

# 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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](http://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](http://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 11, 2024 AGENDA

**3.** C APPROVAL OF MARCH 7, 2024 MINUTES

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

## Knox County

### FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

---

- 5.**                    **RESUBDIVISION OF LOTS 23-26  
SPARKS MEADOW SUBDIVISION**                    4-SC-24-F  
3525, 3533, 3532 and 3524 Sparks Scenic Way / Parcel ID  
091 G B 023, 024, 025, 026, Commission District 6.
- 

- 6.**                    **FINAL PLAT OF SUBDIVISION OF THE  
BROGDON PLACE PROPERTIES**                    4-SD-24-F  
2115 and 2121 Brogdon Place Way / Parcel ID 083 014 03,  
014 05, Commission District 9.
- 

### FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

---

- 7.**                    **FINAL PLAT OF EMORY GREEN  
SUBDIVISION**                    4-SA-24-F  
0 W. Emory Road / Parcel ID 077 083 03, Commission  
District 6.
- 

- 8.**                    **FINAL PLAT OF MEADOWS AT  
HICKORY CREEK**                    4-SB-24-F  
0 Buttermilk Road / Parcel ID 129 142, Commission District  
6.
- 

### STREET NAME CHANGES

*None*

### PLANS, STUDIES, REPORTS

*None*

**Item No.**

**File No.**

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

- |           |  |                  |
|-----------|--|------------------|
| <b>9.</b> | <b>CHRISTOPHER SIBLEY</b><br>0 Schaeffer Road / Parcel ID 104 105, Commission District 3. Northwest County Sector Plan Amendment from ROW (Major Rights-of-Way) to O (Office). | <b>4-C-24-SP</b> |
|-----------|--|------------------|

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

- |            |  |                  |
|------------|--|------------------|
| <b>10.</b> | <b>MESANA INVESTMENTS, LLC</b><br>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 (as a separate PR zone). | <b>2-K-24-RZ</b> |
|------------|--|------------------|

- |            |  |                  |
|------------|--|------------------|
| <b>11.</b> | <b>YURIY DROZHZHIN</b><br>6329 Ball Road / Parcel ID 091 052, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential). | <b>4-B-24-RZ</b> |
|------------|--|------------------|

- |            |   |                  |
|------------|---|------------------|
| <b>12.</b> | <b>LARRY &amp; LAURA BAILEY</b><br>5130 W Emory Road / Parcel ID 066 130, Commission District 6. Rezoning from PR (Planned Residential) and A (Agricultural) to RA (Low Density Residential). | <b>4-C-24-RZ</b> |
|------------|---|------------------|

- |            |  |                  |
|------------|--|------------------|
| <b>13.</b> | <b>DOUGLAS R PAWLAK</b><br>0 Red Hellard Lane and 10022 Bob Gray Road / Parcel ID 118 C J 040 01 and 040, Commission District 3. Rezoning from PR (Planned Residential) up to 5 du/ac to RA (Low Density Residential). | <b>4-H-24-RZ</b> |
|------------|--|------------------|

- |            |   |                  |
|------------|---|------------------|
| <b>14.</b> | <b>JOHN W. GARGIS</b><br>7218 Larkspur Lane / Parcel ID 067 096 01, Commission District 7. Rezoning from A (Agricultural) to CA (General Business). | <b>4-K-24-RZ</b> |
|------------|---|------------------|

---

**15.**                    **TAYLOR D. FORRESTER**                    **4-L-24-RZ**  
0 Choto Road, 12106, 12112 and 12118 Choto Marina Way /  
Parcel ID 170 064 02 (part of), 071, 071 01 and 071 02,  
Commission District 5. Rezoning from A (Agricultural) and F  
(Floodway) to PR (Planned Residential) up to 2 du/ac and F  
(Floodway).

---

**16.**                    **BENJAMIN C. MULLINS**  
0 Hardin Valley Road / Parcel ID 104 017 07, Commission  
District 3.

---

**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**                    **4-I-24-SP**  
From GC (General Commercial) and HP (Hillside  
Protection) to MDR (Medium Density Residential) and  
HP (Hillside Protection).

