

# 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 AUGUST 8, 2024 AGENDA

**3.** C APPROVAL OF JULY 11, 2024 MINUTES

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

# City of Knoxville

## OTHER BUSINESS

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- 5.**                    **OVERLOOK OWNERS ASSOCIATION, INC.**                    **8-A-24-OB**
- Consideration of an appeal of the Design Review Board’s decision to approve the request of Ben Hudgins for a Certificate of Appropriateness for a new primary structure located at 0 W Hill Ave. / Parcel ID 094MD018, 094MD022, 094MD024, 094MD025, and 094ME033. Council District 6.
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- 6.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    **8-B-24-OB**
- Consideration of proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation for property located at 7700 and 7708 Middlebrook Pk and 0 Broome Rd.
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## FINAL SUBDIVISIONS

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- 7.**                    **FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR**                    **8-SB-24-F**
- 1006 Andes Road / Parcel ID 082EG001. Council District 6.
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## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

**Item No.**

**File No.**

**LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

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- 8. AW**      **RAND PARTNERS, LLC**      **7-A-24-HPA**  
 5233 McIntyre Road / Parcel ID 060PA025. Proposed use: Request to exceed the Hillside Protection disturbance budget by 3.68 acres for a single-family residential subdivision in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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- 9. MADDOX CONSTRUCTION COMPANY INC.**  
 100 E Inskip Drive / Parcel ID 068LG003, Council District 5.
  - 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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<b>10.</b>	<b>KOKILA ESTATES, LLC</b> 5303 Jacksboro Pike, 3225 Essary Drive / Parcel ID 058DK020, 022, Council District 4.	
	<b>A. NORTH CITY SECTOR PLAN AMENDMENT</b> From LDR (Low Density Residential) to MDR (Medium Density Residential).	<b>7-D-24-SP</b>
	<b>B. ONE YEAR PLAN AMENDMENT</b> From LDR (Low Density Residential) to MDR (Medium Density Residential).	<b>7-C-24-PA</b>
	<b>C. REZONING</b> From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).	<b>7-D-24-RZ</b>

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<b>11. P</b> (30 Days)	<b>ST. JOHN'S CATHEDRAL</b> 824 Melrose Place / Parcel ID 108CF007, Council District 1.	
	<b>A. CENTRAL CITY SECTOR PLAN AMENDMENT</b> From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).	<b>7-E-24-SP</b>
	<b>B. ONE YEAR PLAN AMENDMENT</b> From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).	<b>7-E-24-PA</b>
	<b>C. REZONING</b> From O (Office) to CU-1 (Cumberland Avenue).	<b>7-K-24-RZ</b>

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<b>12.</b>	<b>R. BENTLEY MARLOW</b> 1214 Callaway Street / Parcel ID 094FQ017, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).	<b>8-E-24-RZ</b>
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**Item No.**

**File No.**

<b>13.</b>	<p><b>R. BENTLEY MARLOW</b>                  1224 Callaway Street / Parcel ID 094FQ015, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).</p>	<b>8-F-24-RZ</b>
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<b>14.</b>	<p><b>DD DEVELOPMENT VENTURES CORPORATION</b>                  6504 Deane Hill Drive / Parcel ID 121AB00203, Council District 2. Rezoning from I-G (General Industrial) to O (Office).</p>	<b>8-I-24-RZ</b>
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**CONCEPTS/SPECIAL USES**

<b>15.</b>	<p><b>MONTEREY OAKS SUBDIVISION</b></p>	
	<p><b>A. CONCEPT SUBDIVISION PLAN</b>                  0 Monterey Road / Parcel ID 068PC01418, Council District 3.</p>	<b>5-SC-24-C</b>
	<p><b>B. SPECIAL USE</b>                  Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.</p>	<b>5-A-24-SU</b>

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**16. P**      **PLEASANT VILLAGE SUBDIVISION**  
(30 Days)

**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).

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**SPECIAL USES**

**17. AP**      **DAMON FALCONNIER**      **8-B-24-SU**  
(30 Days)      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.

**18.**      **COREY BOSS**      **8-C-24-SU**  
4861 N Broadway / Parcel ID 058ND036. Proposed use:  
Drive-through facility in C-G-2 (General Commercial), F  
(Floodplain Overlay) District. Council District 5.

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**PLANNED DEVELOPMENT**

*None*

**Item No.****File No.****ORDINANCE AMENDMENTS**

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**19.****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.

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**20.****KNOXVILLE-KNOX COUNTY  
PLANNING****5-B-24-OA**

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.

