PC (Planned
Commercial) and F (Floodway).

4-S-23-RZ

33.

GARRY BURKE

7717 and 0 Freeway Heights Drive / Parcel ID 028 O C 005,
014 and 013, Commission District 7. Rezoning from A
(Agricultural) to PR (Planned Residential) up to 5 du/ac.

4-T-23-RZ

34.

HENSON DEVELOPMENT

7919, 7923, 7927, 7931 and 7933 Westland Drive / Parcel
ID 133 G C 006, 007, 009, 010 and 011, Commission District
4.

A. WEST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium
Density Residential).

4-L-23-SP

B. REZONING

From PR (Planned Residential) up to 8 du/ac to PR
(Planned Residential) up to 12 du/ac.

4-U-23-RZ

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| 35. | ARTHUR ISAKOV
2749 Mary Emily Lane / Parcel ID 060 02704, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural). | 4-V-23-RZ |
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CONCEPT AND DEVELOPMENT PLANS

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| 36. | THE PRESERVE AT HINES BRANCH CREEK | |
| | A. CONCEPT SUBDIVISION PLAN
3009 Rifle Range Drive / Parcel ID 048 070, Commission District 7. | 4-SA-23-C |
| | B. DEVELOPMENT PLAN
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District. | 4-B-23-DP |
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| 37. | POPLAR FARMS | |
| | A. CONCEPT SUBDIVISION PLAN
0 and 9841 West Emory Road / Parcel ID 076 018 and 021, Commission District 6. | 4-SC-23-C |
| | B. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR (Planned Residential) District. | 4-D-23-DP |

38. **BRAKEBILL RIDGE**

A. CONCEPT SUBDIVISION PLAN

317 and 319 Brakebill Road / Parcel ID 072 D C 002 and 00101, Commission District 8.

4-SD-23-C

B. DEVELOPMENT PLAN

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

4-E-23-DP

DEVELOPMENT PLANS

39. **SHULER CREW CONSTRUCTION**

10433 Laurel Pointe Lane / Parcel ID 090 I B 037 Proposed use: Peripheral setback reduction in PR (Planned Residential) District. Commission District 6.

4-A-23-DP

40. **SHAWN SMITH**

0 High Meadow Drive / Parcel ID 118 I F 00201 Proposed use: Detached residential subdivision in PR (Planned Residential) and TO (Technology Overlay) District. Commission District 3.

4-C-23-DP

41. **DAVID IREYS**

3029 Legg Lane / Parcel ID 041 174 Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 8.

4-F-23-DP

USES ON REVIEW

42. **W** **TAYLOR D. FORRESTER**

0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun / rifle shooting range in A (Agricultural) District. Commission District 9.

1-A-23-UR

43.	MICHAEL SCOTT 0 Drawbridge Court / Parcel ID 056 N B 019. Proposed use: Parking lot for neighboring parcel 056NA00205 in PR (Planned Residential) District. Commission District 7.	4-A-23-UR
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44.	CLAY MCQUADE 6945 Maynardville Pike Suite B / Parcel ID 038 K D 01101. Proposed use : Indoor self-storage facility in CA (General Business) District. Commission District 7.	4-B-23-UR
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45.	TRAVIS WEBB 6601 Maynardville Pike / Parcel ID 048 037. Proposed use: Towing facility/ contractor storage yard in the I (Industrial), and CA (General Business) Districts. Commission District 7.	4-C-23-UR
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FINAL SUBDIVISIONS

46.	RESUBDIVISION OF PART OF LOT 5 OF MORNINGSIDE FARMS 1229 Mourfield Road / Parcel ID 144 03703 (part of), Commission District 5.	3-SA-23-F
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PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.**File No.****OTHER BUSINESS**

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|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 47. | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of Appointment of a nominating committee for Planning Commission Officers for the 2023-2024 term. | 4-A-23-OB |
| 48. | TOMPAUL KNOXVILLE, LLC
Consideration of a Similar Use Determination for facility to be used to reclaim and recycle metals and plastics from large shredded material such as automobiles in the I (Industrial) district. Commission District 9. | 4-B-23-OB |
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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. **5117 LONAS DRIVE SUBDIVISION** 4-SB-22-C
 5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.
 (Tabled date 6/9/2022)

2. **TERRY E. ROMANS**
 0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT 5-A-22-SP
 From AG (Agricultural) to RR (Rural Residential).

B. REZONING 5-A-22-RZ
 From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

3. **FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3** 7-SE-22-F
 326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8/11/2022)

4. **DKLEVY**
 0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)

A. NORTHWEST CITY SECTOR PLAN AMENDMENT 7-H-22-SP
 From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR

Item No.

File No.

(Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT

7-C-22-PA

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING

7-P-22-RZ

From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

5.

GABRIEL W. RATCLIFFE

11-A-22-RZ

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

6.

BEELER ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

1-SF-23-C

0 Beeler Road / Parcel ID 029 18803, Commission District 8. (Tabled date 3/9/2023)

B. DEVELOPMENT PLAN

1-E-23-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) District. (Tabled date 3/9/2023)