---

**B. REZONING**                    **4-M-24-RZ**  
From PC(k) (Planned Commercial) to RB (General  
Residential).

---

**17.**                    **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.

---

**18.**                    **WILLIAM DALE RHOTON**                    **4-O-24-RZ**  
611 W Governor John Sevier Highway / Parcel ID 137 144  
01, Commission District 9. Rezoning from A (Agricultural) to  
RB (General Residential).

---

**19.**                    **MESANA INVESTMENTS, LLC**                    **4-P-24-RZ**  
3239 George Light Road / Parcel ID 089 166, Commission  
District 6. Rezoning from A (Agricultural) and TO  
(Technology Overlay) to PR (Planned Residential) up to 5  
du/ac and TO (Technology Overlay).



- 
- B. DEVELOPMENT PLAN** **4-B-24-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 9 du/ac District.
- 

**24. FOX ROAD SUBDIVISION**

---

- A. CONCEPT SUBDIVISION PLAN** **4-SC-24-C**  
0 and 504 Fox Road / Parcel ID 143 112 01, 112,  
Commission District 3.
- 

- B. DEVELOPMENT PLAN** **4-C-24-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 3.5 du/ac and PR (Planned  
Residential) up to 4 du/ac Districts.
- 

**25. BODAK LLC ON NORTSHORE DRIVE**

---

- A. CONCEPT SUBDIVISION PLAN** **4-SD-24-C**  
0 S Northshore Drive / Parcel ID 169 008, Commission  
District 5.
- 

- B. DEVELOPMENT PLAN** **4-F-24-DP**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 3 du/ac District.
- 

**26. PRICES POINT**

---

- A. CONCEPT SUBDIVISION PLAN** **4-SE-24-C**  
0 E Governor John Sevier Highway / Parcel ID 111 058,  
036 05, Commission District 9.
- 

- B. DEVELOPMENT PLAN** **4-G-24-DP**  
Proposed use: Detached residential subdivision in PR(k)  
(Planned Residential) up to 4.5 du/ac and PR(k)  
(Planned Residential) up to 3.9 du/ac Districts.

**Item No.****File No.****CONCEPTS/USES ON REVIEW***None***DEVELOPMENT PLANS****27.                   RON D LENNOX                   4-D-24-DP**

0 and 1575 Harris Road / Parcel ID 060 079 09, 079 10.  
Proposed use: Office and warehouse space in PC(k)  
(Planned Commercial) District. Commission District 8.

**28.                   LOGAN HIGGINS                   4-E-24-DP**

6742 Martel Lane / Parcel ID 147 C D 003. Proposed use:  
Office/warehouse in PC (Planned Commercial) District.  
Commission District 9.

**29.                   HENSON DEVELOPMENTS, LLC                   4-H-24-DP**

0 Westland Drive / Parcel ID 133 G C 006. Proposed use:  
Attached townhouses on a single lot in PR (Planned  
Residential) up to 12 du/ac District. Commission District 4.

**USES ON REVIEW****30.                   JASON DECORT, JR                   4-A-24-UR**

3304 Stamps Lane / Parcel ID 056 P B 024. Proposed use:  
Dog training in A (Agricultural) District. Commission District  
7.

**31.                   PREMIER FENCE, LLC                   4-B-24-UR**

3629 Neal Drive / Parcel ID 038 N A 002. Proposed use:  
Contractor's storage yard in CA (General Business) District.  
Commission District 7.

**32.                   JOE BOERSMA                   4-C-24-UR**

7972 Majestic Meadows Way / Parcel ID 041 016 09.  
Proposed use: Indoor storage in A (Agricultural) District.  
Commission District 8.

**Item No.****File No.**

- 
- 33.**                    **AMMANS PROPERTIES DIVERSIFIED**                    4-D-24-UR  
301 and 325 Murray Drive / Parcel ID 068 084, 088 (part of). Proposed use: Self storage in CA (General Business), RA (Low Density Residential) District. Commission District 7.

**PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS**

- 
- 34.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    4-C-24-OA  
Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 5, Zone Regulations, Sections 5.31 and 5.32, to add multifamily developments, townhouses, and above ground dwellings, and clinics, medical offices, dental offices, and other medical uses of a similar nature in size to the uses allowed in the CA and CB zones.

