

- 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 Vote on to be Withdrawn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 DECEMBER 8, 2022 AGENDA	
3.	C	APPROVAL OF NOVEMBER 10, 2022 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.	EAST TENNESSEE CHILDREN’S HOSPITAL Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1.	10-A-22-SC
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6.	JON CLARK Request closure of Java Alley between the southeast corner of parcel 094EG013 and its terminus in the southeast corner of parcel 094EG01201, Council District 6.	12-A-22-AC
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7.	HOUSE TO HOME RENOVATION AND CONSTRUCTION, LLC Request closure of Boggs Ave. between Atchley Street and Sam Houston Street, Council District 1.	12-A-22-SC
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8.	JOSEPH PARKS ON BEHALF OF SAINT PAUL DEV PARTNERS LLC Request closure of a sliver of West Blount Avenue between the southwest corner of the intersection with Saint Paul Street to the southeast corner of parcel 109AA005 as shown on proposed plat, Council District 1.	12-B-22-SC
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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

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

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| 9. | <p>JASON BALES AND EDDIE BALES (REVISED)
 2742 Hancock Street and 302 North Avenue / Parcel ID 081CM01903 and 081CM01902, Council District 5. Rezoning from I-G (General Industrial) and IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay).</p> | 10-C-22-RZ |
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| 10. | <p>RICH DADS, INC.
 901 Metler Drive / Parcel ID 068JB023, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).</p> | 12-B-22-RZ |
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| 11. | <p>TYLER WOLFE
 6310 Foote Mineral Lane / Parcel ID 092 066, Council District 3. Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).</p> | 12-F-22-RZ |
| <hr/> | | |
| 12. | <p>ANTONIO HUTCHINSON
 2909 Brooks Avenue / Parcel ID 082MB028, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).</p> | 12-G-22-RZ |

Item No.

File No.

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| 13. | <p>CAFE INTERNATIONAL LLC
 2990 Rifle Range Drive / Parcel ID 048 K A 018 (part of),
 Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).</p> | 12-K-22-RZ |
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CONCEPT PLANS

None

SPECIAL USES

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| 14. | <p>MARK FARLEY
 6900 Seaver Drive / Parcel ID 106 C C 01301. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 3.</p> | 12-A-22-SU |
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| 15. | <p>DAYDRED VASQUEZ
 1115 and 1117 Henrietta Drive / Parcel ID 069 A E 022. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.</p> | 12-B-22-SU |
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| 16. | <p>MIKE STEVENS HOMES, INC
 9433 and 9437 Horizon Drive / Parcel ID 154 F C 028, 029. Proposed use: Increase maximum lot size from 4,500 SF to 6,099 SF for lots 163 and 164 in RN-3(c) (General Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 2.</p> | 12-C-22-SU |
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FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

17.

**KNOXVILLE-KNOX COUNTY
PLANNING**

12-A-22-OA

Consideration of amendments to the Knoxville City Code, Appendix B - Zoning Code, Article 15, Section 15.2 (A) and Table 15-2, and Article 16, Section 16.12(A)(4)(a)(i), to add to the notice provisions a requirement to post signs for notice of variance applications as well as appeals of the Zoning Administrator's interpretations and decisions to be heard by the Board of Zoning Appeals.

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

18.

JOHN BOLTON

0, 6702, and 6706 Ridgeview Road / Parcel ID 030 15201, 15307 and 15308, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

12-D-22-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

12-A-22-RZ

19.

DENNIS BAGGETT

4710 Messer Lane / Parcel ID 078 11203, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

12-C-22-RZ

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- 20.** **KENNETH W. CANTRELL**
0 Tazewell Pike / Parcel ID 039 201, Commission District 8.
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- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT** **12-A-22-SP**
From AG (Agricultural) and SP (Stream Protection) to NC (Neighborhood Commercial) and SP (Stream Protection).
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- B. REZONING** **12-D-22-RZ**
From A (Agricultural) to CN (Neighborhood Commercial).
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- 21. AP** **BENJAMIN C. MULLINS** **12-E-22-RZ**
(30 days) 1461, 1481 & 1501 Maryville Pike / Parcel ID 122 L A 001, 003, 002, Commission District 9. Rezoning from CB (Business and Manufacturing) to T (Transition).
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- 22.** **BENJAMIN MULLINS** **12-H-22-RZ**
0 North Gallaher View Road / Parcel ID 119 L A 00116, Commission District 3. Rezoning from CA (General Business) to CB (Business and Manufacturing).
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- 23.** **BENJAMIN MULLINS** **12-I-22-RZ**
2110 Keller Bend Road / Parcel ID 155 00901, Commission District 4. Rezoning from F (Floodway) and OA (Office Park) to F (Floodway), OB (Office, Medical, and Related Services) and OB/F (Office, Medical, and Related Services/Floodway).

32. **FOX ROAD SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN

0 and 504 Fox Rd / Parcel ID 143 112, and 11201,
Commission District 3.

12-SB-22-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in A
(Agricultural) and PR (Planned Residential) Districts.

12-B-22-DP

33. **THE PRESERVE AT WHITES CREEK**

A. CONCEPT SUBDIVISION PLAN

4760 Beverly Road and 0 New Beverly Baptist Church
Road / Parcel ID 0 59 00201 and 002, Commission
District 8.

12-SC-22-C

B. DEVELOPMENT PLAN

Proposed use: Attached and detached residential
subdivision in PR (Planned Residential) and F (Floodway)
District.

12-C-22-DP

34. **COPPER BRANCH PLACE**

A. CONCEPT SUBDIVISION PLAN

0 Greenwell Drive / Parcel ID 047 057, Commission
District 7.

12-SD-22-C

B. DEVELOPMENT PLAN

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

12-D-22-DP

OTHER BUSINESS

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| 39. | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the FY 22-23 Knoxville-Knox County Planning budget. | 12-A-22-OB |
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Adjournment

TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY IN ORDER OF Tabled DATE

Actions to untable items are heard under Agenda Item 4.

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| 1. | ROBERT W. MONDAY
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. | |
| | A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022) | 12-A-21-SP |
| | B. REZONING
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022) | 12-G-21-RZ |
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| 2. | WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
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| 3. | THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | 12-SC-21-F |
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7. **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)
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8. **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
(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).
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9. **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)