## Knox County

### FINAL SUBDIVISIONS

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- 21.**                    **FINAL PLAT OF MAGNOLIA ESTATES  
SUBDIVISION (FORMETLY KNOWN  
AS FRETZ ROAD SUBDIVISION UNIT 1  
AND PALMER POINT SUBDIVISION)**                    **8-SA-24-F**
- 1103, 1109 Fretz Road / Parcel ID 130 066, 067.  
Commission District 6.

### STREET NAME CHANGES

*None*

### PLANS, STUDIES, REPORTS

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- 22. T**                    **KNOXVILLE-KNOX COUNTY  
PLANNING**                    **8-A-24-CP**
- Consideration of an amendment to Appendix H of the  
Comprehensive Plan, Place Types and Zoning Matrix.

### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

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- 23.**                    **JOHN GARGIS**                    **8-C-24-PA**
- 7218 Larkspur Lane / Parcel ID 067 09601, Commission  
District 7. County Comprehensive Plan Amendment from  
SMR (Suburban Mixed Residential), SP (Stream Protection)  
to CMU (Corridor Mixed-use), SP (Stream Protection).

### REZONINGS AND PLAN AMENDMENT/REZONINGS

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- 24.**                    **SARAH PEACOCK**                    **6-B-24-RZ**
- 5700 Old Rutledge Pike / Parcel ID 060 140 (part of),  
Commission District 8. Rezoning from I (Industrial) to CB  
(Business and Manufacturing).
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- 25.**                    **JULIE CLONINGER**                    **6-I-24-RZ**
- 5917 Thorn Grove Pike / Parcel ID 097 100, Commission  
District 9. Rezoning from A (Agricultural) to CN  
(Neighborhood Commercial).



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<b>26.</b>	<b>BENJAMIN C MULLINS</b> 0, 8757 Grospoint Drive / Parcel ID 132 036 03, 036 05, Commission District 3. Rezoning from RAE (Exclusive Residential) to PR (Planned Residential) up to 4 du/ac.	<b>6-O-24-RZ</b>
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<b>27.</b>	<b>BENJAMIN C MULLINS</b> 300 Ebenezer Road / Parcel ID 132 036 01, Commission District 3. Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).	<b>6-Q-24-RZ</b>
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<b>28.</b>	<b>PETR FESYUK</b> 7404 Willow Fork Lane / Parcel ID 038 122 (part of), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.	<b>7-Q-24-RZ</b>
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<b>29.</b>	<b>MADDOX CONSTRUCTION COMPANY INC.</b> 111 Cogdill Road / Parcel ID 131FB021, Commission District 5.	
	<b>A. COUNTY COMPREHENSIVE PLAN AMENDMENT</b> From SR (Suburban Residential) to BP (Business Park).	<b>8-A-24-PA</b>
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	<b>B. REZONING</b> From A (Agricultural) to OB (Office, Medical, and Related Services).	<b>8-A-24-RZ</b>

**30. P**  
(60 Days)

**BENJAMIN C MULLINS**

8801 Grospoint Drive / Parcel ID 132 036, Commission District 3.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

From SR (Suburban Residential), HP (Hillside Protection) to BP (Business Park), SR (Suburban Residential), HP (Hillside Protection).

**8-B-24-PA**

**B. REZONING**

From PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac.

**8-B-24-RZ**

**31.**

**MESANA INVESTMENTS, LLC**

0 Maryville Pike / Parcel ID 135 022, Commission District 9.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

From CI (Civic and Institutional), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection).

**8-E-24-PA**

**B. REZONING**

From RB (General Residential), A (Agricultural) to PR (Planned Residential) 2 du/ac.

**8-C-24-RZ**

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<b>32.</b>	<b>JOHAN VAN TILBURG</b> 7735 Freeway Heights Drive / Parcel ID 028 045, Commission District 7.	
	<b>A. COUNTY COMPREHENSIVE PLAN AMENDMENT</b> From SMR (Suburban Mixed Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).	<b>8-D-24-PA</b>
	<b>B. REZONING</b> From A (Agricultural) to CB (Business and Manufacturing).	<b>8-D-24-RZ</b>
<b>33.</b>	<b>GEORGES H. BRANDAN</b> 801 Bob Kirby Road / Parcel ID 118 150, Commission District 3. Rezoning from PR (Planned Residential) up to 5 du/ac to RB (General Residential).	<b>8-G-24-RZ</b>
<b>34.</b>	<b>MICHAEL SHADDLE</b> 9510 Daybreak Drive / Parcel ID 104 33, Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).	<b>8-H-24-RZ</b>
<b>35.</b>	<b>STEPHEN SCHOOLFIELD &amp; GREG DEE</b> 0 Ginn Farm Drive / Parcel ID 135HA003, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>8-J-24-RZ</b>
<b>36.</b>	<b>LARRY KOOTNZ</b> 4338 York Road / Parcel ID 019PA018, Commission District 8. Rezoning from RAE (Exclusive Residential), A (Agricultural) to PR (Planned Residential) 2 du/ac.	<b>8-K-24-RZ</b>