**OTHER BUSINESS**

- 
- 35.**                    **KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**                    4-A-24-OB  
The Planning Commission Chair will appoint a nominating committee for Planning Commission Officers for the 2024-2025 term.

- 
- 36.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    4-B-24-OB  
Consideration of amendments to the Knoxville-Knox County Planning Commission Bylaws.



# City of Knoxville

## FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

---

- 37. 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 94 H C 010 01, Council District 3.

## 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)

---

- 38.**      **RANDY GUIGNARD**  
1707 Loves Creek Road / Parcel ID 060 I C 003, Council District 4.
- 
- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**      **4-H-24-SP**  
From PP (Public Parks and Refuges) to MDR (Medium Density Residential).
- 
- B. ONE YEAR PLAN AMENDMENT**      **4-G-24-PA**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**39.**

**DREAM HOUSE CONSTRUCTION, LLC**

0 Middlebrook Pike / Parcel ID 106 O B 001 02, Council District 2.

---

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

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

**4-A-24-SP**

---

**B. ONE YEAR PLAN AMENDMENT**

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

**4-A-24-PA**

---

**C. REZONING**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**4-A-24-RZ**

---

**40.**

**DREAM HOUSE CONSTRUCTION, LLC**

0 Henson Road / Parcel ID 093 H G 001, Council District 3.

---

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential), and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

**4-B-24-SP**

---

**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

**4-B-24-PA**

---

**C. REZONING** **4-D-24-RZ**  
From AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

---

**41.** **ALEXIS FELICIANO** **4-E-24-RZ**  
4407, 4411 and 4415 Joe Lewis Road; 1410 Lewis Avenue / Parcel ID 122 L E 019, 020, 021, 022, Council District 1.  
Rezoning from I-G (General Industrial) and RA (Low Density Residential) to RN-2 (Single-Family Residential Neighborhood).

---

**42.** **HOMESTEAD LAND HOLDINGS, LLC**  
0 Broome Road, 7700 and 7708 Middlebrook Pike / Parcel ID 106 O A 040 02, 041, 042, Council District 2.

---

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT** **4-D-24-SP**  
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

---

**B. ONE YEAR PLAN AMENDMENT** **4-C-24-PA**  
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

---

**C. REZONING** **4-F-24-RZ**  
From RN-2 (C) (Single-Family Residential Neighborhood) to RN-5 (C) (General Residential Neighborhood).

---

**43.** **GARY KOONTZ**  
5531 N Broadway / Parcel ID 048 N C 020 01, Council District 4.

---

**A. NORTH CITY SECTOR PLAN AMENDMENT** **4-E-24-SP**  
From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

---

**B. ONE YEAR PLAN AMENDMENT** **4-D-24-PA**  
From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

---

**C. REZONING** **4-G-24-RZ**  
From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay).

---

**44.** **JOHN LYNCH SANDERS, FAIA**  
1221 Laurel Avenue / Parcel ID 094 M B 001 (part of),  
Council District 1.

---

**A. CENTRAL CITY SECTOR PLAN AMENDMENT** **4-F-24-SP**  
From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

---

**B. ONE YEAR PLAN AMENDMENT** **4-E-24-PA**  
From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

---

**C. REZONING** **4-I-24-RZ**  
From RN-5 (General Residential Neighborhood) and NC (Neighborhood Conservation Overlay) to C-N (Neighborhood Commercial) and NC (Neighborhood Conservation Overlay).

45.

**BIR INVESTMENTS, LLC**

2635 Western Avenue / Parcel ID 094 A A 031 01 (part of),  
Council District 5.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

From LI (Light Industrial) to HI (Heavy Industrial).

**4-G-24-SP**

**B. ONE YEAR PLAN AMENDMENT**

From LI (Light Industrial) to HI (Heavy Industrial).

**4-F-24-PA**

**C. REZONING**

From I-MU (Industrial Mixed-Use) to I-H (Heavy Industrial).

**4-J-24-RZ**

46. P

(30 Days)

**SCOTT SMITH**

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

**A. SOUTHWEST COUNTY, WEST CITY SECTOR  
PLAN AMENDMENT**

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), HP (Hillside Protection) and SP  
(Stream Protection).