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- 37.**                    **GRAHAM CORPORATION**  
10801 Hardin Valley Road / Parcel ID 103 101, Commission District 6.
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- A. COUNTY COMPREHENSIVE PLAN AMENDMENT**                    **8-F-24-PA**  
From RA (Rural Agricultural) to CC (Corridor Commercial).
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- B. REZONING**                    **8-L-24-RZ**  
From BP (Business and Technology Park), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).
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- 38.**                    **TAYLOR D. FORRESTER**                    **8-M-24-RZ**  
8397 Beaver Ridge Road / Parcel ID 077 148, Commission District 6. Rezoning from A (Agricultural), F (Floodway) to CR (Rural Commercial), F (Floodway).
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- 39.**                    **OLEG CHEBAN**                    **8-N-24-RZ**  
0 Ball Camp Pike / Parcel ID 091 201, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) 8 du/ac.
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- 40.**                    **LOGAN HIGGINS**
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- A. COUNTY COMPREHENSIVE PLAN AMENDMENT**                    **8-G-24-PA**  
From RC (Rural Conservation) to SMR (Suburban Mixed Residential).
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- B. REZONING**                    **8-O-24-RZ**  
From PR(k) (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 8 du/ac.

**Item No.**

**File No.**

**CONCEPTS/DEVELOPMENT PLANS**

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**41.                   HOROBET ON BOB GRAY ROAD**

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**A. CONCEPT SUBDIVISION PLAN** **6-SB-24-C**  
 0 Pellissippi Parkway / Parcel ID 118 071, Commission District 3.

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**B. DEVELOPMENT PLAN** **6-E-24-DP**  
 Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 10 du/ac District.

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**42. P                   THE FARM AT BEAVER RIDGE**  
 (30 Days)

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

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

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**43.                   HAWK'S RIDGE SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN** **8-SA-24-C**  
 11234, 11308 Sam Lee Road / Parcel ID 103 067, 063, Commission District 6.

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**B. DEVELOPMENT PLAN** **8-B-24-DP**  
 Proposed use: Detached residential subdivision in PR (Planned Residential) up to 4.5 du/ac District.

**CONCEPTS/USES ON REVIEW**

*None*

**Item No.**

**File No.**

**DEVELOPMENT PLANS**

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**44.**                    **DOUG JUSTUS/JELLY BEAN PROPERTIES LLC**                    **8-A-24-DP**  
 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.

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**45.**                    **PARKER STROBLE**                    **8-C-24-DP**  
 12759 Palestine Lane / Parcel ID 141 075. Proposed use: Parking lot addition for trailer and employee parking in PC(k) (Planned Commercial) District. Commission District 5.

**USES ON REVIEW**

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**46.**                    **STRAWBERRY PLAINS PIKE PICKLEBALL, LLC**                    **8-A-24-UR**  
 7729 Strawberry Plains Pike / Parcel ID 073 01403.  
 Proposed use: Revision to site plan for previously approved indoor pickleball facility in A (Agricultural) District. Commission District 8.

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**47.**                    **AARON FRANK**                    **8-B-24-UR**  
 0 Verton Drive / Parcel ID 057HA00301. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 7.

**PLANNED DEVELOPMENT**

*None*

**Item No.**

**File No.**

**ORDINANCE AMENDMENTS**

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**48.**

**KNOXVILLE-KNOX COUNTY  
PLANNING**

**7-A-24-OA**

Consideration of amendments to the Knox County Zoning Code, Article 4 Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA (General Business) zone, and 5.32.02 through 5.32.03 pertaining to the CB (Business and Manufacturing) zone, to allow consideration of Drive-Through Facilities within these zones, and Section 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, adding references to the drive-through standards.

**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. 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)

**2. 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)

**3. 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.



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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)

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

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

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

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

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

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**B. DEVELOPMENT PLAN**

**12-G-23-DP**

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

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8.

**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)

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9.

**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)

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11.

**YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**

**6-A-24-UR**

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)

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12.

**LEAH METCALF**

**5-C-24-SU**

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)