**4-J-24-SP**

**B. ONE YEAR PLAN AMENDMENT**

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), HP (Hillside Protection) and SP  
(Stream Protection).

**4-H-24-PA**

**C. REZONING**

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

**4-Q-24-RZ**

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

---

**47.**

**REV. HAROLD MIDDLEBROOK**

1117 Beaman Lake Road / Parcel ID 083 H A 010 (part of), Council District 6.

---

**A. EAST CITY SECTOR PLAN AMENDMENT**

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

**4-K-24-SP**

---

**B. ONE YEAR PLAN AMENDMENT**

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

**4-I-24-PA**

---

**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

---

**4-R-24-RZ**

---

**48.**

**CONNOLLY DEVELOPMENT VENTURES, LLC**

2600 Sevier Avenue / Parcel ID 109 B E 001, Council District 1.

---

**A. SOUTH CITY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

**4-L-24-SP**

---

**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

**4-J-24-PA**

- 
- C. REZONING** **4-T-24-RZ**  
From RN-2 (Single-Family Residential Neighborhood) to  
C-N (Neighborhood Commercial).
- 

**49.** **STEPHEN GOODSON**  
606 Heins Court / Parcel ID 069 J A 018 01, Council District  
5.

---

- A. NORTH CITY SECTOR PLAN AMENDMENT** **4-M-24-SP**  
From LDR (Low Density Residential) to MDR (Medium  
Density Residential).
- 

- B. ONE YEAR PLAN AMENDMENT** **4-K-24-PA**  
From LDR (Low Density Residential) to MDR (Medium  
Density Residential).
- 

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

**CONCEPTS/SPECIAL USES**

*None*

**SPECIAL USES**

---

**50.** **SUZANNE STELLING** **4-A-24-SU**  
514 N Olive Street / Parcel ID 082 J S 001. Proposed use:  
Neighborhood non-residential reuse for a bakery in RN-2  
(Single-Family Residential Neighborhood) District. Council  
District 6.

---

**51.** **BENJAMIN C. MULLINS** **4-B-24-SU**  
914 Oak Grove Lane / Parcel ID 121 G G 019 01. Proposed  
use: Two-family dwelling in RN-1 (Single-Family Residential  
Neighborhood) District. Council District 2.

---

<b>52.</b>	<b>J SCOTT BUSBY</b> 3700 Keowee Avenue / Parcel ID 122 A B 026. Proposed use: Place of worship expansion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.	<b>4-C-24-SU</b>
------------	---	------------------

**PLANNED DEVELOPMENT**  
*None*

**ORDINANCE AMENDMENTS**

---

<b>53. AP</b> (30 Days)	<b>CITY OF KNOXVILLE</b> 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; and Article 4.4, EN District Standards to add standards for flag lots and lots using shared permanent access easements.	<b>4-A-24-OA</b>
----------------------------	---	------------------

---

<b>54.</b>	<b>KNOXVILLE-KNOX COUNTY PLANNING</b> Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Table 9-1: Use Matrix to add Residential Care Facilities as a special use in the OP (Office Park) Zoning District.	<b>4-B-24-OA</b>
------------	---	------------------

---

<b>55.</b>	<b>CITY OF KNOXVILLE</b> Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions, to amend a definition for Independent Living Facilities.	<b>4-D-24-OA</b>
------------	---	------------------

**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. | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b> | 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)

- |    |                     |           |
|----|---------------------|-----------|
| 2. | <b>WILLIAM MAYS</b> | 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)

- |    |                     |           |
|----|---------------------|-----------|
| 3. | <b>CHAD WILHITE</b> | 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)

- |    |                          |           |
|----|--------------------------|-----------|
| 4. | <b>R. BENTLEY MARLOW</b> | 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)

- |    |                              |  |
|----|------------------------------|--|
| 5. | <b>WILKINSON SUBDIVISION</b> |  |
|----|------------------------------|--|

(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.

---

6. **R. BENTLY 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)

---

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

---

8. **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. **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)

---

**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.

---

**11. 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** **12-G-23-DP**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**Item No.**

**File No.**

**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)